

Johnson Petrov
2929 Allen Parkway, Suite 3150
Houston, TX 77019

Date 31-Mar-16
Invoice No. 723.005-FS-003
FBC Project No. P.O. # 133757
Performance Period 2/1/16-2/28/16

70133757
Rec 38094e
12/21/16
AP

Fort Bend County Invoice for Right of Way Acquisition Services

Proposal based on 8 tracts to be acquired (1st Street)

TASK	UNIT	AUTHORIZED FEE	PRIOR INVOICES	UNITS THIS INVOICE	THIS INVOICE	REMAINING	
Title Research	Limited Title Certificate/Property Report	\$250 per tract	\$ 2,000.00	\$ 1,250.00	5	\$ 250.00	\$ 500.00
	Title and Survey Review	\$500 per tract	\$ 4,000.00	\$ 3,746.25	5	\$ 253.50	\$ 0.25
	Resolution of Title Issues	\$250/hr of research	\$ -	\$ -	0	\$ -	\$ -
Due Diligence of Existing Files and Property Information	\$1,250 flat fee	\$ 1,250.00	\$ 1,150.00	5	\$ 100.00	\$ -	
Property Appraisals (assuming no improvements)	\$2,500 per tract	\$ 20,000.00	\$ -	1	\$ 1,000.00	\$ 19,000.00	
Data Base Establishment	\$1,500 flat fee	\$ 1,500.00	\$ 1,197.50	5	\$ 302.50	\$ -	
Preparation of all Right of Way Documents	\$250/hr (3.5 hrs/ tract)	\$ 7,000.00	\$ 5,937.50	5	\$ 1,001.00	\$ 61.50	
Determination of Initial Offer	\$250/hr (1 hr/tract)	\$ 2,000.00	\$ 770.00	0	\$ 1,230.00	\$ -	
Negotiation and Fee Purchase	\$75/hr (40 hrs per tract)	\$ 24,000.00	\$ -	0	\$ -	\$ 24,000.00	
Project Management							
Task and Manage Staff							
Coordinate with Consultants							
Preparation of weekly reports to County							
Maintain database and records	\$3,500 flat fee	\$ 3,500.00	\$ 2,500.00	5	\$ 1,000.00	\$ -	
Records Retention	\$500 flat fee	\$ 500.00	\$ 300.00	5	\$ 200.00	\$ -	
Condemnation Support	\$250/hr of support	\$ -	\$ -	0	\$ -	\$ -	
Approved Total Cost of Project		\$ 65,750.00	\$ 16,851.25		\$ 5,337.00	\$ 43,561.75	

12/21/16
[Signature]



**JOHNSON
PETROV LLP**
ATTORNEYS AT LAW

Telephone: (713) 489-8977

2929 Allen Parkway, Suite 3150
Houston, TX 77019

City of Kendleton

May 26, 2016

Client: 000723

Matter: 000005

Invoice #: 0

Resp. Atty: MK

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

For Professional Services Rendered Through February 28, 2016

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/4/2016	MK	Conference with B. Norton regarding status of Humhrey Way and First Street Projects; attend to project management matters.	0.25	\$250.00	\$62.50
2/9/2016	MK	Meeting with B. Mickey regarding 1st Street matters.	1.50	\$250.00	\$375.00
2/10/2016	MK	Prepare for, travel to and attend meeting with B. Norton and S. Slavinsky.	1.25	\$250.00	\$312.50
2/12/2016	MK	Attend to Project Management matters.	2.00	\$250.00	\$500.00
2/15/2016	MK	Attend to matters related to acquisition of additional tracts; review of engineers plans regarding same.	1.00	\$250.00	\$250.00
2/16/2016	DLM	Project Management - phone correspondence with B. Mickey regarding additional tracts for 1st street.	0.25	\$200.00	\$50.00
2/16/2016	MK	Review of additional Parcel Maps and Metes and Bounds for additional tracts to be acquired; conference with D. Mayberry regarding same.	1.00	\$250.00	\$250.00
2/17/2016	DLM	Project Management - Combine PDFs, print, and profile legals and surveys for additional tracts of land along 1st street; Right of Way Document Preparation - prepare revised dedication package for tract 2 on 1st Street with updated addresses and updated the status chart.	1.50	\$200.00	\$300.00
2/17/2016	MK	Review of legal and survey documents from G. Lardizabal regarding additional 12 tracts needed for First Street project; attend to project managment and title review matters.	3.50	\$250.00	\$875.00

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SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/18/2016	MK	Prepare for, travel to and attend meeting with Kelly Kaluza regarding additional tracts and easement required for road project.	4.00	\$250.00	\$1,000.00
2/19/2016	MK	Attend to matters related to project management and title matters; attend to database creation and file maintenance; coordination with title consultant.	2.00	\$250.00	\$500.00
2/23/2016	MG	Profiled and printed parcels/tracts for M. Kendrick to review.	1.00	\$110.00	\$110.00
Total Professional Services			19.25		\$4,585.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/9/2016	Filing Fees	\$2.00
2/28/2016	Jamell Blake- Titles-	\$750.00
Total Disbursements		\$752.00
Total Services		\$4,585.00
Total Disbursements		\$752.00
Total Current Charges		\$5,337.00
PAY THIS AMOUNT		\$5,337.00 ✓
Retainer Balance		\$16,851.25

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

Invoice Date: February 29, 2016

INVOICE OF SERVICE

* Original check made to JAB
check # 24103 voided 3/1/2016
* New checks delivered to Jannell
Blake made out to Same

Name	Date Processed	Client ID	Title Report Fee	Fee	Notes
Rigo Penazola (Tract 2)	2/29/2016	723.0005 Fort Bend County 1st Street Right of Way Project - Title Report	\$250.00		
John L. Jones (Tract 4)	2/29/2016	723.0005 Fort Bend County 1st Street Right of Way Project - Title Report	\$250.00		
Carlve King (Tract 5)	2/29/2016	723.0005 Fort Bend County 1st Street Right of Way Project - Title Report	\$250.00		
Melvin Pettit (Tract 1)	2/29/2016	723.0005 Fort Bend County 1st Street Right of Way Project - Title Report	\$0.00		Had to reorder report from another company.
Faye Fisher (Tract 3)	2/29/2016	723.0005 Fort Bend County 1st Street Right of Way Project - Title Report	\$0.00		Report was incorrect as it did not list the current owner.
Total			\$750.00	\$0.00	
Total Fee			\$750.00		
Previous Balance			\$0.00		
Due Date		Upon Receipt			

Please Make Checks Payable to:
~~JAB Title & Abstract~~ Jannell Blake
2525 Old Farm Road, Suite 323
Houston, TX 77063

Secretary of State of Texas

P. O. Box 12887
Austin, Texas 78711-2887

Client ID: **480831347**

Closing Date: 1/31/2016

STATEMENT OF ACCOUNT

Due: 02/29/2016
Account Summary

JOHNSON PETROV LLP
2929 Allen Parkway, Suite 3150
Houston, TX 77019

Previous Balance	\$(2.20)
Payments	\$0.00
Adjustments	\$0.00
Refunds	\$0.00
Charges	\$15.00
Current Balance Due	\$12.80

Date Rcvd	Document		Requestor	Description /Client Reference	Amount
1/6/2016	648762080002	Chg	Johnson Petrov LLP	Web Inquiry TD Phan LTD / 723.00004	\$1.00
1/11/2016	649671850002	Chg	Johnson Petrov LLP	Web Inquiry Edinburg Housing Finance Corporation / 9200/0002	\$1.00
1/11/2016	649671850003	Chg	Johnson Petrov LLP	Web Inquiry la sienna apartments / 9200/0002	\$1.00
1/18/2016	650743160002	Chg	Johnson Petrov LLP	Web Inquiry city of west university place texas /	\$1.00
1/20/2016	651070140002	Chg	Johnson Petrov LLP	Web Inquiry City of Patton Village / City of Patton Village	\$1.00
1/20/2016	651128060002	Chg	Johnson Petrov LLP	Web Inquiry Edgehill Investments LP / Kendleton 1st Street Faye Fisher	\$1.00
1/21/2016	651304950002	Chg	Johnson Petrov LLP	Web Inquiry Edgehill Investments, LP / Kendleton Humphrey Way T3 1st St	\$1.00
1/26/2016	652083730002	Chg	Johnson Petrov LLP	Web Inquiry LSR Consulting LLC / Humphrey Way 723.0004	\$1.00
1/26/2016	652083730003	Chg	Johnson Petrov LLP	Web Inquiry RDDS Consulting / Humphrey Way	\$1.00
1/27/2016	652215050002	Chg	Johnson Petrov LLP	Web Inquiry 642795850002	\$1.00
1/27/2016	652215050003	Chg	Johnson Petrov LLP	Web Inquiry 642795850002	\$1.00
1/27/2016	652215050004	Chg	Johnson Petrov LLP	Web Inquiry 643751240002	\$1.00
1/27/2016	652215050005	Chg	Johnson Petrov LLP	Web Inquiry 643751240003	\$1.00
1/28/2016	652483870002	Chg	Johnson Petrov LLP	Web Inquiry Cambridge Rehabilitation Center / Hewen Humphrey Guardianship	\$1.00
1/28/2016	652483870003	Chg	Johnson Petrov LLP	Web Inquiry Cambridge Health Center / Hewen Humphrey Guardianship	\$1.00
Current Balance Due					\$12.80