

STATE OF TEXAS

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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 Rasa Floors & Carpet Cleaning, LLC, 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 contract, statement, and invoices, which were prepared in the regular course of Claimant's business, prior to the time I signed this Affidavit. As a result, I have personal knowledge of the facts contained herein.

"Pursuant to contracts between Claimant and KCAP Meadows at Ferguson, LLC d/b/a Meadows at Ferguson Apartments ('Meadows'), 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 Meadows, who is located at 1211 S. White Chapel Boulevard, Southlake, Texas 76092.

"The real property sought to be charged with such lien is the real property 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 2C LESS ROW  
ACS 11.098  
INT202200228669 DD88122022 CO-DC  
8579 00F 02C00 31A8579 00F

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

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

On several occasions from on or about November 29, 2023, to on or about February 2, 2024, Claimant sold and furnished flooring goods and installation 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 \$2,244.21 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.