

SCANNED

STATE OF TEXAS
COUNTY OF BEXAR

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 Nathan V. Tandl, who being by me here and now duly sworn, upon oath says: that the affiant is the Accountant of Holts Mechanical, 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:

Claimant has furnished materials and/or labor to improve the property herein described.

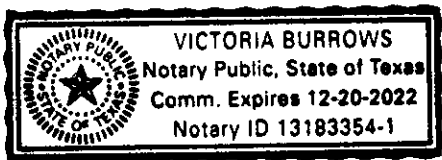
1. Silicon Drive Office Venture LLC is the Owner or reputed Owner of the land herein described and the improvements located thereon. The last known address of Owner is 525 Oak Centre Dr Ste 240, San Antonio, TX 78258-3916.
2. Deeproot Tech is the Original Contractor on the project or that portion thereof for which the hereinafter described materials and/or labor were furnished. The last known address of Original Contractor is P.O. Box 691610, San Antonio, TX 78269.
3. Said materials and/or labor were furnished to Original Contractor by Claimant pursuant to an agreement between Claimant and (Original Contractor).
4. The materials and/or labor were furnished for the improvements of real property located in Bexar County, Texas, which real property is described as follows:
Legal Description: NCB 17161 BLK 3 LOT 19 "TECHNOLOGY PARK UT-6"
Location Address: 12621 Silicon Drive, San Antonio TX 78249
Property ID: 642545
5. The Claimant's physical address is 5522 Rittiman Rd., San Antonio, TX 78218
Claimant's mailing address is 5522 Rittiman Rd., San Antonio, TX 78218
6. The principal amount of the claim is \$164,396.52, and said amount is just and correct and all just and lawful offsets, payments, and credits known to the affiant have been allowed. The materials and/or labor are described as follows: Invoice Numbers 0000065611 and 0000073623 (Attached).
7. The materials and/or labor, for which payment is requested, were furnished during the months of :
October 2019, November 2019 and January 2020.
8. Notices of claim were sent to the owner and original contractor by certified mail on: April 21, 2020.

The purpose of this affidavit is to claim a mechanic's and materialman's lien on the above described land and improvements.

Nathan V. Tandl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, by Nathan V. Tandl, on this the 12th day of May, 2020, to certify which witness my hand and seal of office.

V. Burrows
Notary Public, State of Texas





5522 RITTIMAN ROAD
SAN ANTONIO, TX 78218
Phone: 210-661-7500

STATE LIC# TACL3476C

Invoice

Date Billed	Invoice No.
11/21/2019	0000073623 - 200

Bill To
DEEPROOT TECH
P.O. BOX 691610
SAN ANTONIO TX 78269

Job Name/Ordered By
OFFICE REMODEL
17621 SILICON

Date Ordered	Order No.	Date Due	Date Completed	Rep
6/6/2018		10/26/2019	1/21/2020	JEFF HOLT

Description	Price	Amount
3RD DRAW AS PER JOB PROGRESS FOR PARTIAL COMPLETION OF WORK	164,378.00	164,378.00
<p>Our preferred payment method is check or ACH / EFT. We can also accept credit card payment but ask you to set up check or ACH / EFT for repeat business. Hols Mechanical, Ltd. does not accept credit card payment for projects exceeding \$10,000. The unpaid balance of invoices not paid in full within 10 days of the invoice due date will be subject to a 1.12% per month service charge. This as well as all other amounts owed are due and payable at our office. A reasonable attorney's fee will be sought if placed in the hands of an attorney for collection.</p>		
SUBTOTAL		\$164,378.00
TAX		\$13,581.20
TOTAL		\$177,959.20
PAID Check ACH		\$25,097.30
BALANCE		\$152,841.90

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGISTRATION
P.O. BOX 12157 AUSTIN TX 78711 (800)803-9202 WWW.LICENSE.STATE.TX.US



5522 RITTIMAN ROAD
SAN ANTONIO, TX 78218
Phone: 210-661-7500

STATE LIC# TACL3476C

Invoice

Date Billed	Invoice No.
10/16/2019	0000065611 - 200

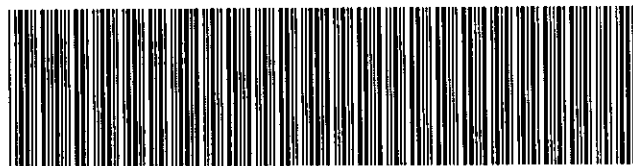
Bill To
DEEPROOT TECH
P.O. BOX 691610
SAN ANTONIO TX 78269

Job Name/Ordered By
NEW FACILITY HVAC OPTIONS
12621 SILICON DR.

Date Ordered	Order No.	Date Due	Date Completed	Rep
6/6/2018		10/26/2019		JEFF HOLT

Description	Price	Amount
FINAL DRAW - REWORK THE EXISTING HVAC AS PER PROPOSAL	10,674.00	10,674.00
<p>LAST ON-SITE VISIT PERFORMED ON 12/1/2020. WORK PERFORMED: CHECK ALL 28 ROOF TOP PACKAGE UNITS FOR PROPER INSTALLATION AND OPERATION. ADJUST DRAIN LINE SUPPORTS ON 2 ROOF TOP UNITS. REMOVE AND HAUL AWAY EXTRA MATERIALS. JOB COMPLETE.</p>		
<p>Our preferred payment method is check or ACH / EFT. We can also accept credit card payment but ask you to set up check or ACH / EFT for repeat business. Hols Mechanical, Ltd. does not accept credit card payment for projects exceeding \$10,000. The unpaid balance of invoices not paid in full within 10 days of the invoice due date will be subject to a 1.12% per month service charge. This as well as all other amounts owed are due and payable at our office. A reasonable attorney's fee will be sought if placed in the hands of an attorney for collection.</p>		
SUBTOTAL		\$10,674.00
TAX		\$860.62
TOTAL		\$11,534.62

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VG-74-2020-20200098551

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/12/2020 2:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk