

PROMULGATED BY THE TEXAS ASSOCIATION OF BUILDERS (TAB)  
**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

**CONCERNING THE PROPERTY AT  
11 RIVER RUN, City of the Hills  
Project: 11 RIVER RUN Job No. H11RIVER**

On receipt by the signer of this document of all checks described in the detail below totaling \$20,372.27 payable to Arroyo Framing, Inc. and when all checks have been properly endorsed and have been paid by the bank on which they are 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 Jack and Jill Brown located at 11 RIVER RUN, City of the Hills, TX to the extent described in the detail below.

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to Fantastic Builders, Inc.

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 final 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 up to the date of this waiver and release.

\_\_\_\_\_  
Date

Arroyo Framing, Inc.

By \_\_\_\_\_(Signature)

Title \_\_\_\_\_

(Required Notary Acknowledgement On Next Page)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_(name), \_\_\_\_\_(title). on behalf of  
\_\_\_\_\_(Company name).

[Seal]

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:\_\_\_\_\_