



**JOHNSON
PETROV LLP**
ATTORNEYS AT LAW

PO 133757
Rec 382114
11/14/16

app

Telephone: (713) 489-8977

2929 Allen Parkway, Suite 3150
Houston, TX 77019

Fort Bend County
City of Kendleton
430 FM 2919
P. O. Box 809.
Kendleton, TX 77451

Replaces Invoice #1280

September 09, 2016
Client: 001089
Matter: 000002
Invoice #: 1361
Resp. Atty: MK
Page: 1

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

11/17/16
OK
[Signature]

For Professional Services Rendered Through August 31, 2016

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
8/1/2016	DLM	Preparation of all Right of Way Documents - Draft of easements for Tract 20 along First Street.	3.00	\$200.00	\$600.00
8/2/2016	DLM	Project Management - Attend Fort Bend County Commissioner's Court on the Firm's behalf regarding First Street Right of Way Project.	0.75	\$200.00	\$150.00
8/2/2016	DLM	Preparation of all Right of Way Documents - Draft of Special Warranty Deeds for tracts 14, and 13A along King Road; revise tract 13B with updated legal and survey.	1.75	\$200.00	\$350.00
8/3/2016	DLM	Due Diligence of Existing Files and Property Information - update status chart and files with green cards received and updated information.	0.75	\$200.00	\$150.00
8/8/2016	DLM	Due Diligence of Existing Files and Property Information - update files with green cards and mailings received; update status chart.	0.50	\$200.00	\$100.00
8/10/2016	DLM	Project Management - Phone correspondence with B. Mickey regarding an update on the status of First Street dedications and conference regarding the correct acreage needed for tract 19 along First Street; email correspondence regarding the same.	0.75	\$200.00	\$150.00
8/10/2016	DLM	Project Management - Travel to and attendance of meeting with B. Norton regarding a status update for the First Street and King Road Right of Way Project.	0.75	\$200.00	\$150.00
8/10/2016	DLM	Due Diligence of Existing Files and Property Information - Revise time line in status chart for initial offer period on First Street tracts.	0.75	\$200.00	\$150.00

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SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
8/10/2016	MG	Telephone conference with Amin Makda regarding status of payment from Bear Creek property.	0.25	\$110.00	\$27.50
8/11/2016	DLM	Project Management - Prepare and send B. Norton package of executed deeds for First Street; update First Street status chart with new deeds received.	0.50	\$200.00	\$100.00
8/11/2016	DLM	Preparation of all Right of Way Documents - Draft of initial offer letter for tract 1 along First Street and preparation of packages regarding the same.	3.00	\$200.00	\$600.00
8/15/2016	DLM	Preparation of all Right of Way Documents - Preparation of Initial Offer Letter packages for King Road and First Street for tract 14 and tract 1.	3.00	\$200.00	\$600.00
8/16/2016	DLM	Project Management - Attend to matters regarding the calculation of supplies for all Right of Way documents mailed out to owners for billing purposes.	0.75	\$200.00	\$150.00
8/16/2016	MK	Draft changes to Storm Sewer Easement for tract 20; conference with Darice Mayberry regarding same.	2.00	\$250.00	\$500.00
8/17/2016	DLM	Preparation of all Right of Way Documents - revise tract 20 easements per M. Kendrick comments and mail packages to owners.	1.50	\$200.00	\$300.00
8/17/2016	MK	Attend to project management matters; conference with Darice Mayberry regarding property owner updates and update from Bryan Norton.	1.00	\$250.00	\$250.00
8/18/2016	DLM	Due Diligence of Existing Files and Property Information - print and profile into database tract 20 easement mailing information and update status chart.	0.75	\$200.00	\$150.00
8/19/2016	MK	Review and revise special warranty deeds for King Road tracts; attention to project management matters.	2.00	\$250.00	\$500.00
8/22/2016	DLM	Project Management - update status chart for First Street and King Road per B. Norton request.	0.25	\$200.00	\$50.00
8/22/2016	DLM	Preparation of all Right of Way Documents - draft of Special Warranty Deed for tracts 13A, 13B, & 14 with M. Spencer comments; draft of Initial Offer Letters for tracts 13A & 13B, and revise tract 14 Initial Offer Letter.	2.50	\$200.00	\$500.00
8/22/2016	MK	Review and draft revision to draft Special Warranty Deeds for First Street property owners.	2.00	\$250.00	\$500.00

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SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
8/23/2016	DLM	Preparation of all Right of Way Documents - draft of Initial Offer Letter for tract 5; prepare Initial Offer packages for tracts 13A, 13B, and 5.	3.00	\$200.00	\$600.00
8/23/2016	DLM	Project Management - Email and phone correspondence with B. Mickey and L. Turner regarding tract 19 acreage; update status chart for First Street and King Road with new mailings; phone conference with B. Mickey regarding First Street status update on owner communication; email owner of tract 8 regarding possible dedication.	1.00	\$200.00	\$200.00
8/24/2016	DLM	Preparation of all Right of Way Documents - Draft of Initial Offer Letter and package for tract 6 along First Street.	1.00	\$200.00	\$200.00
8/25/2016	DLM	Determination of Initial Offer - email correspondence with tract 8 owner along First Street to set up meeting time to discuss offer; prepare breakdown of what County is willing to offer for this tract based on Tract 1 appraisal.	0.50	\$200.00	\$100.00
8/25/2016	MK	Attend to status update matters with Darice Mayberry; attend to negotiations with Daniel Villegas regarding fee amount.	0.50	\$250.00	\$125.00
8/26/2016	DLM	Project Management - Update status chart with new dedication information and prepare for M. Kendrick review; brief conference with M. Kendrick regarding status.	1.00	\$200.00	\$200.00
8/26/2016	DLM	Determination of Initial Offer -conference with tract 8 owner regarding dedication and desired offer amount.	0.50	\$200.00	\$100.00
8/26/2016	MK	Attend to ongoing negotiations with Consultant regarding dedications.	1.50	\$250.00	\$375.00
8/29/2016	DLM	Preparation of all Right of Way Documents - revision of tract 1 Initial Offer letter and package.	1.00	\$200.00	\$200.00
8/29/2016	MK	Respond to questions from Petitt tract owners regarding preliminary offer amount.	0.50	\$250.00	\$125.00
8/30/2016	DLM	Project Management - phone conference with an owner of the tract 1 property regarding status of project and offer to purchase; update status chart with new information provided by owner; conference with M. Kendrick regarding the same.	1.50	\$200.00	\$300.00
Total Professional Services			40.50		\$8,552.00

September 09, 2016
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DISBURSEMENTS

Date	Description of Disbursements	Amount
7/25/2016	Filing Fees	\$1.00 ✓
8/11/2016	Courthouse Specialists- Titles- Limited Title Certificates	\$1,920.00 ✓
8/11/2016	Integra Realty Resources- Professional Services- Kendleton Tract 1 - Petitt	\$2,500.00 ✓
8/11/2016	Integra Realty Resources- Professional Services- Kendleton Tract - Parcel 3	\$2,500.00 ✓
8/16/2016	Photocopies	\$534.31 ✓
8/16/2016	Postage	\$52.79 ✓
8/24/2016	Courthouse Specialists- Titles- Ft. Bend County Title Certificates King Road	\$360.00 ✓
Total Disbursements		\$7,868.10
Total Services		\$8,552.50
Total Disbursements		\$7,868.10
Total Current Charges		\$16,420.60
PAY THIS AMOUNT		\$16,420.60

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

Date 9-Sep-16
Invoice No. 723.005-FS-006
FBC Project No. P.O. #133757
Performance Period 8/1/2016 - 8/31/2016

**Fort Bend County Invoice for Right of Way Acquisition Services
Proposal Based on 8 tracts to be acquired
(First Street)**

	8/1/16	8/2/16	8/3/16	8/4/16	8/5/16	8/6/16	8/7/16	8/8/16	8/9/16	8/10/16	8/11/16	8/12/16	8/13/16	8/14/16	8/15/16	8/16/16	8/17/16	8/18/16	8/19/16	8/20/16	8/21/16	8/22/16	8/23/16	8/24/16	8/25/16	8/26/16	8/27/16	8/28/16	8/29/16	8/30/16	8/31/16	TOTAL HOURS	TOTAL AMOUNT		
Martye Kendrick																	2	1	2				2										9.5	\$ 2,375.00	
Darice																																			
Mayberry	3	2.5	0.75					0.5		2.25	3.5				3	0.75	1.5	0.75				2.75	4	1	0.5	1.5				1	1.5	30.75	\$ 6,150.00		
Mircea									0.25																								0.25	\$ 27.50	
Gonzalez																																	0	\$ -	
																																		40.5	\$ 8,552.50

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Carlos H. Cascos
Secretary of State

Office of the Secretary of State
Packing Slip

July 25, 2016

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Attn: Johnson Petrov LLP
Johnson Petrov LLP
2929 Allen Parkway, Suite 3150
Houston, TX 77019

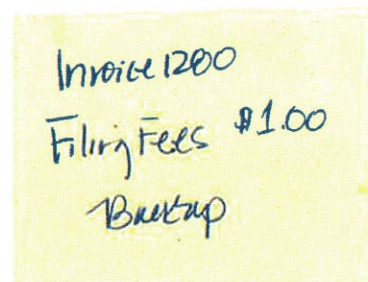
Batch Number: 68162191

Batch Date: 07-25-2016

Client ID: 480831347

Return Method: Email

Client Reference: FBC Right of Way King Road



Document Number	Document Detail	Number / Name	Page Count	Fee
681621910002	Find	SNR Properties LLC		\$1.00
			Total Fees:	\$1.00

Total Amount Charged to Client Account:
(Applies to documents or orders where Client Account is the payment method)

\$1.00

Note to Customers Paying by Client Account: This is not a bill. Payments to your client account should be based on the monthly statement and not this packing slip. Amounts credited to your client account may be refunded upon request. Refunds (if applicable) will be processed within 10 business days.

User ID: WEBSUBSCRIBER

723.0005 ✓

Courthouse Specialists
9800 NW Freeway #400
Houston, TX 77092

Invoice

Date	Invoice #
5/31/2016	184216

713-683-4000	mburgess@courthousedirect.com
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*Courthouse Specialists
Title - Limited Title
Certificate \$2,046.72
Backup*

Bill To
Johnson Petrov LLP 2929 Allen Pkwy Ste#3150 Houston, TX 77019

Ship Via	P.O. No.	Terms	Requested by
E-Mail	723.0005	Net 10 days	Darice Mayberry

Qty	Description	Rate	Amount
16	Limited Title Certificates	96.00	1,536.00T
16	Limited Title Certificates**	24.00	384.00
	**20% Exclusion from Sales/Use Tax.		
	Ref: Ft. Bend Cty - 16 LTC's, Ownership/Legal, Title Certificates, Liens/Judgments - Right of Way Acquisition Project - First Street Additional Tracts - Kendleton		
	Job#1620788A / MB		
	State Sales Tax	8.25%	126.72
Thank You!		Total	\$2,046.72

*no
tax*

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Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

T (713)243-3300
F (713)827-8552
www.irr.com

723.0005

Invoice

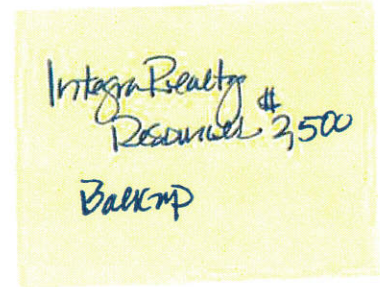
Invoice Number: 155.16.1034

Invoice Date: 7/14/2016

Page: 1

Bill To:

Johnson Petrov, LLP
2929 Allen Parkway, Ste. 3150
Houston, TX 77019
Attn: Martye M. Kendrick



Appraiser Contact: Michael Welch & Jim Patterson

Project No. 155-2016-1034

Project Name: Kendleton Tract 1 - Pettit

Appraisal Services

\$2,500.00

TOTAL DUE THIS INVOICE:

\$2,500.00

Please make check payable to:
Note Invoice number on check.
Terms: Net 30

Integra Realty Resources-Houston

HOUSTON



Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

T (713)243-3300
F (713)827-8552
www.irr.com

723.0005

Invoice

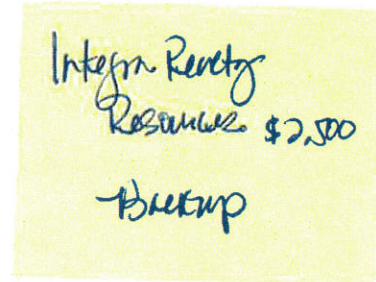
Invoice Number: 155.16.1772

Invoice Date: 7/27/2016

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Bill To:

Johnson Petrov, LLP
2929 Allen Parkway, Ste. 3150
Houston, TX 77019
Attn: Martye M. Kendrick



Appraiser Contact: Michael Welch

Project No. 155-2016-1772

Project Name: Kendleton Tract – Parcel 3

Appraisal Services

\$2,500.00

TOTAL DUE THIS INVOICE:

\$2,500.00

Please make check payable to:

Integra Realty Resources-Houston

Note Invoice number on check.

Terms: Net 30

HOUSTON

Johnson Petrov
Expense To Client Request

Date: 8/22/2016

Requested By: Ashley Mitchell

* Please expense the following charges to the respective client listed

<u>Expense Type</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>C/M No.</u>	<u>Client/Matter</u>
Copies	8/16/2016	199 color/2,184 black	\$ 534.31	723.0005	Kendleton/ King Road
Postage	8/16/2016		\$ 52.79	723.0005	Kendleton/ First Street

Courthouse Specialists
9800 NW Freeway #400
Houston, TX 77092

Invoice

713-683-4000	mburgess@courthousedirect.com
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Date	Invoice #
8/1/2016	184923

Bill To
Johnson Petrov LLP 2929 Allen Pkwy Ste#3150 Houston, TX 77019

Courthouse Specialists -
Totals FBC Title
Cuts - King Road
383.76

Ship Via	P.O. No.	Terms	Requested by
E-Mail	723.0005	Net 10 days	D. Mayberry

Qty	Description	Rate	Amount
	Limited Title Certificates	288.00	288.00T
	Limited Title Certificates**	72.00	72.00
	**20% Exclusion from Sales/Use Tax.		
	Ref: Ft. Bend Cty - Title Certificates - Tracts 13A, 13B, and 14 / ROW Acquisition Project - King Road 2420		
	Job#1622181A / MB		
	State Sales Tax	8.25%	23.76
Thank You!		Total	\$383.76

no
tax

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