Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $239,703.60

Please make check payable to:

Name: LJA Engineering, Inc.

Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Please mail check to:

Name: LJA Engineering, Inc.

Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Purpose of check: Invoice # 202652149 Project # PM5121-2471

Professional Services Rendered Through September 25, 2026

Charge to GL line: 605-605-545405

Julie Adams 10-14-26

Signature of Person Submitting Request — Date

J. Ross McCall 10/14/26

Signature of Official/Department Head Submitting Request — Date

3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042
P: 713.953.5200
F: 713.953.5026
Invoice Questions: Billing@lja.com
Payment Questions: AR@lja.com
www.LJA.com

Attention: J. Ross McCall, PE
Waller County
775 Bus 290 East
Hempstead, TX 77445
United States

Invoice : 202652149
Invoice Date : 10/14/2026
Project : PM5121-2471
Project Name : Waller County Bond Program Management
PM Name : John Charles Tyler

For Professional Services Rendered Through 9/25/2026

		Current Billings
PM5121-2471 - Waller County Bond Program Management		
103 - Program ROW Acquisition		9,177.27
Rate Labor	9,177.27	
901 - Project Design Engineer Coord.		27,764.89
Rate Labor	27,764.89	
902 - Review of Project Plan Submittals		60,371.40
Rate Labor	60,371.40	
903 - Utility Coordination		32,599.98
Rate Labor	32,599.98	
904 - Program Management		76,035.38
Rate Labor	76,035.38	
905 - Project Coordination		26,039.50
Rate Labor	26,039.50	
906 - Right of Way Coordination		209.96
Rate Labor	209.96	
907 - GIS		2,721.27
Rate Labor	2,721.27	
908 - Bidding CEI Phase Services		4,734.55
Rate Labor	4,734.55	
Z99 - Other Direct Costs		49.40
Unit Rate Expense	49.40	

Current Billings	239,703.60
Amount Due This Bill	239,703.60

Project: PM5121-2471 - Waller County Bond Program Management **Invoice: 202652149**

Outstanding Receivables

Invoice Number	Date	Amount	Balance Due
202646509	9/17/2026	286,083.37	286,083.37
			286,083.37

Mail Checks payable to:

LJA Engineering, Inc.
(now known as LJA, Inc.)
DEPT. 803 PO Box 4346
Houston, TX 77210-4346

Send ACH or Wire Payments to:

Account Name: LJA, Inc.
Name of Bank: Amegy Bank
ABA Routing Number: 113011258
Account Number: 5795329241
Swift Code: ZFNBUS55
Please email a remittance advice to: AR@lja.com

103 - Program ROW Acquisition

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Admin/Clerical				
Araceli Trevino	9/2/2026	1.00	113.9300	113.93
Prepared Initial Offer Letter packages to be mailed for parcels P2, P3, P4 and P5 and dropped off at post office per J. Cooley. Call with J. Cooley and J. Harmison regarding stamps.com printing issues.				
	9/3/2026	0.50	113.9300	56.97
Scanned and saved CMRR receipt for Initial Offer Letter packages for parcels P2, P3, P4 and P5.				
Total Araceli Trevino		1.50		170.90
Christy Diane Flores	9/1/2026	4.00	113.9300	455.72
Continued on Clay Road with creating and completing the title curative plan for Parcel 23. Edited the language/format for the TCPs that were completed for Precinct 1, Parcel 1, Precinct 2, Parcel 1, and Morton Road, Parcels 1-6 in addition to completing Parcels 7 & 8. Parcel 23,23DE introduction letter drafted & saved for review and looked up the CAD to save into file. Received updated title commitments, renamed, and saved them in their individual files for Parcels 6-23. Updated P6-23 title curative plans accordingly.				
Joseph William Harmison	9/3/2026	0.75	113.9300	85.45
Printed and went to post office to mail Intro letter for P23 (Clay Road)				
	9/25/2026	1.50	113.9300	170.90
Pulled Tax cards for P5/P6 (Joseph). Printed them to PDF and filed. Prepped and mailed intro letters.				
Total Joseph William Harmison		2.25		256.35
Total Admin/Clerical		7.75		882.97
Right-of-Way Sr. Agent				
Cade Logan Killingsworth	9/1/2026	4.00	169.2700	677.08
Drafted and reviewed Initial offer letters for Morton Road, Parcels 2-5 for mailing.				
	9/2/2026	1.00	169.2700	169.27
Reviewed materials recently mailed to the address on file for Parcels 2–5 on Morton Road to verify correspondence and acquisition documentation. Studied current title work for parcels with outstanding offers to become familiar with title requirements, potential issues, and the steps necessary to advance each acquisition.				
	9/3/2026	0.50	169.2700	84.64
Reviewed recently mailed correspondence and acquisition materials associated with Parcels 2–5 on Morton Road. Examined title commitments and related title documentation for parcels with active offers to gain familiarity with the acquisition process and identify outstanding requirements.				
	9/4/2026	1.00	169.2700	169.27
Reviewed title commitments and supporting title documentation for parcels with offers out to familiarize self with title requirements, outstanding items, and the processes necessary to move acquisitions forward.				
	9/8/2026	2.50	169.2700	423.18
Discussed project specifics with PM via teams. Checked status of delivery of Initial offer letters that recently went out. (2-5 Morton Road) Started people search for unknown contacts via spokeo. Reached out to owners of parcels 2-5 on Morton road to introduce self and discuss acquisition. Left voicemails for 2/3 and 4. Discussed acquisition via phone with owners for parcels 2-5. Drafted and sent email with copies of IOLs per owner requests. Created contact logs, updated contact logs as necessary. Forwarded information to PM.				
	9/10/2026	0.50	169.2700	84.64
Drafted and sent email to owner of parcel 2/3 regarding acquisition after phone call from day before. Discussed price per square foot and reasoning given from the appraisal. Spoke on phone with Mike Hickman on Morton road. Outcome of call is he will be submitting a counter in the $15-$20 a square foot range. Double our offer.				
	9/11/2026	0.50	169.2700	84.64
Managed internal notes and reports to accurately reflect current status of all parcel involved in Waller County. Robichaux, Bowler, All of Morton Rd.				
	9/15/2026	1.00	169.2700	169.27

103 - Program ROW Acquisition

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Right-of-Way Sr. Agent				
	Prepped for and attended internal teams meeting with PM to go over project specifics and action items to come for each parcel in negotiations. Reviewed PSA for Bowler parcel, sent to PM to confirm accuracy and green light to send to owner for execution. Coordinated with owner to get property free and clear of title issues.			
	9/16/2026	1.50	169.2700	253.91
	Continued communication with property owners. Called numbers on file for contacts to discuss current status of acquisition of Robichaux, Bowler, and Morton Road projects. Sent emails to owners that did not answer phone. Left voice messages. Updated notes and logs as necessary.			
	9/17/2026	1.25	169.2700	211.59
	Coordinated with owner of Bowler parcel and title company to get necessary documents mailed to title company for future closing. Release document is recorded in Harris county while property is in Waller County.			
	9/18/2026	0.75	169.2700	126.95
	Performed review of project notes, parcel files, correspondence, and supporting materials to remain current on active acquisitions. Assessed recent activity and outstanding requirements to determine priorities and prepare for continued owner outreach.			
	9/21/2026	0.50	169.2700	84.64
	Reviewed assigned parcels that remain in various stages of negotiation and assessed the current status of each acquisition. Made plan of action for continuing outreach efforts for the upcoming week for each parcel in negotiations.			
	9/22/2026	1.50	169.2700	253.91
	Prepped for and attended internal teams meeting to go over parcel by parcel list list for each precinct project. Discussed next steps for parcels in negotiations and ones we have a deal accepted on. Looking to get Robichaux and Bowler parcels closed pretty soon. Received and reviewed counter material from owner of Parcel 5. Forwarded information to PM. Getting new survey and appraisal for P5 on Morton Road.			
	9/23/2026	1.00	169.2700	169.27
	Prepped or drafted new offer for P5 for Morton Road. Waiting to get green light from client to send new offer with new survey and updated appraisal.			
	9/24/2026	1.50	169.2700	253.91
	Continued outreach to property owners and their representatives regarding assigned parcels. Conducted follow-up via phone and email to obtain status updates and updated project reports accordingly. Reviewed ownership and title information for negotiations.			
	9/25/2026	1.25	169.2700	211.59
	Reviewed acquisition documentation, parcel notes, reports, and project materials to evaluate current activities and determine the importance of outstanding items. Made updated to reports and files as needed for PM to send weekly status updates to client. Reviewed material and drafted Initial offer letter for parcel 8 on Morton road.			
Total Cade Logan Killingsworth		20.25		3,427.76
Joanna Cooley	9/1/2026	2.25	169.2700	380.86
	Call with the agent to discuss the Purchase Agreement form and title items that need to be cleared for Robichaux P1 and Bowler/Kyle P1, and to assign the Morton Road parcels and Offer Letter preparation. Review P1 Robichaux Purchase Agreement Draft. Correspondence with John Tyler regarding Morton Road prescriptive easements and WFG invoices. Email Morton Parcel 2 appraisal correction to the appraisers. Review the appraiser's invoice for Morton Road Parcels 2-5. Reviewed the draft Purchase Agreement for Bowler/Kyle P1. Request HUD agreement for Robichaux P1 from the title company. Forward updated title commitments for Clay Road to document control to log and save.			
	9/2/2026	3.00	169.2700	507.81
	Provided draft Purchase Agreement and Deed to title company to prepare closing documents for P1 on Robichaux Road. Review the draft offer packets for Morton Road P2, P3, P4 and P5. Send finalized offer packets to be mailed. Review the closing documents provided by the title company for Robichaux P1 and follow up with agent on the status of the signed Purchase Agreement.			
	9/3/2026	2.50	169.2700	423.18

103 - Program ROW Acquisition

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Right-of-Way Sr. Agent				
	Update and distribute the ROW status report. Call with the agent to discuss the status of the signed Purchase Agreement for Robichaux P1 and the lien release for Bowler/Kyle P1. Review the title and lien instrument for Bowler/Kyle P1. Searched real property records for lien release and emailed the information found to the title company to request underwriter review and removal of the lien.			
	9/8/2026	0.25	169.2700	42.32
	Call with Cade to discuss the Morton Road offers and landowner responses.			
	9/9/2026	0.25	169.2700	42.32
	Bowler/Kyle Rd Parcel 1 correspondence with the title company and agent about the required lien release.			
	9/10/2026	1.50	169.2700	253.91
	Call with the Agent to discuss the redlined Purchase Agreement from the Robichaux P1 landowner. Forward redlined agreement to PM. Review new Morton Rd surveys for changes and save in the files.			
	9/11/2026	1.75	169.2700	296.22
	Update and distribute the status report. Project status meeting with the agent. Send final Morton Road surveys to the agent and title company.			
	9/14/2026	1.50	169.2700	253.91
	Correspondence with John Tyler about Flukinger. Remove Flukinger from the Master ROW Status Report. Schedule weekly internal status meetings with agent. Review lien release provided by the landowner for the lien on Bowler/Kyle P1. Review and Save the updated title commitments for Morton Parcels 2, 3, 4, 5, 8. Follow up emails with the appraisers about the status of the Morton P7 and P8 appraisal reports.			
	9/15/2026	1.25	169.2700	211.59
	ROW status meeting with agent. Call with John Tyler to review the proposed payment process in preparation for the commissioners meeting tomorrow. Meeting with John Tyler and Lora Gunter to discuss proposed approval process for offers and counteroffers.			
	9/18/2026	2.25	169.2700	380.86
	Correspondence with agent and PM about Morton Rd landowner request for plans and Clay Rd owner questions about the timeline. Review agent logs. Correspondence with the agent about Morton Road P2 and P5 negotiations. Update and distribute the status report.			
	9/21/2026	1.25	169.2700	211.59
	Call with Daniel Freeman to discuss sharing plans with owners. Correspondence with PM and engineers about owner questions and plan requests. Email to agent about Morton Road map requests.			
	9/22/2026	2.75	169.2700	465.49
	Call with appraiser to discuss Clay road issues. ROW status meeting with the agent. Call with appraiser about Morton Road P7 and P8 status. Forward appraiser questions and concerns to PM. Attend a meeting with the appraiser and engineers to discuss the septic field on P4. Emails with the appraiser about the details of the remaining survey corrections. Submit the appraisal draft for Morton P8.			
	9/23/2026	2.00	169.2700	338.54
	Review Morton P5 counteroffer. Correspondence with Daniel Freeman about the P5 survey change and appraisal update. Calls with the appraiser and agent about the P5 appraisal update.			
	9/24/2026	3.00	169.2700	507.81
	Review the updated appraisal report for Morton P5 and prepare the approval form. Correspondence with the agent about offer acceptance for Morton P4 and the status of the Bowler/Kyle P1 signed Purchase Agreement. Attended the ROW discussion meeting. Emailed Clay Road survey feedback to the PM. Review the draft Purchase Agreement for Morton Road P4.			
	9/25/2026	3.25	169.2700	550.13
	Add Joseph Road Parcels 5 and 6 to the status report. Create the Joseph Road project folders and prep the intro letter template. Order title commitments and appraisal reports for Joseph Road. Update and distribute the status report. Correspondence with the appraisers about the status of Clay Road. Call with Matt about appraisal status. Review the draft intro letters for Joseph P5 and 6 and assemble the packets for mailing.			
Total Joanna Cooley		28.75		4,866.54

103 - Program ROW Acquisition

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Total Right-of-Way Sr. Agent		49.00		8,294.30
	Total Rate Labor			***9,177.27***
Total Bill Task: 103 - Program ROW Acquisition				**9,177.27**

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Environmental Project Director				
John Keith Morgan	9/8/2026	2.00	233.6300	467.26
	Project coordination to document reports reviewed to date			
	9/10/2026	1.00	233.6300	233.63
	Review new project areas.			
	9/11/2026	1.00	233.6300	233.63
	Project coordination with internal staff.			
Total John Keith Morgan		4.00		934.52
Total Environmental Project Director		4.00		934.52
Project Engineer				
Austin Porter McLean	9/1/2026	0.50	244.1300	122.07
	request UCT and coordinate on deliverables			
	9/4/2026	2.00	244.1300	488.26
	respond to engineer questions			
	9/14/2026	1.00	244.1300	244.13
	send out Robichaux comments			
	9/15/2026	1.00	244.1300	244.13
	discuss comments with Volkert			
	9/16/2026	1.00	244.1300	244.13
	discussion with Beau			
	9/19/2026	1.00	244.1300	244.13
	discuss invoicing and schedule meeting for comments			
	9/21/2026	0.50	244.1300	122.07
	monthly meeting and design review			
	9/24/2026	2.00	244.1300	488.26
	review of contracts and invoices			
	9/25/2026	0.50	244.1300	122.07
	invoice review and responses			
Total Austin Porter McLean		9.50		2,319.25
Robert T. Mcbride	9/1/2026	2.00	244.1300	488.26
	Coordination			
	9/2/2026	2.00	244.1300	488.26
	Coordination			
	9/3/2026	3.00	244.1300	732.39
	Coordination/Meeting			
	9/4/2026	2.00	244.1300	488.26
	Coordination			
	9/9/2026	3.00	244.1300	732.39
	Coordination/Meeting			
	9/10/2026	3.00	244.1300	732.39
	Coordination/Meeting			
	9/15/2026	2.00	244.1300	488.26
	Coordination			
	9/16/2026	3.00	244.1300	732.39

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Project Engineer					
	Coordination				
		9/17/2026	3.00	244.1300	732.39
	Coordination				
		9/21/2026	3.00	244.1300	732.39
	Coordination				
		9/23/2026	3.00	244.1300	732.39
	Coordination				
		9/24/2026	3.00	244.1300	732.39
	Coordination				
Total Robert T. Mcbride			32.00		7,812.16
Total Project Engineer			41.50		10,131.41
Sr. Engineer					
Michael David Keck		9/1/2026	2.00	309.2400	618.48
	Project Management				
		9/2/2026	2.00	309.2400	618.48
	Project Management				
		9/3/2026	2.00	309.2400	618.48
	Project Management				
		9/4/2026	2.00	309.2400	618.48
	Project Management				
		9/8/2026	2.00	309.2400	618.48
	Project Management				
		9/9/2026	3.00	309.2400	927.72
	Project Management				
		9/10/2026	3.00	309.2400	927.72
	Project Management				
		9/11/2026	2.00	309.2400	618.48
	Project Management				
		9/14/2026	3.00	309.2400	927.72
	Project Management				
		9/15/2026	3.00	309.2400	927.72
	Project Management				
		9/16/2026	2.00	309.2400	618.48
	Project Management				
		9/17/2026	4.00	309.2400	1,236.96
	Project Management				
		9/18/2026	4.00	309.2400	1,236.96
	Project Management				
		9/21/2026	4.00	309.2400	1,236.96
	Project Management				
		9/22/2026	4.00	309.2400	1,236.96
	Project Management				
		9/23/2026	4.00	309.2400	1,236.96
	Project Management				
		9/24/2026	4.00	309.2400	1,236.96
	Project Management				
		9/25/2026	4.00	309.2400	1,236.96
	Project Management				
Total Michael David Keck			54.00		16,698.96
Total Sr. Engineer			54.00		16,698.96
		Total Rate Labor			***27,764.89***

Total Bill Task: 901 - Project Design Engineer Coord. **27,764.89**

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager				
Daniel Wayne Freeman	9/4/2026	3.00	341.7900	1,025.37
	Review of Cochran Geotech and Env Documents; Coordination; Review of Cochran Geotech Documents			
	9/10/2026	1.00	341.7900	341.79
	Review of Precinct 2 Intersection Bid Form			
	9/11/2026	3.00	341.7900	1,025.37
	Review of Robichaux 90% Plans; Review of Morton 70% Plans			
	9/14/2026	4.00	341.7900	1,367.16
	Review of Richards Road 70% Plans; Review of Flukinger 70% Plans; Owens Road 100% Plans			
	9/15/2026	2.00	341.7900	683.58
	Review of Nueman 100% Plans			
	9/18/2026	2.00	341.7900	683.58
	Joseph Road 70% Plan Review			
Total Daniel Wayne Freeman		15.00		5,126.85
Total Deputy Project Manager		15.00		5,126.85
Design Engineer				
Bradley Burnside	9/1/2026	5.00	211.5800	1,057.90
	Flukinger Rd			
	9/3/2026	7.50	211.5800	1,586.85
	Flukinger Rd			
	9/7/2026	1.00	211.5800	211.58
	Richards Rd			
	9/8/2026	9.00	211.5800	1,904.22
	Richards Rd			
	9/9/2026	3.00	211.5800	634.74
	Richards Rd, Kyle @ Bowler			
	9/10/2026	9.00	211.5800	1,904.22
	Kyle @ Bowler, Owens Rd			
	9/11/2026	4.00	211.5800	846.32
	Owens Rd			
	9/12/2026	4.00	211.5800	846.32
	Owens Rd			
	9/14/2026	1.50	211.5800	317.37
	Owens Rd			
	9/16/2026	8.00	211.5800	1,692.64
	Joseph Rd			
	9/17/2026	9.00	211.5800	1,904.22
	Joseph Rd			
Total Bradley Burnside		61.00		12,906.38
Selena Alvarado	9/3/2026	3.00	211.5800	634.74
	richards rd PER and 70% bluebeam set up | robichaux UCM print			
	9/4/2026	2.00	211.5800	423.16
	richards rd PER and 70% bluebeam set up | robichaux UCM print			
	9/7/2026	1.00	211.5800	211.58
	reviewing robichaux rd plans			
	9/8/2026	7.00	211.5800	1,481.06
	reviewing robichaux rd/richards rd plans			
	9/9/2026	6.00	211.5800	1,269.48
	morton rd comment matrix + bluebeam session set up + richards rd plans review			

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Design Engineer				
	9/10/2026	4.00	211.5800	846.32
	reviewing richards rd cost estimate/bid form			
	9/11/2026	3.00	211.5800	634.74
	reviewing flukinger plans			
	9/14/2026	8.00	211.5800	1,692.64
	richards rd PER and flukinger rd bluebeam comment export + comment matrix udpates + owens rd 100% submittal review			
	9/15/2026	5.00	211.5800	1,057.90
	morton 70% review			
	9/16/2026	2.00	211.5800	423.16
	morton rd bluebeam comment export + update comment matrix			
	9/18/2026	4.00	211.5800	846.32
	richards road review			
	9/21/2026	5.00	211.5800	1,057.90
	joseph rd plan review + richards rd 70% bluebeam comment export + reviewing city of prairie view comments and creating comment matrix			
	9/22/2026	6.00	211.5800	1,269.48
	distribute comment matrix to b2z + review cochran rd 95% plan comment from city of prarie view and create comment matrix + distribute to gradient + review joseph rd			
	9/23/2026	4.00	211.5800	846.32
	review richards rd 70% comment from city of prairie view + create comment matrix for comments + distribute to cobb fendley			
Total Selena Alvarado		60.00		12,694.80
Total Design Engineer		121.00		25,601.18
Project Engineer				
Austin Porter McLean	9/9/2026	0.50	244.1300	122.07
	general review			
	9/11/2026	1.00	244.1300	244.13
	Robichaux comments			
	9/12/2026	1.25	244.1300	305.16
	flukinger and richards			
	9/14/2026	1.75	244.1300	427.23
	Morton drainage review			
	9/21/2026	1.00	244.1300	244.13
	review Robichaux			
Total Austin Porter McLean		5.50		1,342.72
Robert T. Mcbride	9/2/2026	2.00	244.1300	488.26
	Review			
	9/8/2026	2.00	244.1300	488.26
	Review			
	9/14/2026	2.00	244.1300	488.26
	Review			
	9/15/2026	3.00	244.1300	732.39
	Review			
	9/22/2026	2.00	244.1300	488.26
	Review			
	9/24/2026	2.00	244.1300	488.26
	Review			
Total Robert T. Mcbride		13.00		3,173.69
Total Project Engineer		18.50		4,516.41

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Project Manager				
John Charles Tyler	9/1/2026	3.00	364.5700	1,093.71
	Cochran review. Bartlett mtg. Morrison coord mtg.			
	9/2/2026	3.00	364.5700	1,093.71
	cochran proj review mtg. Clay road coord w/ entry road. Mayer Road mtg.			
	9/3/2026	2.50	364.5700	911.43
	Schlipf mtg. Richards coord.			
	9/4/2026	0.50	364.5700	182.29
	Morrison coord.			
	9/8/2026	2.00	364.5700	729.14
	Pct 2 intersection/Joseph mtgs. Stockdick coord. Richards 70 review.			
	9/9/2026	3.50	364.5700	1,276.00
	Stockdick drainage mtg. Flukinger and Morton proj mtgs.			
	9/10/2026	4.00	364.5700	1,458.28
	Richards, Penick, Owens, and Pitts proj and utility mtgs.			
	9/14/2026	1.00	364.5700	364.57
	Owens 100 review.			
	9/15/2026	2.00	364.5700	729.14
	Owens road coord.			
	9/17/2026	0.50	364.5700	182.29
	clay mtg.			
	9/19/2026	2.00	364.5700	729.14
	Joseph Road Review.			
Total John Charles Tyler		24.00		8,749.70
Total Project Manager		24.00		8,749.70
Sr. Engineer				
Magdy Mikhail	9/11/2026	1.00	309.2400	309.24
	Review geotechnical report for Richards road			
Mohammad Saleem	9/1/2026	2.00	303.1700	606.34
	plan review			
	9/2/2026	2.00	303.1700	606.34
	plan review			
	9/3/2026	2.00	303.1700	606.34
	plan review			
	9/4/2026	8.00	303.1700	2,425.36
	plan review			
	9/8/2026	8.00	303.1700	2,425.36
	plan revie			
	9/9/2026	5.00	303.1700	1,515.85
	plan revie			
	9/14/2026	6.00	303.1700	1,819.02
	PLAN REVIEW			
	9/15/2026	6.00	303.1700	1,819.02
	PLAN REVIEW			
	9/17/2026	3.50	303.1700	1,061.10
	PLAN REVIEW			
	9/18/2026	2.00	303.1700	606.34
	PLAN REVIEW			
	9/23/2026	4.00	303.1700	1,212.68
	plan reveiw			
	9/24/2026	4.50	303.1700	1,364.27
	plan reveiw			

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Sr. Engineer				
Total Mohammad Saleem		53.00		16,068.02
Total Sr. Engineer		54.00		16,377.26
	Total Rate Labor			***60,371.40***
Total Bill Task: 902 - Review of Project Plan Submittals				**60,371.40**

903 - Utility Coordination

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Design Engineer				
Alejandro Villarreal Guevara	9/3/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/9/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/11/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/14/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/17/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/21/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
	9/24/2026	2.00	211.5800	423.16
	Waller Co. utilities in ROW applications review			
Total Alejandro Villarreal Guevara		14.00		2,962.12
Total Design Engineer		14.00		2,962.12
Project Engineer				
Austin Porter McLean	9/11/2026	1.00	244.1300	244.13
	weekly utility coordination meeting			
	9/25/2026	1.00	244.1300	244.13
	weekly utility meeting			
Total Austin Porter McLean		2.00		488.26
Total Project Engineer		2.00		488.26
Sr. Utilities Coordinator				
Lydia Mares	9/1/2026	2.00	260.4100	520.82
	Project UC updates. Bartlett Mtg. SUE discussion. P66 pipeline			
	9/2/2026	3.00	260.4100	781.23
	Project UC updates. P66 pipeline			
	9/8/2026	2.00	260.4100	520.82
	Utility follow-ups			
	9/9/2026	3.00	260.4100	781.23
	Morton Rd Mtg & discussion			
	9/10/2026	1.00	260.4100	260.41
	Neuman Rd pipelines			
	9/11/2026	4.00	260.4100	1,041.64
	utility progress mtg. Neuman Rd pipelines. Owens Rd updates			
	9/14/2026	2.00	260.4100	520.82
	Neuman & Owens Utility Coordination			
	9/15/2026	2.00	260.4100	520.82
	Neuman & Owens Utility Coordination			
	9/16/2026	1.00	260.4100	260.41

903 - Utility Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Sr. Utilities Coordinator					
	Neuman & Owens Utility Coordination				
		9/21/2026	2.00	260.4100	520.82
	Pipeline coordination. Robichaux Mtg				
		9/23/2026	2.00	260.4100	520.82
	Pipeline coordination				
		9/24/2026	2.00	260.4100	520.82
	Pipeline coordination				
		9/25/2026	2.00	260.4100	520.82
	BI-Weekly utility Mtg. Neuman pipeline LONO follow-ups.				
Total Lydia Mares			28.00		7,291.48
Peter Vinje		9/1/2026	4.00	260.4100	1,041.64
	I-10 Borden - Utility relocation review and owner follow-up				
		9/2/2026	3.00	260.4100	781.23
	I-10 Hattermann - Utility conflict evaluation				
		9/3/2026	6.00	260.4100	1,562.46
	I-10 - SUA plan compliance review				
		9/8/2026	5.50	260.4100	1,432.26
	Project UC – Utility follow-up				
		9/9/2026	6.00	260.4100	1,562.46
	Project UC – Permit coordination				
		9/10/2026	5.00	260.4100	1,302.05
	Project UC – Telecom outreach				
		9/11/2026	4.50	260.4100	1,171.85
	Project UC – Utility status				
		9/14/2026	2.00	260.4100	520.82
	Project UC - utility coordination.				
		9/15/2026	3.00	260.4100	781.23
	Project UC - SBEC coordination meeting.				
		9/16/2026	1.00	260.4100	260.41
	Project UC - utility owner follow-up.				
		9/17/2026	2.00	260.4100	520.82
	Project UC - Owens Rd coordination.				
		9/18/2026	5.00	260.4100	1,302.05
	Project UC - utility coordination.				
		9/21/2026	4.00	260.4100	1,041.64
	Project UC - SBEC Coordination				
		9/22/2026	5.00	260.4100	1,302.05
	Project UC - Utility Followups				
		9/23/2026	2.00	260.4100	520.82
	Project UC - Preconstruction Support				
		9/24/2026	3.00	260.4100	781.23
	Project UC - AT&T Coordination				
		9/25/2026	3.00	260.4100	781.23
	Project UC - Utility Review				
Total Peter Vinje			64.00		16,666.25
Total Sr. Utilities Coordinator			92.00		23,957.73
Utility Coordinator					
Jose Alejandro Ramirez Jr.		9/3/2026	1.00	179.0300	179.03
	utility coordination				
		9/4/2026	4.00	179.0300	716.12
	utility coordination				

903 - Utility Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Utility Coordinator					
		9/10/2026	2.00	179.0300	358.06
	utility coordination				
		9/11/2026	5.00	179.0300	895.15
	utility coordination				
		9/15/2026	2.00	179.0300	358.06
	utility coordination				
		9/16/2026	3.00	179.0300	537.09
	utility coordination				
		9/17/2026	2.00	179.0300	358.06
	utility coordination				
		9/18/2026	3.00	179.0300	537.09
	utility coordination				
		9/24/2026	2.00	179.0300	358.06
	utility coordination				
		9/25/2026	5.00	179.0300	895.15
	Utility Coordination				
Total Jose Alejandro Ramirez Jr.			29.00		5,191.87
Total Utility Coordinator			29.00		5,191.87
		Total Rate Labor			***32,599.98***
Total Bill Task: 903 - Utility Coordination					**32,599.98**

904 - Program Management

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Admin/Clerical					
Paul Morales		9/14/2026	9.00	113.9300	1,025.37
	Waller County Mobility Report				
Deputy Project Manager					
Daniel Wayne Freeman		9/1/2026	6.50	341.7900	2,221.64
	General Program Support - Average Low Bid Unit Price Tool Maintenance				
		9/2/2026	7.00	341.7900	2,392.53
	General Program Coordination; Create Typical Bid Form for Engineer Use				
		9/3/2026	4.00	341.7900	1,367.16
	General Program Coordination; Coordinate with Construction Team for Typical Bid Form				
		9/4/2026	5.00	341.7900	1,708.95
	General Program Support; Address Comments on Typical Bid Form				
		9/8/2026	7.00	341.7900	2,392.53
	General Program Coordination; Reviewed Mayer Road Geotech Report				
		9/9/2026	5.50	341.7900	1,879.85
	General Program Coordination; Review of Pitts Road Term Sheet for Harris Cty; Coordination for start of design manual				
		9/10/2026	4.50	341.7900	1,538.06
	General Program Coordination; ROW Coordination				
		9/11/2026	4.50	341.7900	1,538.06
	General Program Coordination; Utility Coordination				
		9/14/2026	4.00	341.7900	1,367.16
	General Program Coordination; ROW Coordination				
		9/15/2026	4.50	341.7900	1,538.06
	General Program Coordination; Review of Fieldstone DA				
		9/16/2026	4.00	341.7900	1,367.16
	General Program Coordination; Commissioners Court				

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager				
	9/18/2026	2.00	341.7900	683.58
	General Program Coordination			
	9/21/2026	7.50	341.7900	2,563.43
	General Program Coordiantion			
	9/22/2026	4.00	341.7900	1,367.16
	General Program Coordination; ROW Coordination			
	9/23/2026	3.00	341.7900	1,025.37
	General Program Coordination; ROW Coordination			
	9/24/2026	4.00	341.7900	1,367.16
	General Program Coordination; ROW and Utility Coordination			
	9/25/2026	4.00	341.7900	1,367.16
	General Program Coordination; Utility Coordination; Coordination with Developers			
Total Daniel Wayne Freeman		81.00		27,685.02
Total Deputy Project Manager		81.00		27,685.02
Design Engineer				
Selena Alvarado	9/4/2026	1.00	211.5800	211.58
	sending files to consultant (DIA/BKDD), waller county standards			
	9/8/2026	2.00	211.5800	423.16
	transmitting project items to consultants			
	9/9/2026	3.00	211.5800	634.74
	morton rd progress meeting + transmitting drainage files for schlipf rd			
	9/10/2026	2.00	211.5800	423.16
	progress meetings: owens rd, pitts rd			
	9/11/2026	1.00	211.5800	211.58
	utility coordination meeting			
	9/14/2026	1.00	211.5800	211.58
	waller county weekly coordination meeting			
	9/15/2026	4.00	211.5800	846.32
	owens rd coordination + preparing bidding items for county			
	9/16/2026	7.00	211.5800	1,481.06
	owens rd preparing bidding items for county			
	9/17/2026	8.00	211.5800	1,692.64
	coordinating double culvert rd ROE address task + lakes of cane island coordination meeting + clay rd discussion + transmitting owens rd plans to waller county (compressing PDF & reformatting)			
	9/19/2026	4.00	211.5800	846.32
	precinct 4 meeting notes + richards rd 70% transferring bluebeam comments to comment matrix			
	9/21/2026	2.00	211.5800	423.16
	weekly waller county internal meeting			
	9/23/2026	4.00	211.5800	846.32
	review Remington Trails as builts and scanning drainage study for consultant + review the plats for remington trails for future rd designations			
	9/24/2026	6.00	211.5800	1,269.48
	review double culvert rd segment 1 and 2 and cedar creak addresses for distribution list + create UCM pdf for review for richards rd + review title sheeet standard			
Total Selena Alvarado		45.00		9,521.10
Total Design Engineer		45.00		9,521.10
Project Engineer				
Austin Porter McLean	9/14/2026	1.00	244.1300	244.13
	weekly coordination meeting			
	9/15/2026	0.25	244.1300	61.03
	review invoice			

904 - Program Management

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Project Engineer					
		9/17/2026	0.50	244.1300	122.07
	invoice review				
		9/21/2026	0.50	244.1300	122.07
	weekly progress meeting				
Total Austin Porter McLean			2.25		549.30
Robert T. Mcbride		9/3/2026	2.00	244.1300	488.26
	Program Management				
		9/8/2026	2.00	244.1300	488.26
	Program Management				
		9/10/2026	2.00	244.1300	488.26
	Program Management				
		9/11/2026	2.00	244.1300	488.26
	Program Management				
		9/16/2026	4.00	244.1300	976.52
	Program Management				
		9/21/2026	2.00	244.1300	488.26
	Program Managment				
		9/25/2026	2.00	244.1300	488.26
	Program Managment				
Total Robert T. Mcbride			16.00		3,906.08
Total Project Engineer			18.25		4,455.38
Project Manager					
John Charles Tyler		9/1/2026	4.00	364.5700	1,458.28
	Prog admin. Pct 3 monthly mtg. Developer plan coord.				
		9/2/2026	5.00	364.5700	1,822.85
	Prog admin. Comm crt mtg.				
		9/3/2026	3.50	364.5700	1,276.00
	Prog admin. Lakes of Cane Island coord. Planning commission coord.				
		9/4/2026	1.50	364.5700	546.86
	Prog admin. Richard coord. CP3 coord.				
		9/6/2026	0.50	364.5700	182.29
	Prog admin.				
		9/8/2026	5.00	364.5700	1,822.85
	Prog admin. Encumbrance update. Penick constr coord. Utility Coord.				
		9/9/2026	4.00	364.5700	1,458.28
	prog admin.				
		9/10/2026	3.50	364.5700	1,276.00
	Prog admin. ROW coord. Utility coord.				
		9/11/2026	3.00	364.5700	1,093.71
	Prog admin. Morton constr coord. Richards coord. Bidding dates/coord.				
		9/12/2026	1.00	364.5700	364.57
	Prog admin.				
		9/13/2026	1.00	364.5700	364.57
	Prog admin. Pct 4 mtg prep.				
		9/14/2026	4.00	364.5700	1,458.28
	Prog admin. Wkly prog mtg. Budget coord. Schedule coord.				
		9/15/2026	5.00	364.5700	1,822.85
	Prog admin. ROW coord. Owens bid coord. County staff coord.				
		9/16/2026	5.00	364.5700	1,822.85
	Prog admin. Crt mtg. Neuman coord.				
		9/17/2026	5.50	364.5700	2,005.14

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Project Manager				
	Prog admin. Comm plng. ROW coord. Joseph ROW coord.			
	9/19/2026	2.00	364.5700	729.14
	Prog admin. ROW coord. Utility coord. Penick constr coord.			
	9/21/2026	1.00	364.5700	364.57
	Prog admin.			
	9/22/2026	1.00	364.5700	364.57
	Prog admin. HC coord.			
	9/24/2026	1.00	364.5700	364.57
	Prog admin.			
	9/25/2026	1.00	364.5700	364.57
	Prog admin.			
Total John Charles Tyler		57.50		20,962.80
Total Project Manager		57.50		20,962.80
Senior Technical Advisor				
Justin Allen Stuart	9/1/2026	6.00	471.9900	2,831.94
	Updated the production schedule.			
Sean Franklin Beal	9/1/2026	3.00	471.9900	1,415.97
	Internal Coordination			
	9/18/2026	4.00	471.9900	1,887.96
	Internal Coordination			
Total Sean Franklin Beal		7.00		3,303.93
Total Senior Technical Advisor		13.00		6,135.87
Sr. Project Engineer				
Richard Kronenberger	9/2/2026	2.00	260.4100	520.82
	Penick Coordination / IEA Contract			
	9/3/2026	2.00	260.4100	520.82
	Penick Coordination			
	9/8/2026	2.00	260.4100	520.82
	Project Coordination			
	9/10/2026	2.00	260.4100	520.82
	Projects Coordination			
	9/11/2026	2.00	260.4100	520.82
	Penick Project Meeting			
	9/14/2026	2.00	260.4100	520.82
	Coordination on Penick			
	9/18/2026	1.00	260.4100	260.41
	Coordination for Mathis			
	9/21/2026	1.00	260.4100	260.41
	Coordination			
	9/22/2026	1.00	260.4100	260.41
	Coordination/Prep for Mathis			
	9/23/2026	4.00	260.4100	1,041.64
	Pre-Con for Mathis			
	9/25/2026	2.00	260.4100	520.82
	Coordination			
Total Richard Kronenberger		21.00		5,468.61
Thirulokesh Krishnan	9/3/2026	1.00	260.4100	260.41
	Fm 1488and Mayer St Warrant analysis review			
	9/4/2026	2.00	260.4100	520.82
	Fm 1488and Mayer St Warrant analysis review			
Total Thirulokesh Krishnan		3.00		781.23

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Total Sr. Project Engineer		24.00		6,249.84
	Total Rate Labor			***76,035.38***
Total Bill Task: 904 - Program Management				**76,035.38**

905 - Project Coordination

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager				
Daniel Wayne Freeman	9/1/2026	1.50	341.7900	512.69
	Bartlett Rd and Morrison Rd Design Progress Meetings			
	9/2/2026	1.00	341.7900	341.79
	Cochran Road Comment Review Meeting			
	9/8/2026	1.00	341.7900	341.79
	Joseph Road Design Status Meeting			
	9/9/2026	2.50	341.7900	854.48
	Flukinger, Morton, and Stockdick/Shlipf Intersection Meeting with PD			
	9/10/2026	2.00	341.7900	683.58
	Owens Road and Pitts Road Design Status Coordination Meetings			
	9/11/2026	0.50	341.7900	170.90
	Coordination with August Lakes for Clay Road			
	9/15/2026	1.00	341.7900	341.79
	Stockdick Coordiantion			
	9/21/2026	0.50	341.7900	170.90
	Robichaux Road Design Progress Meeting			
	9/23/2026	2.00	341.7900	683.58
	Clay Road ROW Coordination			
Total Daniel Wayne Freeman		12.00		4,101.50
Total Deputy Project Manager		12.00		4,101.50
Design Engineer				
Kelly Joseph Petru	9/10/2026	2.00	211.5800	423.16
	Project Reviews			
	9/11/2026	4.00	211.5800	846.32
	Project Reviews			
	9/14/2026	8.00	211.5800	1,692.64
	Project Reviews			
	9/15/2026	9.00	211.5800	1,904.22
	Project Reviews			
	9/16/2026	3.00	211.5800	634.74
	Project Reviews			
	9/21/2026	2.00	211.5800	423.16
	Project Reviews			
	9/23/2026	3.00	211.5800	634.74
	Project Reviews			
	9/24/2026	6.00	211.5800	1,269.48
	Project Reviews			
	9/25/2026	2.00	211.5800	423.16
	Project Reviews			
Total Kelly Joseph Petru		39.00		8,251.62
Total Design Engineer		39.00		8,251.62
Project Coordinator III				
Natasha Medina	9/1/2026	2.00	145.3400	290.68

905 - Project Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Project Coordinator III					
	invoices				
		9/2/2026	3.00	145.3400	436.02
	invoices, verifying amendments				
		9/3/2026	5.00	145.3400	726.70
	invoices, appraisals, follow ups				
		9/4/2026	5.00	145.3400	726.70
	invoices, follow up call, noting amendment and additional services approval				
		9/8/2026	5.00	145.3400	726.70
	invoices				
		9/9/2026	1.00	145.3400	145.34
	filing				
		9/10/2026	1.00	145.3400	145.34
	follow up				
		9/11/2026	3.00	145.3400	436.02
	invoices and follow up				
		9/15/2026	2.00	145.3400	290.68
	invoicing				
		9/17/2026	1.00	145.3400	145.34
	catchup on invoices				
		9/18/2026	2.00	145.3400	290.68
	invoice follow up,				
		9/21/2026	2.00	145.3400	290.68
	invoice catch up and follow up				
		9/22/2026	1.00	145.3400	145.34
	filing invoices				
		9/24/2026	3.00	145.3400	436.02
	invoices				
Total Natasha Medina			36.00		5,232.24
Philip Westerman		9/1/2026	2.00	145.3400	290.68
	CAD Management				
		9/8/2026	2.00	145.3400	290.68
	CAD Management				
		9/16/2026	2.00	145.3400	290.68
	CAD Management				
		9/24/2026	2.00	145.3400	290.68
	CAD Management				
Total Philip Westerman			8.00		1,162.72
Total Project Coordinator III			44.00		6,394.96
Project Manager					
John Charles Tyler		9/1/2026	2.00	364.5700	729.14
	Rylander drainage coord. PV coord.				
		9/2/2026	1.00	364.5700	364.57
	Lakes of Cane Island connection coord.				
		9/4/2026	1.00	364.5700	364.57
	Lantana coord.				
		9/8/2026	1.00	364.5700	364.57
	Developer coord. City coord.				
		9/9/2026	2.50	364.5700	911.43
	Lantana/Morrison coord. Fieldstone/Stockdick Coord.				
		9/10/2026	1.00	364.5700	364.57
	Rylander coord.				

905 - Project Coordination

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Project Manager				
	9/11/2026	1.00	364.5700	364.57
	Utility coord mtg.			
	9/13/2026	0.50	364.5700	182.29
	Lakes of Cane Island coord.			
	9/14/2026	1.50	364.5700	546.86
	city of PV coord.			
	9/15/2026	2.00	364.5700	729.14
	Developer coord w/county.			
	9/16/2026	2.00	364.5700	729.14
	Rylander coord. Fieldstone coord.			
	9/17/2026	2.50	364.5700	911.43
	Lakes of CI coord.			
	9/19/2026	2.00	364.5700	729.14
	MGO coord.			
Total John Charles Tyler		20.00		7,291.42
Total Project Manager		20.00		7,291.42
	Total Rate Labor			***26,039.50***
Total Bill Task: 905 - Project Coordination				**26,039.50**

906 - Right of Way Coordination

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Right-of-Way Manager				
Lora Reeves Gunter	9/4/2026	0.25	279.9400	69.99
	Review status report and some of the title commitments that have come in			
	9/15/2026	0.50	279.9400	139.97
	Discussion w/Joanna C. on John T. on counteroffer authority recommendations			
Total Lora Reeves Gunter		0.75		209.96
Total Right-of-Way Manager		0.75		209.96
	Total Rate Labor			***209.96***
Total Bill Task: 906 - Right of Way Coordination				**209.96**

907 - GIS

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
GIS Database Administrator				
Robert Casey Lyde	9/9/2026	2.00	175.7800	351.56
	Project updates entered in to database, Updating Mobility dashboard web application			
Project Manager				
Jacquelyn Wilson	9/16/2026	0.50	364.5700	182.29
	Prep for communications meeting			
	9/17/2026	6.00	364.5700	2,187.42
	Communications strategy meeting, prep, facilitation, follow up			
Total Jacquelyn Wilson		6.50		2,369.71
Total Project Manager		6.50		2,369.71
	Total Rate Labor			***2,721.27***
Total Bill Task: 907 - GIS				**2,721.27**

908 - Bidding CEI Phase Services

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager				
Daniel Wayne Freeman	9/10/2026	0.50	341.7900	170.90
	Penick Road CO Discussion			
	9/23/2026	1.00	341.7900	341.79
	Penick Road Change Order Coordination			
Total Daniel Wayne Freeman		1.50		512.69
Total Deputy Project Manager		1.50		512.69
Design Engineer				
Selena Alvarado	9/23/2026	1.00	211.5800	211.58
	pre-construction meeting for Mathis Rd			
Project Manager				
John Charles Tyler	9/3/2026	3.00	364.5700	1,093.71
	Morton closure coord. Mathis/Adams Flat/Double Culvert coort. IEA contract coord.			
	9/8/2026	0.50	364.5700	182.29
	Award ltr Double Culvert.			
	9/10/2026	0.50	364.5700	182.29
	Penick CO discussion.			
	9/12/2026	1.00	364.5700	364.57
	Mathis/Adams Flat coord.			
	9/14/2026	2.00	364.5700	729.14
	bid coord for future projects.			
	9/15/2026	1.00	364.5700	364.57
	Penick coord.			
	9/16/2026	1.00	364.5700	364.57
	Owens proj coord.			
	9/17/2026	1.00	364.5700	364.57
	Owens bid coord.			
	9/19/2026	1.00	364.5700	364.57
	Owens bidding coord.			
Total John Charles Tyler		11.00		4,010.28
Total Project Manager		11.00		4,010.28
	Total Rate Labor			***4,734.55***
Total Bill Task: 908 - Bidding CEI Phase Services				**4,734.55**

Z99 - Other Direct Costs

Unit Rate Expenses

Account / Unit / Equipment / Vendor	*Doc Number*	*Date*	*Quantity*	*Rate*	*Amount*
Mileage					
Standard Mileage					
Robert T. Mcbride	ER0000023135	8/18/2026	65.00 Mile	0.7600	49.40
	Hilcorp Energy Meeting: Sugar Land, Tx to Hilcorp Energy Corporation, 29003 Morton Rd, Katy, TX 77493				
	Total Unit Rate Expenses				***49.40***

Total Project: PM5121-2471 - Waller County Bond Program Management **239,703.60**

WALLER COUNTY
ROAD BOND '23

Monthly Progress Report
September 2026

Contract No: PM5121-2471

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: August 29, 2026 – September 25, 2026

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination (901)

- Summary of effort
  - Held monthly project meetings.
  - Receive Mayer Road draft PER for review and comment.
  - Reviewed draft PER's and returned comments for Richards Road project.
  - Received 70% plans for review and comment for Morton Road Phase 2.
  - Provide comments to 70% plans for Flukinger, Morton Phase 2, and Richards Road projects.
  - Received 95% plans for review and comment for Joseph and Flukinger road projects.
  - Provided 95% plan review comments for Robichaux Road project.
  - Provided 100% plan review comments for Owens Road project.
- Deliverables
  - Owens Road 100% drawings, project manual, estimate, and bid form.
- Problems Encountered:
  - Woods Road scope reverted back to individual ILA's with RID and City of Katy. City of Katy requested that the ILA be with the Katy Development Authority (KDA). The KDA funding the construction of the overlay within the City limit.
- Progress Expected Next Month:
  - Receive PER for Schlipf Road project.
  - Receive 60% plans for Morrison, Bartlett, and Pitts Road projects.
  - Receive 100% plans for Robichaux, Richards, and Morton Phase 2 Road projects.

Review of Project Plan Submittals (902)

- Summary of effort
  - Reviewed Richards PER.
  - Reviewed 70% plans for Flukinger and Morton Phase 2 projects.
  - Reviewed 95% plans for Robichaux, Flukinger, and Morton Phase 2 projects.
  - Reviewed and returned 100% plan comments for Owens Road project.
- Deliverables
  - Final plans for Owens Road.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Review Robichaux, Mayer, Joseph, Morrison, Flukinger, Richards, Morton Phase 2, Bartlett, Pitts, and Neuman road progress sets.

- Approve Morton Phase 2 final plans for bidding.

Utility Coordination (903)

- Summary of effort
  - Continued coordination with pipeline companies on all active projects. Specifically focused on Morton Road for Lakes of Cane Island drainage outfall, Owens, and Neuman projects.
  - Penick/Mathis ATT relocation will occur shortly after permit received.
  - Owens, Cochran, Neuman, Morton, and Robichaux coordination continues.
  - Continued research on potential conflicts for projects.
  - Provided information for use in project estimates.
  - Review installation/relocation requests from utility companies along projects using county's MGO software.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Will continue to support the project design coordination, with focus on Adams Flat, Double Culvert, Owens, Cochran, and Neuman Roads.
  - Continue developing utility conflict lists and resolve issues.

Program Management (904)

- Summary of effort
  - Updated program schedule.
  - Continued adjusting program expenditures in accordance with updated schedule.
  - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County.
  - Held monthly commissioner meetings, Precincts 3 and 4.
  - Continued ROW acquisition process for Robichaux and Bowler/Kyle properties. Both properties have agreed to a price. Final Purchase agreement sent to landowners. Addressing comments to agreement from Robichaux parcel. Morton Road Phase 2 parcel offers set to landowners.
  - Continued meetings with Grange, Lantana, and Lakes of Cane Island developers to coordinate storm water drainage. Working towards required deadline of the Lakes of Cane Island DA for Morton Road Phase 2, drainage outfall system.
  - Reviewed subconsultant invoices and submitted to County Engineer's office.
  - Continued coordinating drainage for Clay, Bartlett, Pitts, Stockdick, Morrison, Schlipf, and Morton with adjacent developers and BKDD.
  - Submitted updated Pitts/Clay intersection layout to HC for review and comment. Meeting schedule for 10/7 to discuss layout and term sheet for ILA.
  - Katy Development Authority voted on 9/21 to take this project for the City of Katy. Coordination on the ILA for Woods Road with the Katy Development Authority, then the RID will begin in October.
  - Updated program website with current data.

- Discussed communication plan for Road Bond.
- Deliverables
  - None.
- Problems Encountered:
  - Adams Flat project subconsultant payments have occurred.
- Progress Expected Next Month:
  - Finalize direction for Woods Road ILA's with Katy Development Authority and RID.
  - Support county in ILA with FBC for FM 359 project.
  - Advertise Morton Road Phase 2 project.
  - Complete negotiations with prime engineers for Woods Road, once ILA's approved.
  - Submit engineering invoices to County for approval at Commissioners Court.
  - Continue meeting with agencies impacted by project in road bond.

Project Coordination (905)

- Summary of effort
  - ILA with City of Brookshire is not on next years budget agenda. WC is coordinating.
  - Coordinated with the City of Prairie View.
  - Coordinated projects with City of Katy.
  - Coordinated discussions with Katy Development Authority for Woods ILA.
  - Coordinated drainage meetings between developers and project teams and BKDD.
  - Coordinated between projects and County.
  - Coordinated with Perry Homes and Lakes of Cane Island.
  - Coordinated with Grange development.
  - Coordinated Morrison project with Lantana development.
  - Coordinated Morton project with Lakes of Cane Island Development.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Resolve and complete draft ILA's for Woods Road.
  - Address ILA comments from FBC on FM 359 project.

Right of Way Coordination (906)

- Summary of effort
  - Robichaux and Bowler/Kyle parcels have received Purchase Agreements for review. Comments received from Robichaux.
  - Offer letters sent for four parcels for Morton Road Phase 2.
  - Appraisals in process for 19 parcels along Clay Road.
- Deliverables
  - Morton Phase 2 offer letters.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Negotiate agreements with Morton parcels.

- Continue to provide/develop information necessary for acquisitions.

GIS (907)

- Summary of effort
  - Updated website to current information.
  - Updated sharefile for program use.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - None.

Bidding Phase and Construction Services (908)

- Summary of effort
  - Coordinated bidding with County for advertisement of Owens Road Project.
  - Completed agreement for CEI of Double Culvert/Cedar Creek Road.
  - Continued negotiations for CEI agreements on Adams Flat/Robichaux and Owens/Flukinger/Richards/Cochran road projects.
  - Construction NTP for Mathis Road.
- Deliverables
  - Plans, manual, and estimate for Owens Road.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Effort will begin on other projects when first project design is 50% complete.
  - Complete CEI agreements for Adams Flat and Robichaux projects.
  - Construction NTP for Adams Flat Road.

Additional Tasks

Task 101: Off-system Bridge Assessment/Repair Plan

- Summary of effort
  - No action.
- Progress expected next month
  - Continue to produce drawings for bridge scour protection, as requested.
  - Check-in regularly to verify plan being implemented

Task 102: County Signal Design Standard Development

- Summary of effort
  - No action.
- Progress expected next month
  - Address comments as necessary.

Task 103: Management of Program ROW Acquisition

- Summary of effort
  - Details contained in 906 above.
- Progress expected next month

- Receive rest of Clay and the southern Bartlett parcels and easements, begin title research and appraisal.
- Complete negotiations with Morton Road Phase 2 property owners for acquisition.

Task 104: Morton Road Phase 1 Overlay CEI/Testing

- Summary of effort
  - Performed final walk through.
  - Accepted project.
- Progress expected next month
  - Final Closeout of project.

Julie Adams

From: Ross McCall
Sent: Wednesday, October 14, 2026 10:18 AM
To: Julie Adams
Subject: FW: Waller County Bond Program Mgmt. PO 207745 - LJA, Inc. (PM5121-2471) - Invoice 202652149 9/25/26
Attachments: Waller County_PO207745_LJA, Inc. (PM5121-2471)_Inv. 202652149 092526.pdf

No objections to payment on my end.
Thanks,

J. Ross McCall, P.E., CFM | Waller County Engineer | (979) 826-7670

From: Lynden Andrada <landrada@lja.com>
Sent: Wednesday, October 14, 2026 9:15 AM
To: Ross McCall <r.mccall@wallercounty.us>; Julie Adams <j.adams@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: John Tyler <jtyler@lja.com>; Kimberly Sparks <ksparks@lja.com>; Client Bills <clientbills@lja.com>
Subject: Waller County Bond Program Mgmt. PO 207745 - LJA, Inc. (PM5121-2471) - Invoice 202652149 9/25/26

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good morning,

Please find attached September invoice for processing. Should you have any questions or require further information, please let us know.

Kindly confirm receipt of this invoice.

Kind regards,

LYNDEN A. ANDRADA | Project Accounting Specialist
Accounting
O: 713.380.4420 | D: 346.608.7059 | C: 281.870.6748
3600 W Sam Houston Pkwy S
Suite 500, Houston TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com