

**JOHNSON  
PETROV LLP**  
ATTORNEYS AT LAW

Telephone: (713) 489-8977

2929 Allen Parkway, Suite 3150  
Houston, TX 77019

PO 133757  
rec 391762

2/7/17

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

January 05, 2017  
Client: 001089  
Matter: 000002  
Invoice #: 1427  
Resp. Atty: MK  
Page: 1

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

P.O. Balance

For Professional Services Rendered Through November 30, 2016

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
11/1/2016	DLM	Preparation of All Right of Way Documents - Prepare and mail out additional Negotiation Response Letter Packages for Tract 1 owners along First Street; mail revised Dedication Deed for tract 15 to new owner.	0.75	\$200.00	\$150.00
11/1/2016	MK	Attend to matters related to Alyse Yeager's request for right of access for environmental assessment of First Street tracts.	0.25	\$250.00	\$62.50
11/2/2016	DLM	Preparation of All Right of Way Documents - prepare tract 13A documents along King Road for M. Kendrick meeting with owner; email correspondence with B. Norton regarding POA for tract 8 Dedication Deed.	0.25	\$200.00	\$50.00
11/2/2016	DLM	Due Diligence of Existing Files and Property Information - filing of First Street documents including green cards, correspondence, and deeds received.	0.25	\$200.00	\$50.00
11/4/2016	DLM	Due Diligence of Existing Files and Property Information - Filing of First Street and King Road documents including green cards, correspondence, and deeds received.	0.50	\$200.00	\$100.00
11/7/2016	DLM	Preparation of All Right of Way Documents - Prepare and mail out additional Negotiation Response Letter Packages for 4 new Tract 1 owners along First Street; draft of new status chart for tract 1 owners.	0.75	\$200.00	\$150.00

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**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
11/7/2016	DLM	Project Management - phone correspondence with W. Jordan and P. Garrett regarding Negotiation Response Letter received; phone correspondence with V. Harris at Kendleton City Hall regarding pickup of dedication deeds; print profile and email signed dedication deeds for tracts 13 & 15 to B. Norton.	0.25	\$200.00	\$50.00
11/7/2016	MK	Attend to outstanding matters related to First Street acquisitions; review of dedication deeds for tracts 13 and 15; forward to Bryan Norton for review; prepare for status meeting with Bryan Norton and Darice Mayberry; meeting with Bouche Mickey regarding ongoing negotiations with First Street property owners.	0.50	\$250.00	\$125.00
11/8/2016	DLM	Project Management - First Street phone update with B. Mickey regarding status of tracts 2, 5, 6, 7, 17, and 15; email correspondence with dedication deed for tract 17 to B. Mickey for hand delivery; update of First Street and King Road status chart for meeting in Fort Bend County on 11/9/2016; phone correspondence with M. Spencer regarding tract 1 ownership interest.	0.50	\$200.00	\$100.00
11/9/2016	MK	Prepare for, travel to and attend monthly meeting with Bryan Norton.	1.50	\$250.00	\$375.00
11/9/2016	DLM	Project Management - travel to and attendance of meeting in Fort Bend County with M. Kendrick and B. Norton regarding status update of right of way project.	1.50	\$200.00	\$300.00
11/9/2016	DLM	Preparation of all Right of Way Documents - draft of ownership affidavit for tract 18 owner; revision of tract 18 dedication deed to reflect new owner.	0.25	\$200.00	\$50.00
11/9/2016	DLM	Due Diligence of Existing Files and Property Information - filing of First Street documents including new green cards, correspondence, and deeds received.	0.25	\$200.00	\$50.00
11/10/2016	DLM	Project Management - phone correspondence with B. Mickey regarding status update with outstanding tracts 17, 15, 2, and 5; email correspondence with B. Jones regarding tract 18 revised dedication deed.	0.25	\$200.00	\$50.00
11/11/2016	DLM	Title Research - phone correspondence with landowner for tract 1 C. Jones regarding negotiation response letter and additional heir information.	0.25	\$200.00	\$50.00
11/11/2016	DLM	Preparation of all Right of Way Documents - revision of Quit Claim Deed for tract 15 owner to be recorded.	0.25	\$200.00	\$50.00

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**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
11/14/2016	MK	Conference call with Shirley Covington and Arlozelle Guess regarding negotiation letter for purchase of right of way on Pettitt tract; review of appraisal; conference with Lester Pettitt regarding same; attend to project management; attend to sending additional letters to new found heirs.	0.75	\$250.00	\$187.50
11/14/2016	DLM	Title Research - phone correspondence with landowner for tract 1 A. Laster and S. Covington regarding negotiation response letter and additional heir information.	0.25	\$200.00	\$50.00
11/14/2016	DLM	Preparation of all Right of Way Documents - revision of Negotiation Response Letter Package with updated information for R. Garrett regarding tract 1; draft of and mailing of map requested by landowner to show entire right of way project; compile clean version of limited title certificate for tract 1 on First Street to be emailed to owners.	0.75	\$200.00	\$150.00
11/14/2016	DLM	Project Management - update of status chart for First Street tract 1 owner contact information; draft of check request for First Street tract 15 Quitclaim Deed.	0.25	\$200.00	\$50.00
11/15/2016	MK	Attend to negotiation matters with Ms. Garrett, one of Pettitt tract owners.	0.25	\$250.00	\$62.50
11/15/2016	DLM	Project Management - Phone correspondence with title company regarding payment of Right of Way proceeds from Fort Bend County to the tracts with multiple owners.	0.25	\$200.00	\$50.00
11/16/2016	DLM	Preparation of all Right of Way Documents - revision of Negotiation Response Letter Package for A. Guess with updated contact information; preparation and mailing of the same; draft of email correspondence for tract 1 owners with appraisal, title report, and owner contact list.	0.75	\$200.00	\$150.00
11/17/2016	DLM	Preparation of all Right of Way Documents - email correspondence with several owners of tract 1 along First Street with appraisal, full title report, and list of all known owners; revision of ownership affidavit for tract 18 with new information; revision of tract 15 deed per owner request.	0.50	\$200.00	\$100.00
11/17/2016	DLM	Project Management - status update with B. Mickey regarding First Street outstanding plots of land to be dedicated; update status chart with new information.	0.25	\$200.00	\$50.00
11/18/2016	DLM	Preparation of all Right of Way Documents - prepare Quitclaim Deed for filing for tract 15 on First Street.	0.25	\$200.00	\$50.00

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**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
11/18/2016	DLM	Due Diligence of Existing Files and Property Information - filing of First Street documents including new green cards, correspondence, and deeds received.	0.25	\$200.00	\$50.00
11/21/2016	MK	Email correspondence with SNR Properties legal counsel regarding road dedication request.	0.25	\$250.00	\$62.50
11/21/2016	DLM	Preparation of all Right of Way Documents - Preparation of tracts 3,8,16,19, and 20 files for Commissioner's Court tomorrow regarding deed acceptance; email correspondence with owner of tract 1 on First Street with appraisal, full title report, and list of other owners.	0.50	\$200.00	\$100.00
11/21/2016	DLM	Project Management - update status chart with new information received from owner of tract 1 on First Street; phone correspondence with T. Wright regarding contact information for her uncle H. Wright; review tract 6 dedication deed to determine insufficiency with notary stamp.	0.50	\$200.00	\$100.00
11/22/2016	DLM	Project Management - travel and attendance at Commissioner's Court in Fort Bend County for acceptance of tracts 3,8,16,19, and 20.	0.50	\$200.00	\$100.00
11/28/2016	DLM	Preparation of all Right of Way Documents - review of tract 18 dedication deed and ownership affidavit received in the mail; prepared signed affidavit for filing with Fort Bend County clerk; email correspondence with Fort Bend County Clerk regarding double sided document; email correspondence with tract 1 owner R. Garrett of Right of Way Map.	0.50	\$200.00	\$100.00
Total Professional Services			15.00		\$3,175.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
11/4/2016	Photocopies	\$118.50 ✓
11/21/2016	Filing Fees	\$39.00 ✓
11/30/2016	Postage	\$234.55 ✓
Total Disbursements		\$392.05



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Total Services	\$3,175.00
Total Disbursements	\$392.05
Total Current Charges	\$3,567.05
<b>PAY THIS AMOUNT</b>	<b>\$3,567.05</b>
<b>PO Total</b>	<b>\$186,875.00</b>
<b>PO Balance Remaining</b>	<b>\$77,961.69</b>

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

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OK  
01/02/17  


Date 11-Nov-16  
Invoice No. 723,005-FS-006  
FBC Project No. P.O. #133757  
Performance Period 11/1/16-11/30/16

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

[illegible]

## Mireya Gonzalez

**From:** Ashley Edinger  
**Sent:** Friday, November 04, 2016 11:31 AM  
**To:** Acctg  
**Cc:** Mireya Gonzalez  
**Subject:** Expense to Client - Copies October 2016

Please expense the following copy charges to the respective client.



Client Matter No.	Color Count	Color Total	Black Count	Black Total
723.0000	16	\$ 7.84	0	\$ -
723.0006	117	\$ 57.33	154	\$ 30.80
807.0000	26	\$ 12.74	116	\$ 23.20
825.0000	0	\$ -	107	\$ 21.40
849.0000	1	\$ 0.49	31	\$ 6.20
1069.0000	92	\$ 45.08	564	\$ 112.80
1078.0000	0	\$ -	21	\$ 4.20
1089.0000	2	\$ 0.98	0	\$ -
1089.0002	170	\$ 83.30	176	\$ 35.20
1092.0000	5	\$ 2.45	12	\$ 2.40
1093.0010	11	\$ 5.39	62	\$ 12.40
1100.0000	35	\$ 17.15	227	\$ 45.40
1100.0001	17	\$ 8.33	43	\$ 8.60
2100.0000	1	\$ 0.49	152	\$ 30.40
5175.0000	5	\$ 2.45	189	\$ 37.80
9200.0000	0	\$ -	1	\$ 0.20
9200.0002	18	\$ 8.82	300	\$ 60.00
9999.0000	882	\$ 432.18	924	\$ 184.80

DEVELOPMENT • FINANCE • PUBLIC LAW  
REAL • PRACTICAL • SOLUTIONS

ASHLEY EDINGER  
ADMINISTRATIVE ASSISTANT

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**Ashley Edinger**

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**From:** Darice Mayberry  
**Sent:** Monday, November 14, 2016 2:55 PM  
**To:** Ashley Edinger  
**Subject:** Check Request

Ashley,

Please see the below check request and let me know if you have any questions. Thank you.

Johnson Petrov LLP		CHECK REQUEST	
Date:	11/14/2016	Check Needed By:	11/14/2016
Make Payable to:	Fort Bend County Clerk 301 Jackson Richmond, Texas 77469		
Check Amount:	\$ 39.00		
Check Purpose:	Filing of Quitclaim Deed for First Street Tract 15		
Client Name & Number	Fort Bend County First Street Right of Way Acquisition 1089.0002		
Check Requested By:	Darice	Deliver Check To:	Darice

**ATTENTION PUBLIC OFFICIALS:**

A "REPLY TO ALL" OF THIS E-Mail COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.



**DARICE MAYBERRY**  
LEGAL INTERN

**\*\*WE'VE MOVED -- PLEASE SEE OUR NEW ADDRESS BELOW\*\***

**JOHNSON PETROV LLP**

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## Postage

<b>November 2016</b>	<b>CM Number</b>	<b>Qty.</b>	<b>Cost</b>	<b>Total</b>	<b>Client Total To Bill</b>
	654.0000	9	\$ 0.67	\$ 6.03	\$ 6.03
	807.0000	1	\$ 6.75	\$ 6.75	\$ 6.75
	825.0000	1	\$ 0.46	\$ 0.46	\$ 11.46
	825.0000	1	\$ 0.88	\$ 0.88	
	825.0000	11	\$ 0.46	\$ 5.06	
	825.0000	11	\$ 0.46	\$ 5.06	
	1008.0000	1	\$ 6.71	\$ 6.71	\$ 6.71
	1078.0002	1	\$ 1.15	\$ 1.15	\$ 7.40
	1078.0002	1	\$ 6.25	\$ 6.25	
	1089.0002	1	\$ 0.67	\$ 0.67	\$ 234.55
	1089.0002	13	\$ 0.88	\$ 11.44	
	1089.0002	13	\$ 7.13	\$ 92.69	
	1089.0002	8	\$ 7.13	\$ 57.04	
	1089.0002	8	\$ 0.88	\$ 7.04	
	1089.0002	1	\$ 7.13	\$ 7.13	
	1089.0002	1	\$ 0.88	\$ 0.88	
	1089.0002	3	\$ 7.13	\$ 21.39	
	1089.0002	3	\$ 0.88	\$ 2.64	
	1089.0002	1	\$ 0.46	\$ 0.46	
	1089.0002	1	\$ 7.13	\$ 7.13	
	1089.0002	1	\$ 7.13	\$ 7.13	
	1089.0002	1	\$ 0.88	\$ 0.88	
	1089.0002	1	\$ 0.67	\$ 0.67	
	1089.0002	1	\$ 7.13	\$ 7.13	
	1089.0002	1	\$ 0.88	\$ 0.88	
	1089.0002	1	\$ 0.67	\$ 0.67	
	1089.0002	1	\$ 0.67	\$ 0.67	
	1089.0002	1	\$ 0.88	\$ 0.88	
	1089.0002	1	\$ 7.13	\$ 7.13	
	1093.0001	1	\$ 7.61	\$ 7.61	\$ 7.61
	1094.0001	1	\$ 1.15	\$ 1.15	\$ 1.15
	1100.0000	1	\$ 1.57	\$ 1.57	\$ 1.57
	1100.0001	5	\$ 6.71	\$ 33.55	\$ 38.61
	1100.0001	1	\$ 0.46	\$ 0.46	
	1100.0001	10	\$ 0.46	\$ 4.60	
	1800.0000	1	\$ 0.46	\$ 0.46	\$ 5.94