

STATE OF TEXAS

## TEXAS MECHANIC'S LIEN

Johnson County

Notice is hereby given that this Mechanic's Lien, this "Lien," is filed as of 02/2023, (the "Effective Date"), by Lurncrete LLC. (Claimant) located at 3 Broadway, Amherst, NH 03031 (Address), (the "Claimant"), claims a construction lien in the sum of \$378,500.00 for labor, services, materials, and/or equipment furnished for improvement to certain real located at 2417 CR415 (Sonrise In) Cleburne Texas. The Property is owned by who's physical mailing address is 203 S. Old Betsy Rd Keene Texas [76059]

Bonnie Ruth Allen Straight and David Straight Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

Page 1 of 4

The Claimant and Lurncrete LLC. located at 3 Broadway Amherst, NH 03031 entered into a contract on 04/2022 whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property: Installation of a Waterfall, Bridge, Pond, Walkways, patio, fire pit, bench, upper and lower plumbing for the return and pump house, structural foundation work, pillar replacement and reinforcement with a full veneer on the upper entrance way and lower Pilars. for the totThe original contractor on the project is Lurncrete LLC. located at 2417 CR415 (Sonrise In) Cleburne Texas. The first day of the Work on the Property by the Claimant was

02/04/2022 The last day of the Work on the Property by the Claimant was 01/04/2023

As of the Effective Date, the Claimant has: has NOT received any payment.

The Owner has failed to pay the Balance Due despite demands and requests for payment.

Accordingly, the Claimant declares that claim amount of \$378,500.00 is justly due to the Claimant.

If the Claimant is not the original contractor, the following notices were sent to the owner on the dates specified via the indicated delivery methods:

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

Claimant Signature: [Signature]  
 Claimant Printed Name: David Montoya Lurncrete LLC.

Date: 5/11/2023

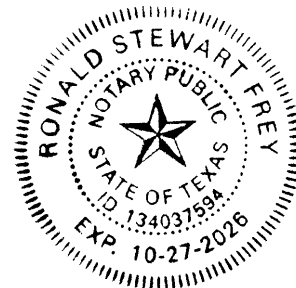
## NOTARY ACKNOWLEDGMENT

State of Texas County of Johnson

The foregoing instrument was acknowledged before me this 5/11/2023, by the undersigned, David Montoya A, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Ronald Stewart Frey  
 Notary Public

My Commission Expires: 10-27-2026





Lurncrete LLC.

BILLING FOR COMPLETED PROJECT. 02/04/2023

Bonnie Ruth Allen Straight and David Straight

Address: 2417 CR415 (Sonrise In) Cleburne Texas.

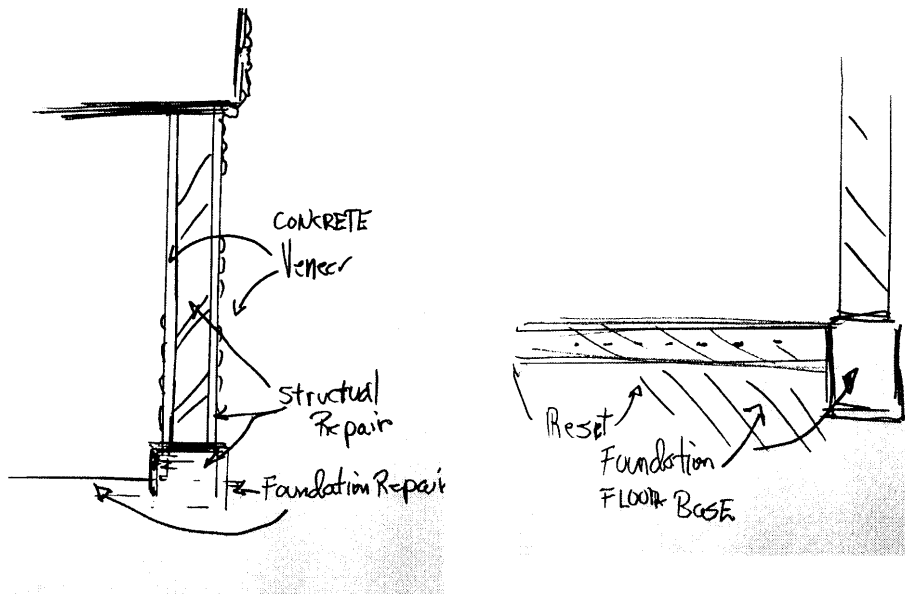
mailing Address is 203 S. Old Betsy Rd Keene Texas [76059]

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Installation for construction in the yard area and structural house and veneer work as follows.

Remove and reinstall foundation entryway and pillar posts as per plan design

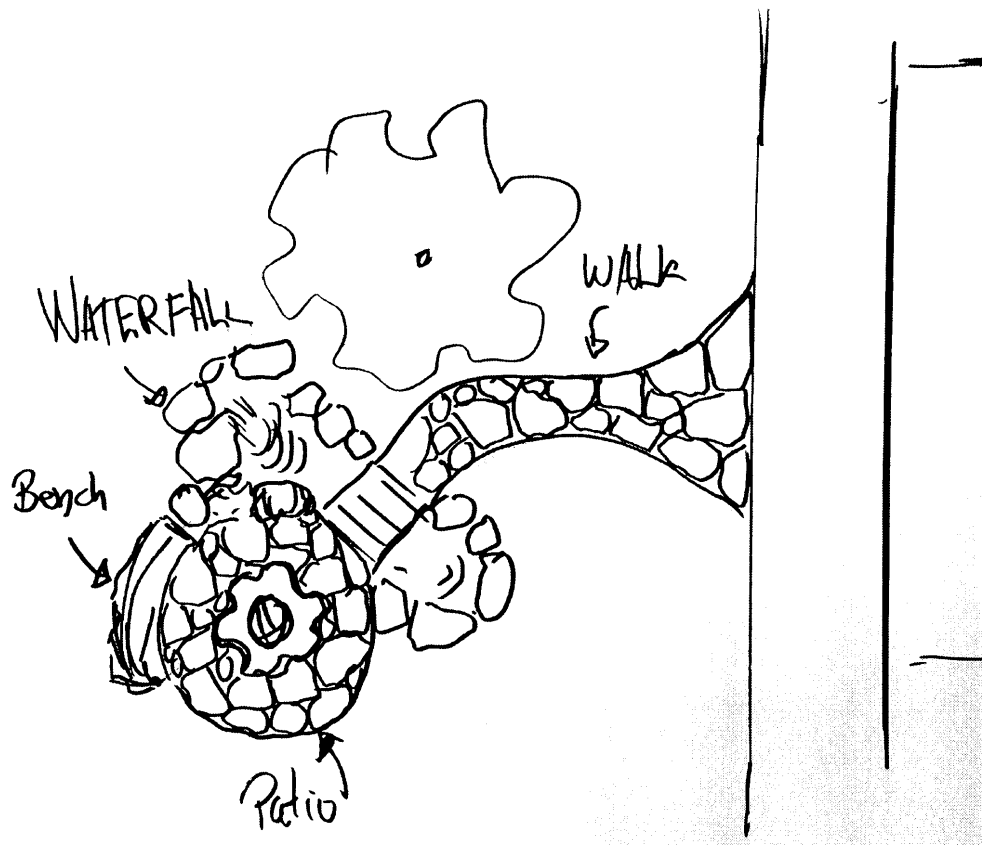
We also will install a full veneer on Pilars and upper finish area.



We have also installed the upper areas and installed with GFRC products. And veneer sets on the Pilars and the upper and front face entry way.

Lurncrete LLC.

We also have installed a walk way with proper soil prep with a walkway and a bridge as per plan drawing. We have also installed a fire pit and Plumbing with a return and Submersible pump. With a 2  
' PVC return



We also installed post sets and concrete foundation repair on the front side Pilars and internal posts down to the floor and upper pillars,  
We have also prepare an set a base with structural set to install not only Veneer but with structural vent set on Panel veneer

We have also installed the plumbing and the return lines to from the pomp to the return line.

Labor, Materials

Lurncrete LLC.

The Middle wall was installed with reinforced rebar and 5,000 PSI hi performance concrete. The wall will replicate a real rock effect cliff as per rendition. Stain colors and finish will be similar to the indigenous rocks in the area. We also installed D.O.T. veneer panels to cover failing panels. We also installed Polymetric coloring stain to the Base set concrete and the panel veneer.

378,500 for all three projects including labor and materials.

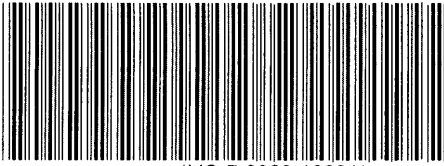
This invoice is now past due and now we are placing a lien for above services and materials.

Please remit pmt to

Lurncrete LLC.

3 Broadway Amherst, NH 03031

603-769-9955



\*VG-7-2023-12991\*

Johnson County  
April Long  
Johnson County Clerk

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Instrument Number: 2023 - 12991

Real Property Recordings

Recorded On: May 11, 2023 04:40 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023 - 12991  
Receipt Number: 20230511000161  
Recorded Date/Time: May 11, 2023 04:40 PM  
User: Leslie S  
Station: ccl83

**Record and Return To:**

DAVID MONTOYA  
3 BROADWAY WAY  
ENV  
AMHERST NH 03031



STATE OF TEXAS  
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long  
Johnson County Clerk  
Johnson County, TX