

Date

**VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED**

[Contractor]

[Owner]

**Re: [Property Description]**

Dear Gentlemen and Ladies:

The undersigned firm of attorneys has been retained by \_\_\_\_\_ with respect to a lien claim against mineral property pursuant to Chapter 56 of the Texas Property Code.

\_\_\_\_\_ furnished services and materials to \_\_\_\_\_ in connection with the below described lease(s) in \_\_\_\_\_, Texas. It is our understanding that you may be an owner of an interest in the subject lease(s). There remains due and unpaid from \_\_\_\_\_ for such materials the sum of \_\_\_\_\_ (\$\_\_\_\_\_), plus interest and attorneys' fees. A description of the subject lease(s) is attached hereto as Exhibits "A-1" and "\_\_\_\_\_".

This is to advise you that \_\_\_\_\_ claims a lien against the subject lease(s) in the amount of \$\_\_\_\_\_, plus interest and attorneys' fees and will, unless paid, file a claim for lien against the subject lease(s) and your interest therein for the amount due. By virtue of this notice and applicable law \_\_\_\_\_ asserts a lien against any sum which you as a property owner owe \_\_\_\_\_ in connection with operations on the subject lease(s). In order for you as a property owner to minimize your potential liability in connection with the claim of \_\_\_\_\_ you must withhold payment to \_\_\_\_\_ in the amount claimed until the debt on which the lien is based is settled or determined to be not owed. Withholding payment pursuant to this notice is authorized by Tex. Prop. Code, § 56.04.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

February 28, 2008  
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Regards,

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Enclosure

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