

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

MECHANIC'S LIEN AFFIDAVIT

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

"My name is Craig A. Bernstein. I am the attorney for by Need It Now Plumbing, 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 Meadows at Ferguson, LLC d/b/a Meadows at Ferguson Apartments ('KCAP'), Claimant sold and furnished plumbing goods and services to the real property described herein.

"The owner, or reputed owner, of the property described herein is KCAP, who is located at 1211 S. White Chapel Boulevard, Southlake, Texas 76092.

"The real property and improvements sought to be charged with such lien is commonly known as the Meadows at Ferguson Apartments located at 11760 Ferguson Road, Dallas, Texas 75228 and legally described as follows:

EASTOVER APARTMENTS REP
BLK F/8579 LT 20 DESS ROW
ACS 11.098
INT202200228669 BD08122022 CO-DC
8579 00F 02C00 3DA8579 00F

In the City of Dallas, Dallas County, Texas (the 'Property').

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

On or about January 19, 2024, Claimant sold and furnished plumbing goods and services to the Property.

"Claimant is a Prime Contractor for which a constitutional lien is claimed. After allowing all just credits, offsets and payments, the amount of \$3,611.41 remains unpaid and is due and owing under said contract(s). Claimant asserts a lien on said improvements and premises to secure the payment of the above amount.