

EXHIBIT A

Lien Analysis (Subcontractor)

LIEN CLAIMANT: _____

Issue	PASS or FAIL	Comments
Contents of Affidavit (§56.022(a)) for All Lien Claimants		
Name of the Mineral Property Owner involved, if known		
Name and Mailing Address of the Claimant		
Dates of Performance or Furnishing		
Description of the land, leasehold interest, pipeline, or pipeline right-of-way involved		
Itemized List of Amounts Claimed		
Additional Requirements for Subcontractor’s Affidavit (§56.022(b))		
Name of Person for whom labor was performed or material was furnished or hauled		
Statement that subcontractor timely served written notice that a lien is claimed on the property owner or the owner’s agent, representative or receiver (§56.022(b)(2))		
Other Issues		
Inception date of the lien Bancroft v. Welch, 258 S.W. 2d 406 (Tex. Civ. App. – Eastland 1953)		
Date lien affidavit filed		
Day Indebtedness Accrued (§56.005)		
Was Affidavit Filed not later than six months after the day the indebtedness accrues? (§56.021)		
Is the affidavit sworn?		
Does the lien secure payment for labor or services related to “mineral activities” (§56.002)?		
Did the mineral subcontractor serve on all property owners written notice of the lien claim not later than the 10 th day before the day the affidavit was filed? (§56.021(b))		
If the mineral subcontract served notice on the property owners, did the notice include the amount of the lien, the name of the person indebted to the subcontractor, and a description of the land, leasehold interest, pipeline, or pipeline right-of-way involved? (§56.023)		