

THE  
RANDLE  
LAW OFFICE LTD., L.L.P.

# INVOICE

The Randle Law Office  
820 Gessner, Suite 1570  
Houston, TX - Texas 77024

Invoice #: 6215  
Date: 08-01-2024

Waller County

Matter Name: General

Registration # **015362**  
Joan Sargent Waller Co. Treasurer  
Deputy *mp* Date *08/02/24*

## Services

| Date     | Staff | Description                                                                                                                                                     | Hours | Rate   | Amount   |
|----------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|----------|
| 07-01-24 | DM    | Made revisions to draft donation agreement for Mathews Park project. Forwarded to JGR for review.                                                               | 1.40  | 400.00 | \$560.00 |
| 07-03-24 | JGR   | Review 2 deeds and donation agreement.                                                                                                                          | 0.50  | 400.00 | \$200.00 |
| 07-03-24 | DM    | Consultation with JGR; worked on final edits to donation agreement and deeds for Mathews Park project; forwarded to RP.                                         | 1.00  | 400.00 | \$400.00 |
| 07-03-24 | HC    | Emails with L. Fortkamp about subdivision regulation changes. Edited subdivision regulation definitions and emailed to L. Fortkamp.                             | 0.20  | 400.00 | \$80.00  |
| 07-09-24 | HC    | Reviewed and suggested edits to Subdivision Regs from L. Fortkamp.                                                                                              | 0.30  | 400.00 | \$120.00 |
| 07-09-24 | JGR   | Receipt and review of email on mineral issue review deed                                                                                                        | 0.20  | 400.00 | \$80.00  |
| 07-09-24 | SS    | Format and Finalize Ltr to Kelli Luetge re Title Search Request for DM.                                                                                         | 0.30  | 175.00 | \$52.50  |
| 07-09-24 | DM    | Drafted letter to Kelli Luetge, University Title, to order title report for Mathews park property; emailed to University Title.                                 | 0.40  | 400.00 | \$160.00 |
| 07-10-24 | DM    | Email to/from Robert Collins (City of Houston) regarding Open Space License Agreement with Waller County for Houston Airport System Park. Forwarded to RP & DH. | 0.40  | 400.00 | \$160.00 |
| 07-10-24 | DM    | Final revisions to Mathews Park donation agreement; mineral interest issues                                                                                     | 0.70  | 400.00 | \$280.00 |
| 07-11-24 | HC    | T/C with L. Fortkamp to finalize Subdivision Development changes.                                                                                               | 0.20  | 400.00 | \$80.00  |
| 07-11-24 | DM    | Review of Sunset Grove development agreement documents.                                                                                                         | 1.50  | 400.00 | \$600.00 |

|          |     |                                                                                                                                              |      |        |          |
|----------|-----|----------------------------------------------------------------------------------------------------------------------------------------------|------|--------|----------|
| 07-12-24 | DM  | Completed review and comments of Sunset Grove development agreement packet.<br>Forwarded comments to JGR for review and additional comments. | 2.00 | 400.00 | \$800.00 |
| 07-15-24 | DM  | Received invoice from title company for title report Mathews Park property; forwarded to SS to arrange payment.                              | 0.40 | 400.00 | \$160.00 |
| 07-22-24 | DM  | Initial review of title report for Mathews Park property.                                                                                    | 0.30 | 400.00 | \$120.00 |
| 07-22-24 | DM  | Initial review of Acorn Ranch Development Agreement.                                                                                         | 0.40 | 400.00 | \$160.00 |
| 07-23-24 | BM  | Review correspondence on Sunset Grove development.                                                                                           | 0.30 | 400.00 | \$120.00 |
| 07-23-24 | DM  | Edits to Acorn Ranch Development Agreement.                                                                                                  | 0.50 | 400.00 | \$200.00 |
| 07-23-24 | DM  | Reviewed email and attachments from R Pechukas regarding 600 acre Forestar development.                                                      | 0.30 | 400.00 | \$120.00 |
| 07-24-24 | SS  | SOS Entity Research of Century Land Holdings for DM.                                                                                         | 0.30 | 175.00 | \$52.50  |
| 07-24-24 | DM  | Reviewed title report for Mathews Park property.                                                                                             | 0.40 | 400.00 | \$160.00 |
| 07-24-24 | DM  | Began review of Mirabella Development Agreement packet.                                                                                      | 0.70 | 400.00 | \$280.00 |
| 07-25-24 | BM  | Review correspondence regarding Acorn Ranch development.                                                                                     | 0.30 | 400.00 | \$120.00 |
| 07-25-24 | MKY | *Summer Intern<br>Send files to Waller County.                                                                                               | 0.30 | 175.00 | \$52.50  |
| 07-25-24 | DM  | Emailed comments on Sunset Grove Development Agreement to R Pechukas and R McCall.                                                           | 0.30 | 400.00 | \$120.00 |
| 07-25-24 | DM  | Further review of title report for Mathews Park property. Email to RP and R Mc regarding same and whether County wants title insurance.      | 0.40 | 400.00 | \$160.00 |
| 07-25-24 | MKY | Perform entity search for FORESTAR (USA) REAL ESTATE GROUP INC for DM.                                                                       | 0.20 | 175.00 | \$35.00  |
| 07-25-24 | JGR | Receipt and review of email from judge on development.                                                                                       | 0.30 | 400.00 | \$120.00 |
| 07-26-24 | BM  | Review documents related to Acorn Ranch development and correspondence regarding the same.                                                   | 1.80 | 400.00 | \$720.00 |
| 07-26-24 | DM  | Email from/to RP regarding title report for Mathews Park and payment to title company.                                                       | 0.30 | 400.00 | \$120.00 |
| 07-26-24 | JGR | Receipt and review of land plans and various emails on Acorn development, Oak Ridge development, and Springer Cemetery.                      | 1.50 | 400.00 | \$600.00 |
| 07-29-24 | JGR | Comprehensive review of all issues with county. Conference and telephone conference with Robert on Matthews park donation. Email to judge.   | 0.80 | 400.00 | \$320.00 |

|          |     |                                                                                                                                                                                                  |      |        |          |
|----------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------|----------|
| 07-29-24 | DM  | Forestar (Oak Ridge) Development Agreement packet - began review.                                                                                                                                | 0.70 | 400.00 | \$280.00 |
| 07-29-24 | DM  | Consult with JGR status of parks and development projects.                                                                                                                                       | 0.30 | 400.00 | \$120.00 |
| 07-29-24 | DM  | Century Land Holdings (Mirabella development) reviewed development packet.                                                                                                                       | 1.50 | 400.00 | \$600.00 |
| 07-29-24 | DM  | Mathews Park donation - worked on same name affidavit; researched name differences; consulted guardianship petition with JGR.                                                                    | 1.30 | 400.00 | \$520.00 |
| 07-29-24 | DM  | Legal research per JGR regarding lot sizes; email to JGR.                                                                                                                                        | 1.10 | 400.00 | \$440.00 |
| 07-30-24 | JGR | Telephone conference with Robert on Matthews park. work on same                                                                                                                                  | 0.40 | 400.00 | \$160.00 |
| 07-30-24 | JGR | Review Mirabella DA.                                                                                                                                                                             | 0.30 | 400.00 | \$120.00 |
| 07-30-24 | DM  | Mirabella Development packet - emailed final comments to RP & JGR.                                                                                                                               | 0.30 | 400.00 | \$120.00 |
| 07-30-24 | DM  | Worked on Forestar (Oak Ridge) development packet.                                                                                                                                               | 1.00 | 400.00 | \$400.00 |
| 07-30-24 | DM  | Consult JGR regarding Mathews Park; T/C Attorney David Armstrong for Kay Wright Mathews; email to David Armstrong regarding proposed donation for Mathews Park; update email to RP & Judge Duhon | 0.70 | 400.00 | \$280.00 |
| 07-30-24 | MKY | Create comparison chart for Development Agreements.                                                                                                                                              | 0.90 | 175.00 | \$157.50 |
| 07-30-24 | DM  | Review MKY chart on development agreements.                                                                                                                                                      | 0.30 | 400.00 | \$120.00 |
| 07-31-24 | DM  | Mathews Park donation agreement edits and comments; forwarded to RP and JGR.                                                                                                                     | 0.60 | 400.00 | \$240.00 |
| 07-31-24 | DM  | Review sample of other county development agreement.                                                                                                                                             | 0.30 | 400.00 | \$120.00 |
| 07-31-24 | DM  | Various emails from/to RP regarding Mathews Park, Hoover Lane development, Mirabella development and Sunset Grove development                                                                    | 0.70 | 400.00 | \$280.00 |
| 07-31-24 | DM  | Initial review of Hoover Land Development Agreement.                                                                                                                                             | 0.30 | 400.00 | \$120.00 |
| 07-31-24 | JGR | Receipt and review of email on Acron Ranch; work on same. Work on Mirabella development, Hoover development, and Matthews Park.                                                                  | 0.90 | 400.00 | \$360.00 |

Services Subtotal: \$11,750.00

#### Expenses

|          |     |                                                                      |      |        |          |
|----------|-----|----------------------------------------------------------------------|------|--------|----------|
| 07-17-24 | SS  | Title Report for Mathews Park                                        | 1.00 | 0.69   | \$0.69   |
| 07-17-24 | SS  | Mathews Park Title Report Invoice#10391                              | 1.00 | 433.00 | \$433.00 |
| 07-26-24 | MKY | Secretary of State entity search fee for Forestar Real Estate Group. | 1.00 | 1.00   | \$1.00   |

|          |    |                             |      |        |          |
|----------|----|-----------------------------|------|--------|----------|
| 07-26-24 | SS | SOS Entity Search           | 1.00 | 1.00   | \$1.00   |
| 07-29-24 | BK | Attorney Research - Westlaw | 1.00 | 176.99 | \$176.99 |

Expenses Subtotal: \$612.68

|             |             |
|-------------|-------------|
| Subtotal    | \$12,362.68 |
| Total       | \$12,362.68 |
| Payment     | \$0.00      |
| Balance Due | \$12,362.68 |

#### Detailed Statement Account Summary

|                                  |                    |
|----------------------------------|--------------------|
| Previous Balance:                | \$20,439.18        |
| New Charges:                     | \$12,362.68        |
| Payments Applied:                | \$0.00             |
| <b>Total Amount Outstanding:</b> | <b>\$32,801.86</b> |

#### Timekeeper Summary

| Name              | Initials | Hours | Rate   | Total      |
|-------------------|----------|-------|--------|------------|
| Brandon Morris    | BM       | 2.40  | 400.00 | \$960.00   |
| Debra Mergel      | DM       | 20.50 | 400.00 | \$8,200.00 |
| Heather Cook      | HC       | 0.70  | 400.00 | \$280.00   |
| J. Grady Randle   | JGR      | 4.90  | 400.00 | \$1,960.00 |
| Mary Kate Yniguez | MKY      | 1.40  | 175.00 | \$245.00   |
| Saniyyah Smalls   | SS       | 0.60  | 175.00 | \$105.00   |

To pay by credit card, please call our office at 281-657-2000  
Firm Tax ID 20-3850938