



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

July 8, 2022

Project #'s    Mobility 2017  
Invoice #'s    0334203, 0334204  
Due Date       August 22, 2022  
PO #            167428  
Combined Invoice Total    \$7,251.04

**PO #167428/2017 - Professional Services Period: June 1, 2022 to June 30, 2022**

Percheron #	FBC Project #	2017 Mobility Project Name	Current Invoice Amount
05.004808.0000	17313x	McCrary Rd - Drainage	\$1,846.88
05.005439.0000	17303	SH 99	\$5,404.16
05.000520.0000	17314X	Cinco Ranch TL	\$ 0.00
05.005816.0000	17307	Peek Road	\$ 0.00
05.006710.0000	17325x	Hunt Road	\$ 0.00
05.006831.0000	17320x	Fry Rd	\$ 0.00
Total Current Invoice			<u>\$7,251.04</u>

**Contract Summary**

Invoicing Limits	Current	Prior Outstanding Invoices	Total to Date
Total Invoiced	\$7,251.04	N/A	(\$360,080.56)
Total Contract Amount			<u>\$448,245.00</u>
Remaining Funds Available			\$ 88,164.44

**Project Summaries**

Project	Current Invoice	Total Prior Invoices	Total Invoiced to Date
McCrary Road	\$1,846.88	\$226,640.25	\$228,487.13
SH 99	\$5,404.16	\$ 72,734.14	\$78,138.30
Cinco Ranch TL	\$ 0.00	\$28,398.16	\$28,398.16
Peek Road	\$ 0.00	\$11,896.29	\$11,896.29
Hunt Road	\$ 0.00	\$9,419.56	\$9,419.56
Fry Rd	\$ 0.00	\$3,741.12	\$3,741.12
	<u>\$7,251.04</u>	<u>\$352,829.52</u>	<u>\$360,080.56</u>



July 8, 2022

Project No: 05.004808.0000

Invoice No: 0334203

Due Date: August 22, 2022

PO / WO / AFE: 167428

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

<b>Invoice Total</b>	<b>\$1,846.88</b>
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Project 05.004808.0000 Project# 17313X - McCrary Road PO: 167428/2017 Mobility

**Professional Services from June 1, 2022 to June 30, 2022**

**Professional Personnel**

	Quantity	Rate	Amount	
<b>Project Manager</b>				
Kaplan, Arlene	20.25	90.00	1,822.50	
<b>Total Labor</b>				<b>1,822.50</b>

**Reimbursable Expenses**

Postage			24.38	
<b>Total Reimbursables</b>			<b>24.38</b>	<b>24.38</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	1,846.88	226,640.25	228,487.13
Total Contract Amount			265,150.00
Remaining Funds Available			36,662.87

**Total this Invoice \$1,846.88**

**Billings to Date**

	Current Invoice	Prior	Invoiced To Date
Labor	1,822.50	148,513.75	150,336.25
Appraisers	0.00	72,000.00	72,000.00
Expense	24.38	4,326.50	4,350.88
Unit	0.00	1,800.00	1,800.00
<b>Totals</b>	<b>1,846.88</b>	<b>226,640.25</b>	<b>228,487.13</b>

## PERCHERON INVOICE SUMMARY

Billing Period from June 01, 2022 to June 30, 2022

	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	7.250	652.50													652.50
Total 100.000:	7.250	652.50													652.50
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0000.02 - Production and Procurement   101.000 - Project Support															
FedEx												24.38		24.38	24.38
Total 101.000:												24.38		24.38	24.38
Total 0000.02:	7.250	652.50										24.38		24.38	676.88
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0001.02 - Parcel P01-E Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	5.750	517.50													517.50
Total 100.000:	5.750	517.50													517.50
Total 0001.02:	5.750	517.50													517.50
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0002.02 - Parcel P02-E Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	2.500	225.00													225.00
Total 100.000:	2.500	225.00													225.00
Total 0002.02:	2.500	225.00													225.00
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0003.02 - Parcel P03-E Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	2.000	180.00													180.00
Total 100.000:	2.000	180.00													180.00
Total 0003.02:	2.000	180.00													180.00
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0004.02 - Parcel P04-E Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	1.750	157.50													157.50
Total 100.000:	1.750	157.50													157.50
Total 0004.02:	1.750	157.50													157.50
05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428   0005.02 - Parcel P05-E Production and Procurement   100.000 - Project Management															
Kaplan, Arlene	1.000	90.00													90.00
Total 100.000:	1.000	90.00													90.00
Total 0005.02:	1.000	90.00													90.00
Total 05.004808.0000:	20.250	1,822.50										24.38		24.38	1,846.88
Invoice Total:	20.250	1,822.50										24.38		24.38	1,846.88

## PERCHERON INVOICE DETAIL

Billing Period from June 01, 2022 to June 30, 2022

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>																
6/15/2022	1.750	90.00	157.50													157.50
Work Detail	Cost of R/W for McCrary and McCrary Drainage projects report															
6/16/2022	1.000	90.00	90.00													90.00
Work Detail	Team meeting to align final tasks for project in preparing to close final parcel and deliver project															
6/20/2022	.750	90.00	67.50													67.50
Work Detail	Review of invoice and supporting documents for FBC															
6/23/2022	2.000	90.00	180.00													180.00
Work Detail	disposal of duplicate paper and preparing McCrary and McCrary Drainage projects. Last parcel to close on 06/27 (P01E).															
6/27/2022	1.250	90.00	112.50													112.50
Work Detail	Preparing project for delivery to FBC; aligned deeds and title policies, pulled documents to be uploaded to MW; waiting to close P01Efor project completion															
6/29/2022	.500	90.00	45.00													45.00
Work Detail	Reviewed Mobility accounting															
6/8/2022	.500	90.00	45.00													45.00
Work Detail	Checking with bank to see where partial release is. working on it.															
6/16/2022	.750	90.00	67.50													67.50
Work Detail	Emails to property owners and Mark Dessens to finalize placement of concrete pad between P01E and P02E.															
6/21/2022	.750	90.00	67.50													67.50
Work Detail	Prepare word of deed for title company to use on P01E closing															
6/27/2022	1.000	90.00	90.00													90.00
Work Detail	Worked on bank requirement to reduce payment to principle for partial release. owner needs to have it reduced.															
6/28/2022	.750	90.00	67.50													67.50
Work Detail	reviewed bank documents; talked to appraiser to see if property owner can have update paid for by property owner.															
6/29/2022	.750	90.00	67.50													67.50
Work Detail	spoke to appraiser and title company to see what we can do at property owners expense to update value of property to reduce payment to principle; appr will prepare quote and send to me															
6/30/2022	1.250	90.00	112.50													112.50
Work Detail	Recv'd proposal for updating appraisal; cleared activity with title company; prepared agreement for property owner to confirm acceptance of costs for appraisal update to be paid out of proceeds at closing by title company; commitment to close when this is done regardless of outcome.															
6/1/2022	.500	90.00	45.00													45.00
Work Detail	Spoke to Debra Birge and responded to her email thanking me and the County for managing her acquisition as we did in very stressful times for her.															
6/2/2022	1.250	90.00	112.50													112.50
Work Detail	Completed log, closed out file.															
6/24/2022	.750	90.00	67.50													67.50
Work Detail	Prepared documents for FBC; named documents for MW															
6/1/2022	.750	90.00	67.50													67.50
Work Detail	Redid paperwork for closing; executed documents done as married with husband. Actual closing is after divorce. Sent all to title for closing															
6/24/2022	1.250	90.00	112.50													112.50
Work Detail	Prepared documents for FBC; named documents for MW															
6/1/2022	1.000	90.00	90.00													90.00
Work Detail	Redid paperwork for closing; executed documents done as married with husband. Actual closing is after divorce.Sent all to title for closing															
6/24/2022	.750	90.00	67.50													67.50
Work Detail	Prepared documents for delivery to FBC; named all documents for MW															
6/24/2022	1.000	90.00	90.00													90.00
Work Detail	Prepared parcel for delivery to County and named all documents for MW.															
<b>Total Kaplan, Arlene:</b>	<b>20.250</b>		<b>1,822.50</b>													<b>1,822.50</b>
<b>FedEx</b>																
6/23/2022													24.38		24.38	24.38
AP Detail	Fed Ex Shipping															
<b>Total FedEx:</b>													<b>24.38</b>		<b>24.38</b>	<b>24.38</b>
<b>Invoice Total</b>	<b>20.250</b>		<b>1,822.50</b>										<b>24.38</b>		<b>24.38</b>	<b>1,846.88</b>

FedEx

Original Customer Reference	POD Delivery Date	Recipient Name	Recipient Company	Recipient Address Line 1	Recipient City	Shipper Name	Shipper City	Net Charge Amount
10.004808.0000 Proj Docs	20220614	ATTN.: ARLENE KAPLAN	Percheron	20010 CYPRESSWO OD SPGS	SPRING	Jorge Cavazos	CYPRESS	\$24.38
								\$24.38

Prospect:	10.004808.0000
Client:	0
Description:	Ft. Bend County
Amount:	FedEx \$24.38



July 8, 2022

Project No: 05.005439.0000

Invoice No: 0334204

Due Date: August 22, 2022

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

<b>Invoice Total</b>	<b>\$5,404.16</b>
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Project 05.005439.0000 Project# 17303 - SH 99

**Professional Services from June 1, 2022 to June 30, 2022**

**Professional Personnel**

	Quantity	Rate	Amount
<b>Project Manager</b>			
Kaplan, Arlene	14.75	90.00	1,327.50
<b>Total Labor</b>			<b>1,327.50</b>

**Reimbursable Expenses**

Postage	76.66
Other Expenses	4,000.00
<b>Total Reimbursables</b>	<b>4,076.66</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	5,404.16	72,734.14	78,138.30
Total Contract Amount			110,100.00
Remaining Funds Available			31,961.70
<b>Total this Invoice</b>			<b>\$5,404.16</b>

**Billings to Date**

	Current Invoice	Prior	Invoiced To Date
Labor	1,327.50	66,157.50	67,485.00
Appraisers	4,000.00	5,870.00	9,870.00
Expense	76.66	706.64	783.30
<b>Totals</b>	<b>5,404.16</b>	<b>72,734.14</b>	<b>78,138.30</b>

## PERCHERON INVOICE SUMMARY

Billing Period from June 01, 2022 to June 30, 2022

	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	14.750	1,327.50													1,327.50
FedEx												76.66		76.66	76.66
Valbridge Property Advisors													4,000.00	4,000.00	4,000.00
Total 100.000:	14.750	1,327.50										76.66	4,000.00	4,076.66	5,404.16
Total 0000.02:	14.750	1,327.50										76.66	4,000.00	4,076.66	5,404.16
Total 05.005439.0000:	14.750	1,327.50										76.66	4,000.00	4,076.66	5,404.16
Invoice Total:	14.750	1,327.50										76.66	4,000.00	4,076.66	5,404.16

## PERCHERON INVOICE DETAIL

Billing Period from June 01, 2022 to June 30, 2022

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>																
6/2/2022	1.500	90.00	135.00													135.00
Work Detail	P203 research. Found another name from email and called and left message. Spoke to appraiser for commitment to meet a deadline in two weeks; prepared emails to County and then to appraiser with essential documents; asked title for updated commitment.															
6/3/2022	1.500	90.00	135.00													135.00
Work Detail	Prepared email explanation in-depth for FBC Legal at Guy's request and sent that to Legal for P203 with documents. Will update log and send to Legal Monday as requested by Ken C.															
6/6/2022	1.500	90.00	135.00													135.00
Work Detail	P203 - logs update and other documents for legal															
6/7/2022	.750	90.00	67.50													67.50
Work Detail	P203 - connection to Barb Hood who will be providing all original documents for closing 203.															
6/9/2022	1.250	90.00	112.50													112.50
Work Detail	Received original documents from Barb Hood. Sent to title company for their records. upload to file and started pmt request for County															
6/10/2022	.750	90.00	67.50													67.50
Work Detail	Received closing docs from title for seller to sign. Sent them to Barb Hood for Cinco Ranch Station. She'll have them back on Monday or Tuesday.															
6/13/2022	.750	90.00	67.50													67.50
Work Detail	Updating reports and information for FBC meeting Tuesday; update needs & pending for Britten															
6/14/2022	2.250	90.00	202.50													202.50
Work Detail	Scanned FBC documents and checks for 205 and 207; completed payment request for 203 and sent to County; FBC meeting w Guy															
6/17/2022	.750	90.00	67.50													67.50
Work Detail	Received copies of closing documents for 207. Parcel is now in possession. Waiting for original docs in mail															
6/20/2022	2.500	90.00	225.00													225.00
Work Detail	Pulled documents for P208 at request of attorney; he needed information regarding Director Lots as they are working behind the scenes with the title company that made the initial mistake. FBC has legal and physical possession with title insurance. Also worked with title for details on paperwork to close 203 when funds come in.															
6/21/2022	1.250	90.00	112.50													112.50
Work Detail	calls and email with Anthen Perry for P208-214 and 216															
<b>Total Kaplan, Arlene:</b>	<b>14.750</b>		<b>1,327.50</b>													<b>1,327.50</b>
<b>FedEx</b>																
6/23/2022													76.66		76.66	76.66
AP Detail	FedEx Shipping															
<b>Total FedEx:</b>													<b>76.66</b>		<b>76.66</b>	<b>76.66</b>
<b>Valbridge Property Advisors</b>																
6/28/2022														4,000.00	4,000.00	4,000.00
AP Detail	Appraisal Fee P 203 SH 99 FBC #17303															
<b>Total Valbridge Property Advisors:</b>													<b>4,000.00</b>		<b>4,000.00</b>	<b>4,000.00</b>
<b>Invoice Total</b>	<b>14.750</b>		<b>1,327.50</b>										<b>76.66</b>	<b>4,000.00</b>	<b>4,076.66</b>	<b>5,404.16</b>





Valbridge Property Advisors

Mailing Address:

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

www.valbridge.com

Invoice No. TX02-22-0899-000

PO #

CSJ: 3510-04-055 ? P203

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

For: FBC SH 99 Parcel 203  
1904 W Grand Pkwy N  
Katy, Texas 77449

RECEIVED JUN 27 2022

Date: 6/24/2022

Appraiser: JMM

Description	Amount
Appraisal	4,000.00
<b>TOTAL</b>	<b>\$4,000.00</b>

**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:

Melissa Lantz  
vpahdl@valbridge.com  
713-467-5858

Thank you for your business.

Proj# 17303  
SH 99 P203  
Prospect: 05.005439.0000  
Client: FBC  
Description: appraisal  
Amount: \$ 4,000.00

FedEx

Original Customer Reference	POD Delivery Date	Recipient Name	Recipient Company	Recipient Address Line 1	Recipient City	Shipper Name	Shipper City	Net Charge Amount
05.005439.0000 SH 99 207 & 205	20220613	ARLENE KAPLAN	Percheron	CYPRESSWO OD SPGS 20010	SPRING	Britten Harris	RICHMOND	\$24.51
10.005439.0000 SH 99 P203	20220609	ARLENE KAPLAN	Percheron	CYPRESSWO OD SPGS	SPRING	Joscelyn Argueta	KATY	\$29.37

Prospect:	05.005439.0000 SH 99	
Client:	Ft. Bend	
Description:	County	
Amount:	FedEx	\$53.88

FedEx

Original Customer Reference	POD Delivery Date	Recipient Name	Recipient Company	Recipient Address Line 1	Recipient City	Shipper Name	Shipper City	Net Charge Amount
05.005439.0000 FBC - Project# 17303 - SH 99	20220616	Brenda Frey or Stephanie Stigant	Fort Bend Title Co.	407 Julie Rivers Dr.	SUGAR LAND	Arlene Kaplan	SPRING	\$22.78

Prospect:	05.005439.0000 SH 99	\$22.78
Client:	Ft. Bend County	
Description:	FedEx	
Amount:	\$22.78	



FedEx  
P.O. Box 660481  
Dallas, TX 75266-0481

**Invoice Number: 7-790-51931**

**Invoice Date: 06/16/2022**

**Detail for Project 05.005439.0000 - FBC - Project# 17303 - SH 99**

<b>Description</b>	<b>Amount</b>
FedEx Fed Ex Shipping	\$53.88
<b>Total</b>	<b>\$53.88</b>



FedEx  
P.O. Box 660481  
Dallas, TX 75266-0481

**Invoice Number: 7-797-66310**

**Invoice Date: 06/23/2022**

**Detail for Project 05.005439.0000 - FBC - Project# 17303 - SH 99**

Description	Amount
FedEx FedEx Shipping	\$22.78
<b>Total</b>	<b>\$22.78</b>



FedEx  
P.O. Box 660481  
Dallas, TX 75266-0481

**Invoice Number: 7-790-51931**

**Invoice Date: 06/16/2022**

**Detail for Project 05.004808.0000 - FBC - Proj#17313x - McCrary Rd PO167428**

Description	Amount
FedEx Fed Ex Shipping	\$24.38
<b>Total</b>	<b>\$24.38</b>