

PRIVILEGED WATER, STORMWATER AND SEWER SERVICES LIEN

STATE OF TEXAS       §       Dallas Water Utilities Account # 101157510  
                                  §       Service Address. 11760 FERGUSON RD 2073, Dallas Texas  
COUNTY OF DALLAS   §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the City of Dallas is a municipal corporation, of the County of Dallas, State of Texas, acting by and through its Assistant City Manager (Interim), Robin Bentley; and

WHEREAS, the City of Dallas is a public utility authorized to provide and furnish water, storm water and sewer services to its inhabitants and others within and without its corporate boundaries; and

WHEREAS, KCAP MEADOWS AT FERGUSON, LLC is the Customer of Record receiving water, storm water, and sewer services at 11760 FERGUSON RD 2073, Dallas Texas; and

WHEREAS, KCAP MEADOWS AT FERGUSON, LLC is the record owner of the property located at, 11760 FERGUSON RD 2073, Dallas Texas; and

WHEREAS, KCAP MEADOWS AT FERGUSON, LLC was mailed notice by registered mail, return receipt requested, that a lien will be fixed on the property in accordance with law, providing KCAP MEADOWS AT FERGUSON, LLC a time, place and means by which the charges causing the lien may be paid or disputed; and

WHEREAS, Section 552.005 of the Texas Local Government Code and Chapter 49 of the Dallas City Code authorizes the City of Dallas to fix a lien upon property for charges for water, storm water, and sewer services furnished to the property;

WHEREAS, the Director of Dallas Water Utilities has determined per Section 49-13(b) of the Dallas City Code that other means of collecting the delinquency are inadequate or unavailable;

NOW, THEREFORE BE IT KNOWN THAT:

The City of Dallas hereby asserts and affixes a lien upon the following described real property to secure payment of charges for water, storm water, and sewer services furnished thereof at the property described as:

BEING ALL OF LOT 2C, IN BLOCK F/8579, OF EASTOVER APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84055, PAGE 4689, MAP RECORDS OF DALLAS COUNTY, TEXAS AND CONTAINING 483,601 SQUARE FEET OR 11.10 ACRES OF LAND.

**More commonly known as:** 11760 FERGUSON RD 2073, Dallas Texas

The total charges incurred for water, storm water, and sewer services provided to the above-described property are \$ 24,995.18 as of June 18, 2024. These charges are unpaid, and this lien is affixed