

LIEN AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, personally appeared Drew Cossu, Chief Financial Officer of Metro Communication Systems, Inc., who upon his oath, deposed and stated the following:

1. "My name is Drew Cossu. I am the Chief Financial Officer of Metro Communication Systems, Inc., a Texas corporation ("Claimant"). I have personal knowledge of the facts set forth below and am competent and authorized to make this Lien Affidavit (this "Affidavit")."

2. The real property sought to be charged with a lien by Claimant by and through this affidavit is located at 11760 Ferguson Road, Dallas, Texas 75228-8200 and legally described as follows (collectively referred to as the "Property"):

Being all of Lot2C, 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 483,681 square feet or 11.10 acres of land.

3. Claimant's mailing address is 900 Box 1267 Grapevine, Texas 76099.

4. Claimant furnished labor and materials to the Property under a contract with KCAP Meadows at Ferguson LLC, a Texas limited liability company (the "Property Owner") whose last known address is 1203 S. White Chapel Boulevard, Suite 250, Southlake, Texas 76092-9340, by and through its property management company, City Capital, as agent of the Property Owner, whose last known address is 1211 S. White Chapel Boulevard, Southlake, Texas 76092. Claimant is a contractor who is in direct privity with the Property Owner.

5. The labor, equipment and services furnished by Claimant are generally described as gate repairs and maintenance on the Property as more fully described in Invoice Nos. 514828-1313, 519683-1313, APR125318, MAY125394, and JUN125421 issued by the Claimant to the Property Owner. The work was performed through June 2025.

6. After allowing all just credits, offsets and payments, the principal amount of \$5,917.02, plus applicable attorneys' fees, interest and court costs, remains unpaid and is due and owing to Claimant under said agreement, and Claimant claims a statutory lien against the Property and improvements to secure payment of said amount.

7. A copy of this Lien Affidavit is being send via certified mail, return receipt requested, to the Property Owner at the address identified above.

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