CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Whitfield Kitchen & Primary Bath Remodel
Job No. LSR-2611

On receipt by the signer of this document of a check from Lone Star Remodeling LLC (maker of check) in the sum of $14,850.00 payable to Apex Electrical Subcontractors (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Dana & Chris Whitfield (owner) located at 2214 Barton Hills Dr, Austin, TX 78704 (location) to the following extent: Electrical rough-in, 200A panel upgrade and kitchen circuits per Draw #3 pay application (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Lone Star Remodeling LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date November 14, 2026
Apex Electrical Subcontractors (Company name)



By _____ (Signature)
Owner (Title)

ATTACHMENT A — COMPLIANCE SUMMARY

Not part of the statutory waiver form. Prepared by EZLienWaivers for the parties' records.

Claimant	Apex Electrical Subcontractors
Jurisdiction	Texas (TX) — Mandatory Statutory Form State
Form	Conditional Waiver and Release on Progress Payment — Tex. Prop. Code § 53.284(b)
Form basis	Verbatim statutory form. Texas prescribes this exact form (Tex. Prop. Code § 53.284(b)); printed verbatim from the official statute text.
Official source	https://statutes.capitol.texas.gov/Docs/PR/htm/PR.53.htm
Notarization	Not required for original contracts entered into on or after January 1, 2022: HB 2237 struck "and notarized" from Tex. Prop. Code § 53.281(b)(2). Earlier contracts are governed by the prior law, which required notarization.
Post-2022 HB 2237: no notary required	For original contracts entered into on or after January 1, 2022, the Texas statutory waiver and release forms (Tex. Prop. Code § 53.284, as amended by HB 2237) contain no notary jurat. A mobile SMS e-signature (ESIGN Act / Texas UETA) completes the form. (Tex. Prop. Code § 53.284; HB 2237 (87th Leg., R.S., 2021))
Draw	Draw #3
Prepared by	Rosa Delgado, Lone Star Remodeling LLC
Packet	316440e2-9dd8-42cf-a5d2-6f43ec765b05

ATTACHMENT B — ESIGN / UETA AUDIT CERTIFICATE

Tamper-evident electronic signature record (ESIGN Act, 15 U.S.C. § 7001 et seq. & Uniform Electronic Transactions Act). All timestamps UTC.

Packet ID	316440e2-9dd8-42cf-a5d2-6f43ec765b05
Document	Texas Conditional Waiver and Release on Progress Payment — Draw #3 — Whitfield Kitchen & Primary Bath Remodel
Statute	Tex. Prop. Code § 53.284(b) — Verbatim statutory form
Sender (requesting party)	Rosa Delgado, Lone Star Remodeling LLC
Sender contact	rosa@lonestarremodeling.example · +15125550148
Recipient (claimant)	Marcus Webb
Recipient phone	+15125550199
Recipient email	marcus@apexelectrical.example
Created	2026-11-14 15:02:00 UTC
SMS launched	2026-11-14 15:03:41 UTC
Invite email sent	-
First viewed	2026-11-14 15:05:41 UTC
Signed	2026-11-14 15:07:19 UTC
Signer printed name	Marcus Webb
Signer title	Owner, Apex Electrical Subcontractors
Witness	-
Signer IP address	203.0.113.42
Signer user-agent	Mozilla/5.0 (iPhone; CPU iPhone OS 18_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.1 Mobile/15E148 Safari/604.1
ESIGN consent	Accepted — "I agree to sign this lien waiver electronically. My electronic signature has the same legal effect as a handwritten signature (ESIGN Act, 15 U.S.C. § 7001; UETA). I can download the signed PDF and may ask the sender for a paper copy at no charge."
Signature SHA-256	`ae88b6570e450b980f283a4e37c89f3d3a5f9fe19c6c99a8e73617b34fbdf7bf`
Payment amount	$14,850.00

Chronological audit trail

2026-11-14T15:02:00.000Z Packet created by sender
2026-11-14T15:03:41.000Z Desktop Phone-Relay QR scanned on sender phone (native SMS composer opened) (IP 198.51.100.21)
2026-11-14T15:05:41.000Z Recipient opened the signing link (IP 203.0.113.42)
2026-11-14T15:07:19.000Z Recipient signed (ESIGN consent accepted) (IP 203.0.113.42)

DOCUMENT SHA-256 DIGEST

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78d681f48dc5c6b9f209939594c3c3b9
5cd6fa56b09ebf16a2b910af89479742
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How to verify: the digest is SHA-256 over the canonical JSON signing payload (every field above, including the audit trail up to the signature) plus the full document content (signing-core/audit-digest/v1). The SHA-256 of this PDF file is recorded in the sender's append-only audit log at sealing time and emailed to both parties.
EZLienWaivers provides lien waiver forms and electronic-signature software. It is not a law firm and does not provide legal advice.