



**JOHNSON  
PETROV LLP**  
ATTORNEYS AT LAW

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PO# 133757  
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9/2/14

City of Kendleton

August 09, 2016  
Client: 000723  
Matter: 000005  
Invoice #: 1225  
Resp. Atty: MK  
Page: 1

RE: Ft. Bend County Kendleton Road Project -King Road and 1st St  
PO133757

For Professional Services Rendered Through July 31, 2016

08/18/16  
OK

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/1/2016	MK	Attend to project management, file maintenance and data organization matters; draft changes to proposed amendment.	2.25	\$250.00	\$562.50
7/3/2016	MK	Draft changes to Initial Offer letter; update status chart; attend to file maintenance; Prepare documents to Bill Vidor of tract #6 for condemnation.	4.00	\$250.00	\$1,000.00
7/4/2016	MK	Draft changes to Initial Offer letter; update status chart; attend to file maintenance; Prepare documents to Bill Vidor of tract #6 for condemnation.	2.00	\$250.00	\$500.00
7/5/2016	MK	Follow up with Jim Patterson on Pettitt tract appraisal; follow up on Forms 1295 for First Street commercial tracts; organize and log certified mailing confirmations for First Street environmental assessment authorizations; attend to map creation matters related to Edge Hill property swap in lieu of payment.	3.00	\$250.00	\$750.00
7/6/2016	MK	Review of Tract #1 appraisal of Pettitt tract; draft changes to pre offer letters for 25 owners.	3.00	\$250.00	\$750.00
7/7/2016	DLM	Preparation of all Right of Way documents-prepared 11 tracts dedication packages for review.	7.00	\$200.00	\$1,400.00
7/7/2016	MK	Attend to title issues related to tract 18; draft of dedication letters for all 24 tracts; attend to project management matters; respond to questions from Mark Dessens regarding First Street and Emmanuel King projects.	5.25	\$250.00	\$1,312.50

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/8/2016	DLM	Preparation of all Right of Way Documents- Finalize and mail dedication packages for 11 tracts.	3.00	\$200.00	\$600.00
7/8/2016	TS	Prepare assigned tracts for right of way acquisition.	2.50	\$200.00	\$500.00
7/8/2016	MG	Created address labels and assisted in assembly of documents for additional Tracts 6-20 mail out.	1.25	\$110.00	\$137.50
7/8/2016	MK	Attend to matters related to update of First Street Status Chart; attend to various project management matters.	2.00	\$250.00	\$500.00
7/11/2016	DLM	Title Research- Research the owner of tract 13 on FBCAD and County Clerk website to resolve title dispute.	2.00	\$200.00	\$400.00
7/11/2016	DLM	Preparation of Right of Way Documents-Prepared dedication deeds for tracts 19 or mailing.	2.00	\$200.00	\$400.00
7/11/2016	DLM	Due Dilligence of existing Files and Property Information- Update of First Street owner status chart with new dates for dedication deed mailings.	1.25	\$200.00	\$250.00
7/11/2016	MG	Assisted with First Street mail out of Tracts 6-20.	1.25	\$110.00	\$137.50
7/11/2016	MG	Email to B. Norton regarding amended First Street Agreement.	0.25	\$110.00	\$27.50
7/11/2016	MK	Finalize amendment to proposal; draft of dedication letters to additional 15 property owners; updated status chart.	4.50	\$250.00	\$1,125.00
7/12/2016	DLM	Data Base Establishment- Profiled dedication deeds from First Street into system and updated files with printed copy.	1.75	\$200.00	\$350.00
7/12/2016	DLM	Title Research- email correspondence with Courthouse Direct regarding a new title certificate for tract 13 along First Street to reflect updated ownership.	1.25	\$200.00	\$250.00
7/12/2016	DLM	Preparation of all Right of Way Documents - Prepared tract 1 initial offer packages for 16 owners; still awaiting additional owner contact information for final mailing; finalized and mailed tract 13 dedication package.	3.00	\$200.00	\$600.00
7/12/2016	MG	Email to Amin Makda regarding Bear Creek for Instructions on filling out 1295 Form.	0.25	\$110.00	\$27.50
7/12/2016	MG	Mailed original Amended Agreement to B. Norton.	0.25	\$110.00	\$27.50
7/12/2016	MG	File maintenance of Right of Entry Letters.	0.50	\$110.00	\$55.00

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/12/2016	MG	Met with M. Kendrick on preparing for Tract 1 Initial Offer mail out.	0.25	\$110.00	\$27.50
7/12/2016	MK	Draft revisions to special warranty deed to Bear Creek; attend to matters related to Form 1295; review of title matters related to Petitt tract; research contact information for various property owners; attend to project management matters; attend to matters related to tracts 13A and 13B on King Street; attend to matters related to survey discrepancy and acerage discrepancy; update of King Street status chart; correspondence with Bryan Norton regarding review of Petitt appraisal and approval of offer amount.	8.00	\$250.00	\$2,000.00
7/13/2016	MG	Revised chart for Tract 1 property owners.	0.75	\$110.00	\$82.50
7/13/2016	MG	Revised Tract 1 Initial Offer Letter.	1.00	\$110.00	\$110.00
7/13/2016	MK	Prepare for, travel to and attend meeting with Bryan Norton in Fort Bend County; update status reports; attend to matter related to 1295 Forms for Johnson Petrov and Bear Creek; research notice by publication for non responsive property owners; attend to matters related to locations of property owners for tract 1 Petitt tract.	5.00	\$250.00	\$1,250.00
7/14/2016	DLM	Project Management- Meeting with B. Mickey and Mayor Humphrey regarding title discrepancy matters for First Street and dedication deeds to owners.	1.75	\$200.00	\$350.00
7/14/2016	MG	Attend to maintenance of records; creation of consultant directory.	0.50	\$110.00	\$55.00
7/14/2016	MK	Attend to title discrepancy matters related to tracts 15, 16 and 18; conference with Bouche Mickey regarding same; update status chart, review appraisal; prepare for travel to and attend meeting with Bouche Mickey and Mayor Humphrey regarding dedications; conference with Carlyle King regarding tract 5.	4.25	\$250.00	\$1,062.50
7/15/2016	DLM	Title Research- Email and phone correspondence with Lester Petitt regarding tract 1 ownership information; research of FBCAD and County Clerk records regarding the same.	1.25	\$200.00	\$250.00
7/15/2016	MG	Revised Special Warranty Deed for Bear Creek FBC Humphrey Way Project.	1.00	\$110.00	\$110.00
7/15/2016	MG	Email correspondence with A. Makda regarding 1295 Form and forwarded 1295 Form to B. Norton.	0.25	\$110.00	\$27.50

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/15/2016	MK	Prepare status update and attend to outstanding matters related to King Street Right-of-Way acquisitions; attend to matters related to 1295 Forms for Johnson Petrov LLP; conference with Jim Patterson with Integra regarding First Street appraisals.	5.00	\$250.00	\$1,250.00
7/15/2016	MK	Attend to matters related to 1295 Form for Bear Creek; attend to matters related to condemnation of Tract 6.	1.00	\$250.00	\$250.00
7/18/2016	MK	Attend to matters related to obtaining outstanding right of entry authorizations and correspondence with consultants regarding dedications from property owners.	3.00	\$250.00	\$750.00
7/19/2016	DLM	Email correspondence with A. Yeager, R. Barnett, and M. Kendrick regarding Right of Entry update along First Street for environmental assessment; Preparation and mailing of 6 additional Right of Entry letters for Tract 1 along First Street.	2.50	\$200.00	\$500.00
7/19/2016	MK	Draft changes to status chart for First Street and King Street; conference with B. Mickey regarding First Street right of entry authorizations and dedications; attend to project management and file maintenance matters; attend to initial offer calculations based on appraisal.	7.00	\$250.00	\$1,750.00
7/20/2016	DLM	Update First Street status chart with new Right of Entry mailings; email correspondence and research of Lexis Nexis smartlinx to locate owners that we were unable to contact.	2.50	\$200.00	\$500.00
7/20/2016	MG	File organization for M. Kendrick 1st Street files.	0.25	\$110.00	\$27.50
7/20/2016	MG	Created copies of M. Kendrick Condemnation Binder for review.	0.50	\$110.00	\$55.00
7/20/2016	MK	Attend to title matters related to Tract 1/Petitt tract and tract 5/King tract; conference with consultant regarding possibility of dedication/purchase options; attend to project management matters and calculation of fee values for King Street properties; follow up with consultant regarding SNR dedication; draft changes to Bear Creek SUD and update King Street status chart.	9.00	\$250.00	\$2,250.00
7/21/2016	DLM	Preparation of all Right of Way Documents - Prepare all outstanding Right of Entry letters for consultant B. Mickey to hand deliver to owners.	1.75	\$200.00	\$350.00

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/21/2016	MK	Attend to matters related to fee calculation based on appraisal for all First Street and Emmanuel King properties; create and update status chart for Emmanuel King; attend to project management and offer negotiations related to First Street and Emmanuel King tracts.	5.00	\$250.00	\$1,250.00
7/22/2016	DLM	Preparation of all Right of Way Documents - prepare Special Warranty Deed for tract 13B along King Road; order revised survey reflecting updated acreage information for tract 13B along King Road.	2.75	\$200.00	\$550.00
7/22/2016	MG	Email to A. Makda regarding status of Special Warranty Deed for Bear Creek.	0.25	\$110.00	\$27.50
7/22/2016	MK	Meeting with Bouche Mickey regarding First Street and Emmanuel King negotiations and status of same; discuss property owner questions and concerns; attend to matters related to location of certain property owners; attend to matters related to revised legals from Kelly Kaluza.	2.50	\$250.00	\$625.00
7/25/2016	DLM	Project Management - Review of file and order title reports for tracts 13A, 13B, and 14 along King Road.	1.75	\$200.00	\$350.00
7/25/2016	DLM	Due Diligence of Existing Files and Property Information - Prepare folders with updated information for tracts 13A, 13B, and 14 along King Road.	1.50	\$200.00	\$300.00
7/25/2016	DLM	Title Research - Phone correspondence with W. Jordan regarding tract 1 along First Street for updated information regarding owners she personally knows, and brief overview of the entire Right of Way project.	2.00	\$200.00	\$400.00
7/25/2016	MG	Email sent to B. Norton with Bear Creek Special Warranty Deed attached for approval/execution.	0.25	\$110.00	\$27.50
7/25/2016	MK	Conference with Bryan Norton regarding fee calculation for First Street and Emmanuel King fee offers and basis for same; attend to matters related to Bear Creek special warranty deed; conference with Amin Makda regarding same; attend to project management matters.	1.75	\$250.00	\$437.50
7/26/2016	DLM	Project Management - Travel and attendance for meeting with B. Vidor, B. Norton, and M. Kendrick regarding possible condemnation proceedings for First Street and King Road.	2.00	\$200.00	\$400.00

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**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
7/26/2016	MK	Prepare for, travel to and attend meeting with Bryan Norton and Bill Vidor regarding matters related to First Street, specifically condemnation, notice by publication, status of acquisitions and other related matters; further research of contact information for tract 1 property owners; attend to project management matters.	2.75	\$250.00	\$687.50
7/27/2016	MG	Update Consultant directory for First Street.	0.25	\$110.00	\$27.50
7/27/2016	MK	Attend to matters related to organization of return receipts and return mail from correspondence with property owners; on-going research of location of all property owners.	2.25	\$250.00	\$562.50
7/28/2016	DLM	Title Research - Review of additional title documents for tract 13B regarding ownership issues.	2.00	\$200.00	\$400.00
7/29/2016	MK	Attention to consultant matters; conference with Bouche Mickey regarding status of First Street dedications; attention to location of missing property owners.	1.75	\$250.00	\$437.50
Total Professional Services			138.75		\$31,152.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
7/18/2016	Color Copies	\$22.79
Total Disbursements		\$22.79
Total Services		\$31,152.50
Total Disbursements		\$22.79
Total Current Charges		\$31,175.29
<b>PAY THIS AMOUNT</b>		<b>\$31,175.29</b>

**Due Upon Receipt. Please include the invoice number on all remittance. Thank you.**



.49 .20

2000013	0	0	0	0	0	0	0	0	0
2000014	0	0	0	0	0	0	0	0	0
2100045	0	0	0	0	0	0	0	0	0
2100071	0	0	0	0	0	0	0	0	0
2100072	0	0	0	0	0	0	0	0	0
2600013	0	0	0	0	0	0	0	0	0
3300002	0	0	0	0	0	0	0	0	0
5175001	0	0	0	0	0	0	0	0	0
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5200001	0	0	0	0	0	0	0	0	0
5200009	0	0	0	0	0	0	0	0	0
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5200023	0	0	0	0	0	0	0	0	0
5300008	0	0	0	0	0	0	0	0	0
5300009	0	0	0	0	0	0	0	0	0
5800001	0	0	0	0	0	0	0	0	0
5800004	0	0	0	0	0	0	0	0	0
6540000	0	0	0	0	0	0	0	0	0
6540001	45	115.39	34	6.80	Bauer	landing	27	13.19	7
6540002	0	0	0	0	0	0	0	0	0
6540005	0	0	0	0	0	0	0	0	0
6830000	0	0	0	0	0	0	0	0	0
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7230001	0	0	0	0	0	0	0	0	0
7230002	0	0	0	0	0	0	0	0	0
7230003	0	0	0	0	0	0	0	0	0
7230004	20	0	20	4.00	COK - Humphrey way	17	1.00	0	0
7230005	69	31	15.19	38	1.00	COK - King 1st Street	402	22.79	36
7230006	0	0	0	0	0	0	0	0	0
7230007	0	0	0	0	0	0	0	0	0

COLOR X \$0.49      BW X \$0.20