

Guy Matula



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

September 13, 2021

Project #'s 2017 Mobility
Invoice #'s 0322794 0322795 0322796 0322797
Due Date October 28, 2021
PO # 167428
Combined Invoice Total \$8,341.09

Professional Services Period: August 1, 2021 to August 31, 2021

Percheron #	FBC Project #	2017 Mobility Project Name	Current Invoice Amount
05.004808.0000	17313x	McCrary Road - PO 167428/2017	\$1,971.81
05.005439.0000	17303	SH 99 - PO 167428/2017	\$2,350.52
05.000520.0000	17314X	Cinco Ranch TL Road PO 167428/2017	\$1,898.76
05.005816.0000	17307	Peek Road PO 167428/2017	\$2,120.00
05.006710.0000	17325x	Hunt Road PO 167428/2017	\$0.00
05.006831.0000	17320x	Fry Rd Donation PO: 167428/2017	\$0.00
Total Current Invoice			\$8,341.09

Billing Limits	Current	Prior Outstanding Invoices	To Date
Total Billings	\$8,341.09	\$13,185.50	(\$289,870.71)
Total Contract Amount			\$448,245.00
Remaining Funds Available			\$158,374.29

Project	Current Invoice	Prior Outstanding Invoices	Total Invoiced to Date
17313x McCrary	\$1,971.81	\$450.00	\$182,769.48
17303 SH 99	\$2,350.52	\$4,807.50	\$59,819.15
17314x CRTL	\$1,898.76	\$135.00	\$27,872.52
17307 Peek	\$2,120.00	\$7,795.00	\$9,915.00
17325x Hunt Road	\$0.00	\$0.00	\$9,419.56
17320x Fry	\$0.00	\$0.00	\$75.00
Totals	\$8,341.09	\$13,185.50	\$289,870.71



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

Invoice Total	\$135.00
----------------------	-----------------

Project 05.000520.0000 FBC 17314x Cinco Ranch TL

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

Professional Personnel

	Quantity	Rate	Amount
Project Manager			
Kaplan, Arlene	1.5	90.00	135.00
Total Labor			135.00

Billing Limits

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

Billings to Date

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

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
Kaplan, Arlene																
7/1/2021	.500	90.00	45.00													45.00
Work Detail	Following up on claim for landscape completion; t spoke 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.															
Total Kaplan, Arlene:	1.500		135.00													135.00
Invoice Total	1.500		135.00													135.00



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

Invoice Total	\$450.00
----------------------	-----------------

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
Project Manager			
Kaplan, Arlene	5.0	90.00	450.00
Total Labor			450.00

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

Billings to Date

	Current Invoice	Prior	Invoiced To Date
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
Totals	450.00	180,347.67	180,797.67

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

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
Kaplan, Arlene																
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.															
Total Kaplan, Arlene:	5.000		450.00													450.00
Invoice Total	5.000		450.00													450.00



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

Invoice Total	\$4,807.50
----------------------	-------------------

Project 05.005439.0000 Project# 17303 - SH 99

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

Professional Personnel

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

Reimbursable Expenses

Other Expenses			3,000.00
Total Reimbursables			3,000.00

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
Totals	4,807.50	52,661.13	57,468.63

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
Cavazos, Jorge																
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.																
Total Cavazos, Jorge:	5.500		412.50													412.50
Kaplan, Arlene																
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. .																
Total Kaplan, Arlene:	15.500		1,395.00													1,395.00
Valbridge Property Advisors																
7/28/2021														3,000.00	3,000.00	3,000.00
AP Detail Appraisal Fee SH 99 - Parcel 207																
Total Valbridge Property Advisors:														3,000.00	3,000.00	3,000.00
Invoice Total	21.000		1,807.50											3,000.00	3,000.00	4,807.50



Valbridge
PROPERTY ADVISORS

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

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

Thank you for your business.

Prospect: SH 99 #17303

Client: FBC

Description: appraisal

Amount: \$ 3,000.00



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

Invoice Total	\$3,660.00
----------------------	-------------------

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
Project Manager			
Kaplan, Arlene	6.0	90.00	540.00
ROW Agent Senior			
Cavazos, Jorge	1.5	80.00	120.00
Total Labor			660.00

Reimbursable Expenses

Other Expenses			3,000.00
Total Reimbursables			3,000.00

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
Totals	3,660.00	4,135.00	7,795.00

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
Cavazos, Jorge																
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.															
Total Cavazos, Jorge:	1.500		120.00													120.00
Kaplan, Arlene																
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															
Total Kaplan, Arlene:	6.000		540.00													540.00
Valbridge Property Advisors																
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															
Total Valbridge Property Advisors:														3,000.00	3,000.00	3,000.00
Invoice Total	7.500		660.00											3,000.00	3,000.00	3,660.00



Valbridge
PROPERTY ADVISORS

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

Invoice No. TX02-21-0748-000 PO #

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

For: Peek Road Drainage Easement
17307 Peek Road
Katy, Texas 77494

Date: 7/22/2021

Appraiser: AGS

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

05,005816.0000

Prospect: Peek Road Proj. 17307

PDE01

Client: FBC

Description: Appraisal

Amount: \$ 3,000.00

Thank you for your business.