



Mr. Guy Matula  
Fort Bend County  
Engineering 301 Jackson St.  
Richmond, TX 77469

September 1, 2021

Project #'s 2017 Mobility  
Invoice #'s 0322372 0322375 0322379 0322374  
Due Date October 16, 2021  
PO # 167428  
Combined Invoice Total \$9,052.50

**Professional Services Period: July 1, 2021 to July 31, 2021**

Percheron #	FBC Project #	2017 Mobility Project Name	Current Invoice Amount
05.004808.0000	17313x	McCrary Road - PO 167428/2017	\$450.00
05.005439.0000	17303	SH 99 - PO 167428/2017	\$4,807.50
05.000520.0000	17314X	Cinco Ranch TL Road PO 167428/2017	\$135.00
05.005816.0000	17307	Peek Road PO 167428/2017	\$3,660.00
05.006710.0000	17325x	Vanbrooke PO 167428/2017	\$0.00
05.006831.0000	17320x	Fry Rd Donation PO: 167428/2017	\$0.00
<b>Total Current Invoice</b>			<b>\$9,052.50</b>

Billing Limits	Current	Prior Outstanding Invoices	To Date
Total Billings	\$9,052.50	\$0.00	(\$281,529.62)
Total Contract Amount			\$448,245.00
Remaining Funds Available			\$166,715.38

Project	Current Invoice	Prior Outstanding Invoices	Total Invoiced to Date
17313x McCrary	\$450.00	\$0.00	\$180,797.67
17303 SH 99	\$4,807.50	\$0.00	\$57,468.63
17314x CRTL	\$135.00	\$0.00	\$25,973.76
17303 Peek	\$3,660.00	\$0.00	\$7,795.00
17325x VanBrook	\$0.00	\$0.00	\$9,419.56
17320x Fry	\$0.00	\$0.00	\$75.00
<b>Totals</b>	<b>\$9,052.50</b>	<b>\$0.00</b>	<b>\$281,529.62</b>



September 1, 2021

Project No: 05.000520.0000  
 Invoice No: 0322372  
 Due Date: October 16, 2021  
 PO / WO / AFE: 17314x

Guy Matula  
 Fort Bend County  
 301 Jackson Street  
 Richmond, TX 77469

<b>Invoice Total</b>	<b>\$135.00</b>
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Project 05.000520.0000 FBC 17314x Cinco Ranch TL

**Professional Services from July 1, 2021 to July 31, 2021**

**Professional Personnel**

	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Project Manager</b>			
Kaplan, Arlene	1.5	90.00	135.00
<b>Total Labor</b>			<b>135.00</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	135.00	25,838.76	25,973.76
Total Contract Amount			32,520.00
Remaining Funds Available			6,546.24
<b>Total this Invoice</b>			<b>\$135.00</b>

**Billings to Date**

	<b>Current Invoice</b>	<b>Prior</b>	<b>Invoiced To Date</b>
Labor	135.00	25,260.00	25,395.00
Expense	0.00	578.76	578.76
<b>Totals</b>	<b>135.00</b>	<b>25,838.76</b>	<b>25,973.76</b>

# PERCHERON INVOICE SUMMARY

Billing Period from July 01, 2021 to July 31, 2021

	QTY	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
05.000520.0000 - FBC 17314x Cinco Ranch TL   1000.00 - Project Services   100.000 - Project Management															
Kaplan, Arlene	1.500	135.00													135.00
Total 100.000:	1.500	135.00													135.00
Total 1000.00:	1.500	135.00													135.00
Total 05.000520.0000:	1.500	135.00													135.00
Invoice Total:	1.500	135.00													135.00

## PERCHERON INVOICE DETAIL

Billing Period from July 01, 2021 to July 31, 2021

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Kaplan, Arlene</b>																
7/1/2021	.500	90.00	45.00													45.00
Work Detail	Following up on claim for landscape completion; tspoke to company and told them claim is in 7/6 Court for approval															
7/19/2021	1.000	90.00	90.00													90.00
Work Detail	Meeting with Jorge updating FBC reports status for open projects and parcels that need attention.															
<b>Total Kaplan, Arlene:</b>	<b>1.500</b>		<b>135.00</b>													<b>135.00</b>
<b>Invoice Total</b>	<b>1.500</b>		<b>135.00</b>													<b>135.00</b>



September 1, 2021

Project No: 05.004808.0000  
 Invoice No: 0322375  
 Due Date: October 16, 2021  
 PO / WO / AFE: 167428

Guy Matula  
 Fort Bend County  
 301 Jackson Street  
 Richmond, TX 77469

<b>Invoice Total</b>	<b>\$450.00</b>
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Project 05.004808.0000 Project# 17313X - McCrary Road PO: 167428/2017 Mobility

**Professional Services from July 1, 2021 to July 31, 2021**

**Professional Personnel**

	Quantity	Rate	Amount
<b>Project Manager</b>			
Kaplan, Arlene	5.0	90.00	450.00
<b>Total Labor</b>			<b>450.00</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	450.00	180,347.67	180,797.67
Total Contract Amount			265,150.00
Remaining Funds Available			84,352.33
<b>Total this Invoice</b>			<b>\$450.00</b>

**Billings to Date**

	<b>Current Invoice</b>	<b>Prior</b>	<b>Invoiced To Date</b>
Labor	450.00	117,690.00	118,140.00
Appraisers	0.00	57,000.00	57,000.00
Expense	0.00	3,857.67	3,857.67
Unit	0.00	1,800.00	1,800.00
<b>Totals</b>	<b>450.00</b>	<b>180,347.67</b>	<b>180,797.67</b>

## PERCHERON INVOICE SUMMARY

Billing Period from July 01, 2021 to July 31, 2021

	QTY	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0000.02 - Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	5.000	450.00													450.00
Total 100.000:	5.000	450.00													450.00
Total 0000.02:	5.000	450.00													450.00
Total 05.004808.0000:	5.000	450.00													450.00
Invoice Total:	5.000	450.00													450.00

Project	05.004808.0000	FBC - Proj#17313x - McCrary Rd PO167428	Invoice	0322375
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## PERCHERON INVOICE DETAIL

Billing Period from July 01, 2021 to July 31, 2021

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Kaplan, Arlene</b>																
7/7/2021	2.000	90.00	180.00													180.00
Work Detail	Mobility 17 invoices and meeting with agent for parcels															
7/12/2021	1.000	90.00	90.00													90.00
Work Detail	Preparation and reports for Tuesday team meeting															
7/14/2021	2.000	90.00	180.00													180.00
Work Detail	Researched McCrary parcels for SPI possession questions, agreements with County, etc. Reported back to Deborah and provided agreements that may be impacted by construction or may have construction needs.															
<b>Total Kaplan, Arlene:</b>	<b>5.000</b>		<b>450.00</b>													<b>450.00</b>
<b>Invoice Total</b>	<b>5.000</b>		<b>450.00</b>													<b>450.00</b>



September 1, 2021

Project No: 05.005439.0000

Invoice No: 0322379

Due Date: October 16, 2021

Guy Matula  
Fort Bend County  
301 Jackson Street  
Richmond, TX 77469

<b>Invoice Total</b>	<b>\$4,807.50</b>
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Project 05.005439.0000 Project# 17303 - SH 99

**Professional Services from July 1, 2021 to July 31, 2021**

**Professional Personnel**

	Quantity	Rate	Amount
<b>Project Manager</b>			
Kaplan, Arlene	15.5	90.00	1,395.00
<b>ROW Agent Senior</b>			
Cavazos, Jorge	5.5	75.00	412.50
<b>Total Labor</b>			<b>1,807.50</b>

**Reimbursable Expenses**

Other Expenses	3,000.00
<b>Total Reimbursables</b>	<b>3,000.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	4,807.50	52,661.13	57,468.63
Total Contract Amount			110,100.00
Remaining Funds Available			52,631.37

**Total this Invoice \$4,807.50**

**Billings to Date**

	Current Invoice	Prior	Invoiced To Date
Labor	1,807.50	49,477.50	51,285.00
Appraisers	3,000.00	2,870.00	5,870.00
Expense	0.00	313.63	313.63
<b>Totals</b>	<b>4,807.50</b>	<b>52,661.13</b>	<b>57,468.63</b>



## PERCHERON INVOICE SUMMARY

Billing Period from July 01, 2021 to July 31, 2021

	QTY	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
05.005439.0000 - FBC - Project# 17303 - SH 99   0000.02 - Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	15.500	1,395.00													1,395.00
Valbridge Property Advisors													3,000.00	3,000.00	3,000.00
Total 100.000:	15.500	1,395.00											3,000.00	3,000.00	4,395.00
05.005439.0000 - FBC - Project# 17303 - SH 99   0000.02 - Production and Procurement   150.000 - Acquisitions															
Cavazos, Jorge	5.500	412.50													412.50
Total 150.000:	5.500	412.50													412.50
Total 0000.02:	21.000	1,807.50											3,000.00	3,000.00	4,807.50
Total 05.005439.0000:	21.000	1,807.50											3,000.00	3,000.00	4,807.50
Invoice Total:	21.000	1,807.50											3,000.00	3,000.00	4,807.50

## PERCHERON INVOICE DETAIL

Billing Period from July 01, 2021 to July 31, 2021

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Cavazos, Jorge</b>																
7/1/2021	.500	75.00	37.50													37.50
Work Detail	P202 - Communicated with lender regarding the needed Partial Release of Lien.															
7/8/2021	2.000	75.00	150.00													150.00
Work Detail	P208-214 and 216 - Draft Payment Package															
7/13/2021	1.000	75.00	75.00													75.00
Work Detail	P202, P203 P204, P205 and P207 status meeting.															
7/19/2021	1.000	75.00	75.00													75.00
Work Detail	P203, 204, 205 - Team Meeting and research regarding updated design plans and drainage easements.															
7/26/2021	.500	75.00	37.50													37.50
Work Detail	P207 - Response via phone to PO representative and updated Log.															
7/29/2021	.500	75.00	37.50													37.50
Work Detail	P207 - Design and construction research and discission with engineer/PM.															
<b>Total Cavazos, Jorge:</b>	<b>5.500</b>		<b>412.50</b>													<b>412.50</b>
<b>Kaplan, Arlene</b>																
7/1/2021	1.500	90.00	135.00													135.00
Work Detail	SH 99 PR II parcels working through the "glitches to close. next week.															
7/2/2021	.500	90.00	45.00													45.00
Work Detail	SH 99 PR II parcels Wells Fargo release not correctly notarized. Sent back for corrections by bank															
7/6/2021	1.000	90.00	90.00													90.00
Work Detail	Worked out the process for closing with FB Title, Anthen and Fidelity Title in VA															
7/7/2021	1.500	90.00	135.00													135.00
Work Detail	Worked on the payment request for 208, 209, 210, 211, 212, 213, 214 and 216															
7/8/2021	2.000	90.00	180.00													180.00
Work Detail	Completed the payment pkg for PR II 208-214 and 216 and sent for review prior to sending to County															
7/9/2021	1.500	90.00	135.00													135.00
Work Detail	Made suggested changes to payment package for PR II parcels (8) and will send to County															
7/13/2021	2.000	90.00	180.00													180.00
Work Detail	FBC Team meeting in Richmond															
7/15/2021	1.000	90.00	90.00													90.00
Work Detail	PR II properties emails with attorney, and management. advised that closing will be early August after July 27 Court session. Other incidental paperwork.															
7/20/2021	1.000	90.00	90.00													90.00
Work Detail	Discussing SH 99 with Jorge; sent email to Mark for 202, 203, 204															
7/27/2021	.500	90.00	45.00													45.00
Work Detail	Processed SH 99 P207 appraisal invoice for payment to appraiser and for Percheron invoice to County															
7/28/2021	1.500	90.00	135.00													135.00
Work Detail	SH 99 P207: calls that prepared us for group call with management company in US for property owner in Europe. Mgmt co recommending donation; European owners need detail and answers to questions; working of documentation for letter to go out next week to document entire picture and hope for donation. If not, use appraisal and purchase land.															
7/29/2021	1.500	90.00	135.00													135.00
Work Detail	Went over material from Mark for P207. Started preparing material for presentation next week with letter to be sent to European owners still hoping for donation since US AXA Management going to recommend that after our phone call explaining everything. .															
<b>Total Kaplan, Arlene:</b>	<b>15.500</b>		<b>1,395.00</b>													<b>1,395.00</b>
<b>Valbridge Property Advisors</b>																
7/28/2021														3,000.00	3,000.00	3,000.00
AP Detail	Appraisal Fee SH 99 - Parcel 207															
<b>Total Valbridge Property Advisors:</b>														<b>3,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>
<b>Invoice Total</b>	<b>21.000</b>		<b>1,807.50</b>											<b>3,000.00</b>	<b>3,000.00</b>	<b>4,807.50</b>



RECEIVED JUL 27 2021

**Valbridge Property Advisors**

Mailing Address:

Valbridge Property Advisors / Houston - Dallas  
974 Campbell Road, Suite 204  
Houston, TX 77024

[www.valbridge.com](http://www.valbridge.com)

**Invoice No. TX02-21-0473-000**      **PO #**

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

For: SH 99 - Parcel 207  
SH 99  
, Texas

Date: 5/12/2021

Appraiser: LAB

Description	Amount
Appraisal	3,000.00
TOTAL	\$3,000.00

**TERMS:** Due on receipt

**Make all checks payable to:**

**Valbridge Property Advisors**  
**974 Campbell Road, Ste. 204**  
**Houston, TX 77024**

**If you have any questions regarding this invoice, please contact:**

**Stan Stratton - CFO**  
**sstratton@valbridge.com**  
**713-467-5858**

Prospect: SH 99 #17303

Client: FBC

Description: appraisal

Amount: \$ 3,000.00

**Thank you for your business.**



September 1, 2021

Project No: 05.005816.0000

Invoice No: 0322374

Due Date: October 16, 2021

Guy Matula  
Fort Bend County  
301 Jackson Street  
Richmond, TX 77469

<b>Invoice Total</b>	<b>\$3,660.00</b>
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Project 05.005816.0000 Project# 17307 - Peek Road PO: 167428/2017 Mobility

Part of 2017 Mobility

**Professional Services from July 1, 2021 to July 31, 2021**

**Professional Personnel**

	Quantity	Rate	Amount	
<b>Project Manager</b>				
Kaplan, Arlene	6.0	90.00	540.00	
<b>ROW Agent Senior</b>				
Cavazos, Jorge	1.5	80.00	120.00	
<b>Total Labor</b>				<b>660.00</b>

**Reimbursable Expenses**

Other Expenses			3,000.00	
<b>Total Reimbursables</b>			<b>3,000.00</b>	<b>3,000.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	3,660.00	4,135.00	7,795.00
Total Contract Amount			21,475.00
Remaining Funds Available			13,680.00

**Total this Invoice \$3,660.00**

**Billings to Date**

	Current Invoice	Prior	Invoiced To Date
Labor	660.00	1,135.00	1,795.00
Appraisers	3,000.00	3,000.00	6,000.00
<b>Totals</b>	<b>3,660.00</b>	<b>4,135.00</b>	<b>7,795.00</b>

Project 05.005816.0000 FBC - Project#17307 - Peek Road PO167428 Invoice 0322374

## PERCHERON INVOICE SUMMARY

Billing Period from July 01, 2021 to July 31, 2021

	QTY	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
05.005816.0000 - FBC - Project#17307 - Peek Road PO167428   0001.02 - Parcel PDE01-Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	2.500	225.00													225.00
Valbridge Property Advisors													3,000.00	3,000.00	3,000.00
Total 100.000:	2.500	225.00											3,000.00	3,000.00	3,225.00
Total 0001.02:	2.500	225.00											3,000.00	3,000.00	3,225.00
05.005816.0000 - FBC - Project#17307 - Peek Road PO167428   0002.02 - Parcel PDE02-Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	3.500	315.00													315.00
Total 100.000:	3.500	315.00													315.00
05.005816.0000 - FBC - Project#17307 - Peek Road PO167428   0002.02 - Parcel PDE02-Production and Procurement   150.000 - Acquisitions															
Cavazos, Jorge	.500	40.00													40.00
Total 150.000:	.500	40.00													40.00
Total 0002.02:	4.000	355.00													355.00
05.005816.0000 - FBC - Project#17307 - Peek Road PO167428   0003.02 - Parcel PDE03-Production and Procurement   150.000 - Acquisitions															
Cavazos, Jorge	1.000	80.00													80.00
Total 150.000:	1.000	80.00													80.00
Total 0003.02:	1.000	80.00													80.00
Total 05.005816.0000:	7.500	660.00											3,000.00	3,000.00	3,660.00
Invoice Total:	7.500	660.00											3,000.00	3,000.00	3,660.00

## PERCHERON INVOICE DETAIL

Billing Period from July 01, 2021 to July 31, 2021

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Cavazos, Jorge</b>																
7/28/2021	.500	80.00	40.00													40.00
Work Detail	Requested update from board and set-up meeting. Updated Log.															
7/28/2021	.500	80.00	40.00													40.00
Work Detail	Requested update from noard and communicated with engineer. Updated Log.															
7/29/2021	.500	80.00	40.00													40.00
Work Detail	Design discission with engineer/PM.															
<b>Total Cavazos, Jorge:</b>	<b>1.500</b>		<b>120.00</b>													<b>120.00</b>
<b>Kaplan, Arlene</b>																
7/6/2021	1.000	90.00	90.00													90.00
Work Detail	Conversation with appraiser and then conference call with Mark and appraiser to rget answers to questions for appraisal process															
7/27/2021	.500	90.00	45.00													45.00
Work Detail	Processed Peek PDE 01 appraisal invoice for payment to appraiser and for Percheron invoice to County															
7/29/2021	1.000	90.00	90.00													90.00
Work Detail	Working with Marks response to issues and questions, sorted out material for MUDs #50 and #123.															
7/28/2021	2.500	90.00	225.00													225.00
Work Detail	spoke with property owner and jorge; several questions and concerns; wants us to attend bd meeting in Aug; wrote to Mark for infoormation and drawings, etc.															
7/29/2021	1.000	90.00	90.00													90.00
Work Detail	Got docus from Mark and reviewed them; sent meeting notice for us to attend Aug 10 meeting with Board for PDE 02 - MUD #50															
<b>Total Kaplan, Arlene:</b>	<b>6.000</b>		<b>540.00</b>													<b>540.00</b>
<b>Valbridge Property Advisors</b>																
7/28/2021														3,000.00	3,000.00	3,000.00
AP Detail	Appraisal Fee for Ft. Bend - PD E 01 Peek Road Drainage Easement 7/2021															
<b>Total Valbridge Property Advisors:</b>														<b>3,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>
<b>Invoice Total</b>	<b>7.500</b>		<b>660.00</b>											<b>3,000.00</b>	<b>3,000.00</b>	<b>3,660.00</b>

