

STATE OF TEXAS
DALLAS COUNTY

MECHANIC'S AND MATERIALMAN'S LIEN AFFIDAVIT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Marrgo Gain who being by me here and now duly sworn, upon oath says: That the Affiant is the President of Birdsong Electric, Inc. in Garland, Texas. Hereinafter called "Claimant", and is duly qualified and authorized to make this affidavit, fully cognizant of the facts herein set out and such facts are true and correct:

1. KCAP Meadows at Ferguson LLC, % Keycity Property Mgmt., is the owner or reputed owner of the land described herein and the improvements located thereon. The last known address is 1203 S. White Chapel Blvd., Suite #250, Southlake, TX 76092-9340.
2. Birdsong Electric, Inc. is the original Contractor on the project or that portion thereof for which the hereinafter-described labor and material and/or equipment were furnished. The last known address of Birdsong Electric, Inc. is 2914 Industrial Lane, Garland, Texas, 75041.
3. Labor and material and/or equipment were furnished for the improvement of real property located in Dallas County, which real property is described as follows:
Meadows at Ferguson, 11760 Ferguson Rd., Dallas, TX 75228. Legal description: EASTOVER APARTMENTS REP, BLK F/8579 LT 2C LESS ROW ACS 11.098, INT202200228669 DD08122022 CO-DC, 8579 OFF 02C00 3DA8579 00F. DEED TRANSFER DATE: 08/23/2022.
4. The Claimant's physical address is 2914 Industrial Lane, Garland, Texas. The claimant's mailing address is 2914 Industrial Lane, Garland, Texas, 75041.
5. The principal amount of the Claim is \$4,933.23, said amount is just and correct, and all just and lawful offsets, payments, and credits known to the affiant have been allowed. Labor and material and/or equipment are described as follows: (see attached invoices) the nature of materials furnished was electrical supplies including but not limited to wire, fixtures, etc.
6. Labor and material and/or equipment, for which payment is requested, were furnished during the month(s) of: January 2023, February 2023, March 2023, and May 2023.
7. Notices were sent to the owner by certified mail on June 14, 2023, and July 28, 2023.

The purpose of this affidavit is to claim a mechanic's and materialman's lien on the above-described land and improvements. It is possible that Meadows at Ferguson is only a tenant on the property and thus, the lien asserted herein may only extend to the leasehold interest of the property.


Marrgo Gain
President

SUBSCRIBED and SWORN to BEFORE ME, by the said Marrgo Gain, this the 7th day of August 2023, to certify which witness my hand and seal of office.


Notary Public, State of Texas

RETURN TO:
Birdsong Electric, Inc.
2914 Industrial Lane
Garland, TX 75041

