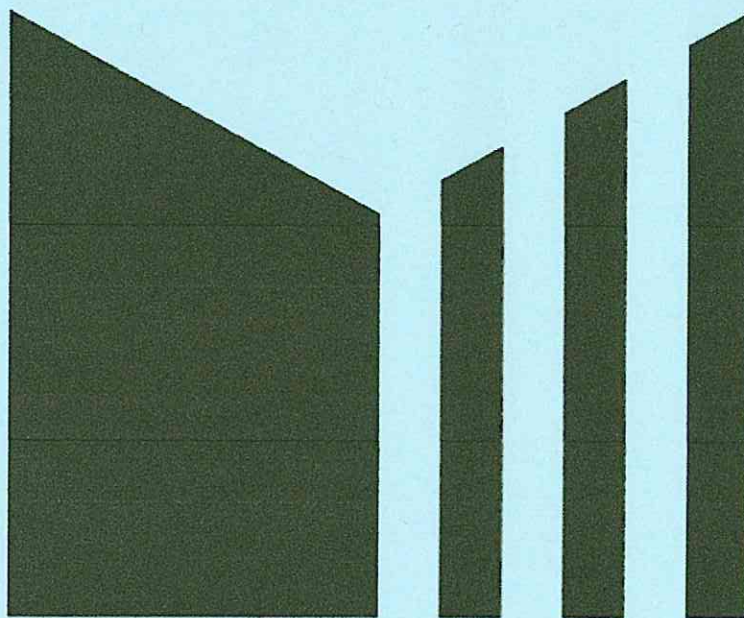


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

November 14, 2016



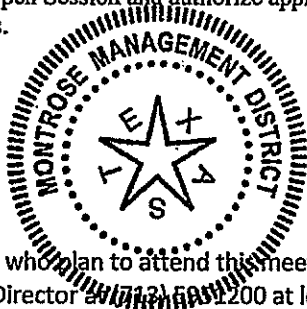
MONTROSE MANAGEMENT DISTRICT NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, November 14, 2016, at the University of St. Thomas, Malloy Hall, Carol Tatkon Boardroom, 3800 Montrose Blvd., Houston, Texas 77006; parking is available at Moran Parking Garage, 3807 Graustark, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Determine quorum; call meeting to order.
2. Receive public comments. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges.)
3. Approve minutes of regular meeting held October 10, 2016.
4. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report
 - b. Receive and consider monthly financial report and approve invoices for payment
5. Receive and consider:
 - a. Accept Hearing Examiner's Report and Proposal for Decision for public hearing regarding supplemental assessment roll for the west zone
 - b. Adopt Order Supplementing the Assessment Roll for the west zone; Levying Assessments Against the Property of the Supplemental Assessment Roll for the remainder of the 2016-Year Period; and Setting the Rate of Assessment for the year 2016 for the west zone
 - c. Approve Amended Information Form for the west zone
 - d. Accept Hearing Examiner's Report and Proposal for Decision for public hearing regarding supplemental assessment roll for the east zone
 - e. Adopt Order Supplementing the Assessment Roll for the east zone; Levying Assessments Against the Property of the Supplemental Assessment Roll for the remainder of the 2016-Year Period; and Setting the Rate of Assessment for the year 2016 for the east zone
 - f. Approve Amended Information Form for the east zone
6. Receive update and recommendations from Public Safety Committee.
 - a. Approve renewal of lease for patrol vehicles
7. Receive update and recommendations from Mobility and Visual Improvements Committee.
 - a. Approve small cell tower design standard variance
 - b. Approve proposal for tree trimming
 - c. Approve change order for bridge relighting project
8. Receive update and recommendations from Marketing and Business Development Committee.
 - a. Consider engaging the services of a branding and marketing firm to assist with review of current District Communications Plan and recommend implementation strategies and budget
9. Receive update from Business and Economic Development Committee.
10. Receive Executive Director's Monthly Report.
11. Consider Petition process for reauthorization of the service and assessment plan.
12. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
13. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
14. Announcements.
15. Adjourn.



Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 695-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve minutes of the regular meeting held October 10, 2016.

**MINUTES OF THE MEETING OF THE
MONTROSE MANAGEMENT DISTRICT
BOARD OF DIRECTORS**

October 10, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, October 10, 2016, at 12:00 p.m. at St. Thomas University, 3800 Montrose Blvd., Malloy Hall, Carol Tatkon Boardroom, Houston, Texas 77006, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Claude Wynn, <i>Chairman</i>	Position 9 -	Kathy Hubbard, <i>Treasurer</i>
Position 2 -	Tammi Wallace	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, <i>Vice Chairman</i>	Position 11 -	Ellyn Wulfe
Position 4 -	Justin Singer	Position 12 -	Brad Nagar, <i>Asst. Secretary</i>
Position 5 -	Lane Llewellyn, <i>Secretary</i>	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	Todd Edwards
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Mitchmore, Llewellyn, Hubbard, Nagar and Edwards, thus constituting a quorum. Also present were Josh Hawes, Linda Clayton, Tony Allender, Kristen Gonzales and Elisa Rodriguez, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, Montrose HPD; Michael Hardy; Eoles Whitaker, Office of State Representative Garnet Coleman; Daphne Scarbrough, Richmond Avenue Coalition; Geary Ashby; and Taylor Goodall, Westmoreland Civic Association. Chairman Wynn called the meeting to order at 12:01 p.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Taylor Goodall, President of Westmoreland Civic Association, and Geary Ashby, business owner.

APPROVE MINUTES OF REGULAR MEETING HELD SEPTEMBER 12, 2016.

Upon a motion duly made by Director Grover, and being seconded by Director Wallace, the Board voted unanimously to approve the Minutes of the September 12, 2016, Board meeting, as presented.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Mr. J. Hawes reported the Committee met on October 3, a copy of the Committee Minutes is included in the Board agenda materials. Officer Beserra presented the September Patrol Summary, included in the

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Director Madden reported the Committee met on September 28, a copy of the Committee Minutes is included in the Board agenda materials. He reported the Committee reviewed the Strategic Communications Plan and will be discussing recommendations for implementation at the next Committee meeting. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence reported the Committee met on September 28, a copy of the Committee Minutes is included in the Board agenda materials. He provided an update on the Fourth Annual Real Estate Forum Luncheon scheduled for November 16. He stated Andy Icken, Director of Economic Development for the City of Houston, has agreed to be the principal speaker for the Forum. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. J. Hawes provided an update on the bridge lighting project, and answered questions. He stated the next Recycling Event is scheduled for October 15. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS LITIGATION, AND MATTERS RELATED TO THE SAME.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO EXECUTIVE SESSION.

An Executive Session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 12:44 p.m.

(Seal)



Secretary

**MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

4. Receive an update and recommendations from the Finance Committee.
 - a. Receive the Assessment Collection Report
 - b. Receive and consider the District's monthly financial report and approve invoices for payment

MONTROSE DISTRICT
COMBINED EAST & WEST ZONES

OCT 2016
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$2,120,449.30	\$2,094,677.80	\$25,771.50	99%
2014	0.12500	\$1,934,339.93	\$1,930,575.51	\$3,764.42	99%
2013	0.12500	\$1,628,710.72	\$1,624,526.84	\$4,183.88	99%
2012	0.12500	\$1,399,724.20	\$1,398,264.94	\$1,459.26	99%
2011	0.12500	\$1,292,843.22	\$1,292,392.18	\$451.04	99%
2010	0.12500	\$1,269,753.49	\$1,269,715.99	\$37.50	99%

ASSESSED VALUE FOR 2015:	1,704,890,259	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,553,338,384	Uncertified:	0
ASSESSED VALUE FOR 2013:	1,307,562,025	Uncertified:	0
ASSESSED VALUE FOR 2012:	1,120,793,160	Uncertified:	0
ASSESSED VALUE FOR 2011:	1,034,295,846	Uncertified:	0
ASSESSED VALUE FOR 2010:	1,015,822,824	Uncertified:	0

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
October 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$649,101.76	\$641,802.67	\$7,299.09	98%
2014	0.12500	\$606,648.81	\$605,690.73	\$958.08	99%
2013	0.12500	\$494,959.46	\$494,128.33	\$831.13	99%
2012	0.12500	\$427,840.92	\$427,136.36	\$704.56	99%
2011	0.12500	\$409,030.62	\$408,993.12	\$37.50	99%
2010	0.12500	\$401,884.94	\$401,847.44	\$37.50	99%
2009	0.12500	\$419,571.29	\$419,533.79	\$37.50	99%
2008	0.12500	\$396,307.25	\$396,282.25	\$25.00	99%
2007	0.12500	\$309,059.77	\$309,041.02	\$18.75	99%

Current Month Activity

Revenue:

Current Month

Year to Date

2015 Assessment Collected	350.41	457,889.15
2014 Assessment Collected	-1,372.18	-2,784.39
2013 Assessment Collected	0.00	-960.08
2012 Assessment Collected	0.00	-535.26
2011 Assessment Collected	0.00	-455.64
2010 Assessment Collected	0.00	-336.63
2009 Assessment Collected	0.00	-367.88
2008 Assessment Collected	0.00	-367.88
2007 Assessment Collected	0.00	-334.50
Penalty & Interest	380.01	5,648.61
Overpayments	0.00	3,717.48
CAD Lawsuits	3,022.44	11,273.93
CAD Corrections	0.00	3,509.27
Collection Fees	438.78	4,467.58
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	2,819.46	480,363.76

Overpayments Presented for Refund	3,096.12	17,401.37
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	522,862,714	Uncertified:	0
ASSESSED VALUE FOR 2014:	487,776,112	Uncertified:	0
ASSESSED VALUE FOR 2013:	399,640,419	Uncertified:	0
ASSESSED VALUE FOR 2012:	342,581,884	Uncertified:	0
ASSESSED VALUE FOR 2011:	327,246,191	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,530,363	Uncertified:	0
ASSESSED VALUE FOR 2009:	335,823,638	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,045,517	Uncertified:	0
ASSESSED VALUE FOR 2007:	321,497,477	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962019

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,041.02	
2008	0.12500	344,250	327,038	396,282.25	
2009	0.12500	351,135	333,578	419,533.79	
2010	0.12500	358,158	340,250	401,847.44	
2011	0.12500	365,321	347,055	408,993.12	
2012	0.12500	372,627	353,996	427,136.36	
2013	0.12500	380,080	361,076	\$494,128.33	
2014	0.12500	387,681	368,297	\$605,690.73	
2015	0.12500	395,435	375,663	\$641,802.67	
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

Prepared by: Equi-Tax Inc.
Collector for the District

MONTROSE DISTRICT EAST ZONE

October 2016

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	1259260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	76,116,000	95,145.00
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	33,885,268	42,356.59
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302490010001	4306 YOAKUM BLVD 77006	OFFICE BUILDINGS	14,850,385	18,562.98
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,440,501	16,800.63
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,645,000	13,306.25
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	10,262,916	12,828.65
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,161,430	10,201.79
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002 0140250000005 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009 0261510000020	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006	VARIOUS COMMERCIAL	7,783,410	9,580.81

MONTROSE DISTRICT EAST ZONE

October 2016					
TOP TEN ASSESSMENT PAYERS					
02615100000021 02615100000027 04421300000001 01406800000009	2605 GRANT ST 77006	1207680010001 1222280020001 1222280010001	805 PACIFIC ST 77006	4119 MONTROSE BVD 77006 3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	6,242.50 4,994,000 4,878,309 6,097.89
	810 PACIFIC ST 77006		810 HYDE PARK BLVD 77006		
3810 W ALABAMA ST HOUSTON TX 77027-5204		3815 MONTROSE BVLD LP 3815 MONTROSE BVLD STE 211 HOUSTON TX 77006-4666	OFFICE BUILDINGS	OFFICE BUILDINGS	

MONTROSE DISTRICT EAST ZONE

October 2016						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2015	3,377.13	
SPUR APARTMENTS LLC * 6015 HARWOOD AVE OAKLAND CA 94618-1337	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00	
WESTMORELAND PARTNER LLC 4265 SAN FELIPE ST STE 1100 HOUSTON TX 77027-2998	92 037 034 000 0009	400 WESTMORELAND ST #16 77006	APARTMENT	2015	1,458.75	
GAWERC BRONIA 330 FAIRVIEW ST HOUSTON TX 77006-3002	92 014 054 000 0011	330 FAIRVIEW ST 77006	OFFICE BUILDING	2015	1,177.44	
PANOUSIS TAKIS 3719 INGOLD ST HOUSTON TX 77005-3623	92 051 072 000 0001	912 WESTHEIMER RD 77006	RESTAURANT	2015	679.75	
IL QUBE CORPORATION 3302 WILLOWICK CT SUGAR LAND TX 77478-4049	92 026 136 000 0014	630 HAWTHORNE ST #8 77006	APARTMENT	2015	586.86	
UPSTAIRS DOWNSTAIRS LLC 609 COLQUITT ST HOUSTON TX 77006-5523	92 023 062 000 0013	609 COLQUITT ST 77006	RETAIL	2015	541.98	
TAGAROPULOS EVANGELINE A 820 RICHMOND AVE HOUSTON TX 77006-5514	92 023 072 000 0006	820 RICHMOND AVE 77006	OFFICE BUILDING	2015	501.32	
KELLY LINDA J 215 HAZEL ST LA PORTE TX 77571-6427	92 014 062 000 0007	2307 CROCKER ST #5 77006	APARTMENT	2015	497.13	
A & J HOSPITALITY LLC 1026 BAYOU ISLAND DR HOUSTON TX 77063-1063	92 057 036 000 0022	312 W GRAY ST 77019	VACANT	2015	406.25	

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 9/16/2016**

Jur 930

Summary

For Tax Years 2007-2015, for the period of June 2009 through August 2016

Settled

844,353,898	Original value of Settled accounts as of 9/16/2016
258	Number of Settled accounts as of 9/16/2016
173,453,785	Reduction in value of Settled accounts
20.54%	Average % reduction in value of Settled accounts

Unsettled

65,815,571	Original value of Unsettled accounts as of 9/16/2016
37	Number of Unsettled accounts as of 9/16/2016

.125 Tax rate per \$100 valuation

\$16,900	Estimated reduction in assessment on	37	Unsettled accounts, based on 20.54% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
October 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,471,347.54	\$1,452,875.13	\$18,472.41	99%
2014	0.12500	\$1,327,691.12	\$1,324,884.78	\$2,806.34	99%
2013	0.12500	\$1,133,751.26	\$1,130,398.51	\$3,352.75	99%
2012	0.12500	\$971,883.28	\$971,128.58	\$754.70	99%
2011	0.12500	\$883,812.60	\$883,399.06	\$413.54	99%
2010	0.12500	\$867,868.55	\$867,868.55	\$0.00	100%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2015 Assessment Collected	3,585.25	1,214,456.06
2014 Assessment Collected	0.00	-4,116.86
2013 Assessment Collected	0.00	5,665.33
2012 Assessment Collected	0.00	2,856.15
2011 Assessment Collected	0.00	719.13
2010 Assessment Collected	0.00	445.50
Penalty & Interest	916.79	19,926.82
Overpayments	0.00	2,928.64
CAD Lawsuits	850.87	56,086.22
CAD Corrections	0.00	0.00
Collection Fees	1,070.58	11,402.09
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	6,423.49	1,310,369.08
Overpayments Presented for Refund	850.87	49,736.92
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,182,027,545	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,065,562,272	Uncertified:	0
ASSESSED VALUE FOR 2013:	907,921,606	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,211,276	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,049,655	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,292,461	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962086

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	867,869	824,475	\$867,868.55	
2011	0.12500	885,226	840,965	\$883,399.06	
2012	0.12500	902,930	857,784	\$971,128.58	
2013	0.12500	920,989	874,940	\$1,130,398.51	
2014	0.12500	939,409	892,438	\$1,324,884.78	
2015	0.12500	958,197	910,287	\$1,452,875.13	
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

The Projected Levy is based on the rate remaining at 0.12500

Prepared by: Equi-Tax Inc.
Collector for the District

MONTROSE DISTRICT WEST ZONE

October 2016

PROPERTY OWNER	TOP TEN ASSESSMENT PAYERS		PROPERTY TYPE	VALUE	ASSESSMENT
	ACCOUNT NOS	SITUS			
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	80,050,581	100,063.23
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001 0442250000170 0442250000169 0442250000168 0442250000145 0442250000110 0442250000105 0442250000005 0442250000002 0442250000171	2005 W GRAY ST 77019 1953 W GRAY ST 77019 1953 W GRAY ST 77019 2028 W GRAY ST 77019 2001 W GRAY ST 77019 2020 W GRAY ST 77019 2010 W GRAY ST 77019 2002 W GRAY ST 77019 1950 W GRAY ST 77019 2017 W GRAY ST 77019	VARIOUS COMMERCIAL	80,119,087	98,401.95
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	47,000,000	58,750.00
ANBIL II-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011 1170070010001 1170070020001 0730810030007	1505 W CLAY ST 77019 1422 W GRAY ST 77019 1414 WAUGH DR 77019 1521 W CLAY ST 77019	SHOPPING CENTER	43,727,639	54,659.55
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	41,900,000	52,375.00
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	39,272,033	49,090.04
PPF AMLI RIVER OAKS LLC 200 W MONROE ST STE 2200 CHICAGO IL 60606-5070	1335700010001	1340 W GRAY ST #275 77019	APARTMENT	38,531,075	48,163.84
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	29,600,776	37,000.97

MONTROSE DISTRICT WEST ZONE

October 2016					
TOP TEN ASSESSMENT PAYERS					
FINGER-FSG DUNLAVY LTD % THE FINGER COMPANIES 99 DETERING ST STE 200 HOUSTON TX 77007-8289	1345350010001	3833 DUNLAVY ST #399 77006	APARTMENT	29,325,530	36,656.91
MONTROSE REAL ESTATE PARTNERS LTD C/O PROPERTY TAX DEPT P O BOX 839999 SAN ANTONIO TX 78283-3999	1327190010001 1327190010002	0 W ALABAMA ST 77098 1701 W ALABAMA ST 77098	SUPERMARKET	28,649,155	35,811.44

MONTROSE DISTRICT WEST ZONE

October 2016						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
KNA PARTNERS TOWER INC 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER	2013 - 2015	3,759.90	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND 77006	COMMERCIAL	2012 - 2015	3,410.91	
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	1,637.50	
IVANHOE BRANARD 2035 MILFORD ST HOUSTON TX 77098-5309	94 038 220 000 0001	1915 BRANARD ST #22 77098	APARTMENT GARDEN	2015	1,355.75	
ASHBY GEARY MICHAEL 2505 PARK ST HOUSTON TX 77019-6737	94 018 051 000 0003	2510 PARK ST #16 77019	APARTMENT	2014 - 2015	1,274.09	
MARKANTONIS CALLIE & TR 2004 SUL ROSS ST HOUSTON TX 77098-2514	94 038 214 000 0001	1919 W ALABAMA ST 77098	BAR	2015	1,204.13	
UNIQUE DEVELOPMENT GROUP 3730 KIRBY DR STE 930 HOUSTON TX 77098-3933	94 038 224 000 0007	1842 COLQUITT ST #10 77098	APARTMENT	2013	1,167.51	
VOUNO LLC 2520 MONTROSE BLVD HOUSTON TX 77006-2729	94 124 226 001 0001	2510 MONTROSE BLVD 77006	VACANT	2015	1,083.42	
L QUBE CORPORATION 3302 WILLOWICK CT SUGAR LAND TX 77478-4049	94 038 224 000 0001	1849 W MAIN ST #14 77098	APARTMENT	2015	1,062.50	
VOUNO LLC 2510 MONTROSE BLVD HOUSTON TX 77006-2729	94 018 009 000 0001	2509 YOAKUM BLVD 77006	VACANT	2015	947.01	

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 9/16/2016**

Jur 939

Summary

For Tax Years 2010-2015, for the period of September 2010 through August 2016

Settled

1,561,047,037	Original value of Settled accounts as of 9/16/2016
470	Number of Settled accounts as of 9/16/2016
153,265,420	Reduction in value of Settled accounts
9.82%	Average % reduction in value of Settled accounts

Unsettled

147,040,778	Original value of Unsettled accounts as of 9/16/2016
71	Number of Unsettled accounts as of 9/16/2016

.125 Tax rate per \$100 valuation

\$18,046	Estimated reduction in assessment on	71	Unsettled accounts, based on 9.82% average
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PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
November 14, 2016

Amounts shown are 2015 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Joan Bishop 12-15 assessments \$3,410.91, *120 Portland St.-0331930000005*
Charles R. Baird (was Gamru Properties Ltd.) 12-15 assessments \$3,377.13, *506 Sul Ross St.-0082700000005*
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-*0560410000001*

Paid in full:

Vouno LLC \$2,815.60, *2509 Yoakum Blvd. and 2510 & 2520 Montrose Blvd.-0180090000001, 1242260010001, 1242260020001*
TBG Montrose Partners LLC \$1,479.82, *1504 California St.-0180040000003*
Bercon Ltd. \$1,479.08, *2007 Brun St.-0531460000011*
Westmoreland Partners LLC \$1,458.75, *400 Westmoreland St.-0370340000009*
Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*
Graustark Partners LLC \$899.77, *3414 Graustark St.-0261980000005*
Takis & Andriana Panousis \$822.47, *2703 Montrose Blvd., 1005 California St.-0510720000009, 0510720000011*
Michael J. Fourticq, Sr. \$775.84, *1914 McDuffie St.-0520640560003*
WB Richmond Center LLC \$748.38, *1836 Richmond Ave.-0382280000005*
1312 W. Alabama LLC \$532.31, 1312 W. Alabama St.-0262010000001
Linda J. Kelly \$497.13, *2307 Crocker St.-0140620000007*

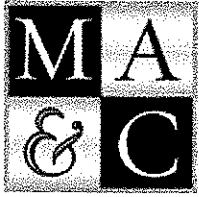
If you have any questions, please feel free to contact me.



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfcml.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

November 14, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of November 14, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 10/11/2016				\$3,081.12
Receipts				
	Transfer from Money Market		10,000.00	
	Walter P. Moore - 2016 Real Estate Forum Luncheon		500.00	
	Assessment Revenue		2,819.46	
	Assessment Revenue		6,423.49	
	Assessment Revenue		3,988.79	
	Interest Earned on Checking		2.30	
	Transfer from Money Market		125,000.00	
	Interest Earned on CD - Allegiance Bank		109.45	
	Transfer from Money Market		275,000.00	
Total Receipts				423,843.49
Disbursements				
5684	Comcast	Office Expenses	(101.88)	
5685	Harris County Treasurer	Legal Fees	(5,069.45)	
5736	Bankcard Center	Credit Card Expenses	(1,023.10)	
5737	Comcast	Office Expenses	(119.98)	
5738	Harris County Treasurer	Legal Fees	(5,069.45)	
5739	Verizon Wireless	Cell Phone Expense	(85.08)	
5740	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(3,008.25)	
5741	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,602.50)	
5742	SentriForce	Mobile Camera Program - 3 Months	(6,750.00)	
5743	Aaron M Day	Security Expense	(3,702.77)	
5744	Brian M Alms	Security Expense	(1,080.49)	
5745	Charles Starks	Security Expense	(902.38)	
5746	Joseph C Mabasa	Security Expense	(4,006.34)	
5747	Juan Arroyo	Security Expense	(1,739.09)	
5748	Juan J Chavez-Resendiz	Security Expense	(1,997.11)	
5749	Lce T Jaquarya	Security Expense	(1,459.30)	
5750	Leon Laureano.	Security Expense	(1,857.87)	
5751	Todd L Thibodeaux	Security Expense	(1,739.09)	
5752	Richard J Bass	Security Expense	(812.15)	
5753	John E Obenhaus	Security Expense	(1,598.53)	
5754	Victor Beserra.	Security Expense / Coordinator Fee	(4,692.68)	
5755	4309 Yoakum LP	Assessment Refund	(250.14)	
5756	Boyaki East Properties LP	Assessment Refund	(73.68)	
5757	Equitas Campanile East LLC	Assessment Refund	(2,414.04)	
5758	Mandola Family Properties LLC	Assessment Refund	(63.93)	
5759	Mary Dana Mandola Corbett 2004 Trust	Assessment Refund	(179.13)	
5760	Mary V Mandola	Assessment Refund	(113.39)	
5761	Memon's Enterprises Inc	Assessment Refund	(90.38)	
5762	Ninos	Assessment Refund	(27.34)	
5763	Ninos Restaurant & Bar Inc	Assessment Refund	(186.58)	
5764	Vinceanne Mandola Green 2004 Trust	Assessment Refund	(179.13)	
5765	Vincent A Mandola	Assessment Refund	(369.25)	
5766	Blank Rome LLP	Legal Fees	(330.00)	
5767	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(2,148.75)	
5768	Charles Nicholas Promotional Products	Promotional Expenses	(3,213.00)	
5769	Chris Labod	Website Maintenance	(350.00)	
5770	CKP Communication Group LLC	Communication Services	(2,000.00)	
5771	Cracked Fox	Graphic Design & Marketing Services	(2,917.50)	

Montrose Management District
Cash Flow Report - Checking Account
As of November 14, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5772	Dennis C. Beedon	Business Ambassador Program Services	(3,060.93)	
5773	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5774	Greater East End Management District	Graffiti Abatement - 2 Months	(10,880.00)	
5775	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(28,529.86)	
5776	Kudela & Weinheimer	Esplanade Enhancements & District Identity Marke	(8,818.42)	
5777	Landscape Art, Inc.	Esplanade Enhancements - Phase 1	(61,711.31)	
5778	Lawrence & Associates	Economic Development	(1,250.00)	
5779	Michael Hardy	Marketing	(1,000.00)	
5780	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
5781	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,181.67)	
5782	Neon Electric Corporation	Construction of Identity Markers	(146,347.20)	
5783	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(2,763.24)	
5784	SentriForce	Mobile Camera Program - 2 Months	(4,500.00)	
5785	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5786	University of St. Thomas	Meeting Expenses	(200.00)	
5787	Walter P. Moore	Montrose Mobility Study & US 59 Arch Bridge Lig	(5,344.32)	
5788	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5789	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
5790	ALLY	Vehicle Lease - Holding Check	0.00	
5791	Bankcard Center	Credit Card Expense - Holding Check	0.00	
5792	Comcast	Office Expense - Holding Check	0.00	
5793	Comcast	Office Expense - Holding Check	0.00	
5794	Harris County Treasurer	Legal Fees - Holding Check	0.00	
5795	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(178.60)	
ACH	United States Treasury	Monthly Payroll Taxes	(8,410.46)	
ACH	United States Treasury	Monthly Payroll Taxes	(532.94)	
Total Disbursements				(364,548.97)
BALANCE AS OF 11/14/2016				\$62,375.64

Montrose Management District

Account Balances

As of November 14, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
PROSPERITY BANK (XXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
COMPASS BANK-PREMIER (XXXX5807)	04/25/2016	01/20/2017	0.50 %	50,000.00	
COMPASS BANK-PREMIER (XXXX7029)	04/25/2016	02/21/2017	0.55 %	50,000.00	
POST OAK BANK (XXXX0889)	07/28/2016	07/28/2017	0.50 %	50,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	04/12/2016		0.58 %	80,939.39	
Checking Account(s)					
PROSPERITY BANK (XXXX9069)			0.25 %	62,375.64	Checking Account
Totals for Operating Fund:				\$643,315.03	
Grand total for Montrose Management District:				\$643,315.03	

Financial Institution: TEXAS CLASS

Total CDs, MM:	\$80,939.39	Collateral Security Required: No
Less FDIC coverage:	\$0.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montrose Management District
Summary of Pledged Securities

As of November 14, 2016

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,800,000.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: POST OAK BANK		
Total CDs, MM:	\$50,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: PROSPERITY BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$412,375.64	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$794,374.33	Investment Policy Received: Yes

Montrose Management District
Revenue & Expenditures Total Zone
October 2016

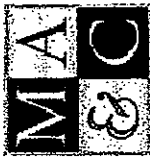
Source of Funds	Oct 16	Budget	\$ Over Budget	% of Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	7,924	7,900	24	100%	2,100,798	2,114,200	(13,402)	99%	2,121,643
14111 - PY Assessments	(1,372)	667	(2,039)	(206%)	2,643	6,667	(4,024)	40%	8,000
14112 - Assessment Refunds	(5,873)	(5,833)	(40)	101%	(65,530)	(58,333)	(7,197)	112%	(70,000)
14120 - Collection Fees	5,383	0	5,383	100%	83,230	0	83,230	100%	0
14310 - Penalties & Interest	1,297	2,500	(1,203)	52%	25,575	25,000	575	102%	30,000
14330 - Miscellaneous Income	500	3	497	16,667%	1,114	33	1,081	3,376%	40
14370 - Interest Earned on Temp. Invest	334	283	51	118%	3,056	2,833	223	108%	3,400
14380 - Interest	2	11	(9)	18%	63	113	(50)	56%	135
14390 - Prior Year Ending Fund Balance	0	0	0	0%	780,943	780,943	0	100%	780,943
Total Source of Funds	8,195	5,531	2,664	148%	2,931,892	2,871,456	60,436	102%	2,874,161
Use of Funds									
Business Development									
16123 - Project Management	2,764	2,764	0	100%	27,635	27,635	0	100%	33,162
16125 - Marketing & Public Relations									
16125-2 - Total Projects/Programs	246	1,083	(837)	23%	246	10,833	(10,587)	2%	13,000
16125-3 - Total Marketing Materials & Adv	4,236	6,250	(2,014)	68%	18,183	62,500	(44,317)	29%	75,000
16125-4 - Total Vendor Support of Project	12,218	17,750	(5,532)	69%	120,784	177,500	(56,716)	68%	213,000
Total 16125 - Marketing & Public Relations	16,700	25,083	(8,383)	67%	139,213	250,833	(111,620)	56%	301,000
16135 - Economic Development Services	1,250	4,167	(2,917)	30%	15,050	41,667	(26,617)	36%	50,000
16136 - Real Estate Consulting	0	1,250	(1,250)	0%	0	12,500	(12,500)	0%	15,000
16138 - Real Estate Forum	0	510	(510)	0%	0	5,096	(5,096)	0%	6,115
16140 - Web Site Main./Host/I.T.	350	500	(150)	70%	3,500	5,000	(1,500)	70%	6,000
16141 - GIS Services	0	167	(167)	0%	1,966	1,667	299	118%	2,000
Total Business Development	21,064	34,441	(13,377)	61%	187,364	344,398	(157,034)	54%	413,277
Project Staffing & Admin									
16150 - Admin & Management	2,487	2,487	0	100%	24,871	24,871	0	100%	29,845
16160 - Reimbursable Expenses	315	417	(102)	76%	5,136	4,167	969	123%	5,000
16170 - Reimbursable Mileage	387	667	(280)	58%	5,834	6,667	(833)	88%	8,000
16180 - Postage, Deliveries	129	167	(38)	77%	1,611	1,667	(56)	97%	2,000
16190 - Printing & Reproduction	513	771	(258)	67%	6,114	7,708	(1,594)	79%	9,250
16200 - Public Notices, Advertising	9	50	(41)	18%	1,067	500	567	213%	600
16220 - Legal Services	2,149	5,000	(2,851)	43%	141,657	50,000	91,657	283%	60,000
16250 - Bookkeeping	1,406	1,685	(279)	83%	15,273	16,850	(1,577)	91%	20,220
16260 - Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	23,395	20,417	2,978	115%	24,500
16270 - Office Furniture & Supplies	0	333	(333)	0%	1,243	3,333	(2,090)	37%	4,000
16280 - Other	200	46	154	435%	5,914	458	5,456	1,291%	550
16290 - Office Lease Space	1,200	1,200	0	100%	12,000	12,000	0	100%	14,400
16291 - Office Equipment	222	208	14	107%	2,108	2,083	25	101%	2,500
16340 - Auditing Fees	0	0	0	0%	13,270	13,000	270	102%	13,000
16530 - Insurance & Surety Bond	0	0	0	0%	8,767	10,000	(1,233)	88%	10,000
Total Project Staffing & Admin	10,813	15,073	(4,260)	72%	268,260	173,721	94,539	154%	203,865

Montrose Management District
Revenue & Expenditures Total Zone
October 2016

	Oct 16	Budget	\$ Over Budget	% of Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 · Vehicle Lease	938	958	(20)	98%	9,380	9,583	(203)	98%	11,500
15416 · Vehicle Maintenance	0	208	(208)	0%	0	2,083	(2,083)	0%	2,500
15417 · Vehicle Maint. & Operations	400	600	(200)	67%	8,022	6,000	2,022	134%	7,200
15420 · Contract Public Safety Services	31,085	31,283	(198)	99%	315,106	312,833	2,273	101%	375,400
15421 · Payroll Expenses	2,415	2,226	189	108%	26,301	22,260	4,041	118%	26,712
15425 · Mobile Camera Program	2,250	2,917	(667)	77%	22,500	29,167	(6,667)	77%	35,000
15430 · Cell Phone	85	167	(82)	51%	806	1,667	(861)	48%	2,000
16102 · Public Safety Equipment	0	133	(133)	0%	0	1,333	(1,333)	0%	1,600
16110 · Graffiti Abatement	5,120	5,417	(297)	95%	53,760	54,167	(407)	99%	65,000
16115 · Nuisance Abatement	5,069	5,167	(98)	98%	50,695	51,667	(972)	98%	62,000
16116 · Street Lights	0	233	(233)	0%	1,750	2,333	(583)	75%	2,800
16117 · Project Management	4,432	4,422	0	100%	44,216	44,216	0	100%	53,059
16118 · Security Donation	0	0	0	0%	0	0	0	0%	1,000
Total Security and Public Safety	51,784	53,731	(1,947)	96%	532,536	537,309	(4,773)	99%	645,771
Visual Improvements & Cultural									
16201 · Project Management	829	829	0	100%	8,290	8,290	0	100%	9,948
16202 · Street Sweeping	0	7,667	(7,667)	0%	53,280	76,667	(23,387)	69%	92,000
16213 · Landscape Maintenance	1,917	2,083	(166)	92%	43,734	20,833	22,901	210%	25,000
Total Visual Improvements & Cultural	2,746	10,579	(7,833)	26%	105,304	105,790	(486)	100%	126,948
16580 · Transfer to Capital Budget	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
Total Use of Funds	86,407	113,824	(27,417)	76%	2,227,764	2,295,518	(67,754)	97%	2,524,161
Net Ordinary Source of Funds	(78,212)	(108,293)	30,081	72%	704,128	575,938	128,190	122%	350,000

Montrose Management District
Revenue & Expenditures Total Zone
October 2016

Other Source/Use of Funds	Oct 16	Budget	\$ Over Budget	% of Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Other Source of Funds									
Capital Improvements									
15401 - Transfer from General Fund	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
15402 - Tradition Bank Loan	0	0	0	0%	0	0	0	0%	1,557,802
Total Capital Improvements	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Total Other Source of Funds	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 - Project Management	9,949	9,949	0	100%	99,485	99,485	0	100%	119,382
17002 - Bridge Lighting Eng Services	713	725	(12)	98%	27,428	27,480	(52)	100%	40,800
17003 - SPA Engineering Services	4,632	0	4,632	100%	51,407	15,000	36,407	343%	15,000
17004 - Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
17005 - General Engineering Services	0	0	0	0%	0	0	0	0%	30,000
17006 - Bike Rack Installation Project	0	0	0	0%	3,580	3,580	0	100%	55,000
17007 - Bike & Pedestrian Path Imp Proj	0	0	0	0%	0	0	0	0%	500,000
17008 - Bridge Lighting Install Project	0	0	0	0%	793,843	750,000	43,843	106%	750,000
Total Mobility & Transportation - CPF	15,294	10,674	4,620	143%	975,743	895,545	80,198	109%	1,569,182
Visual Improve & Cultural - CPF									
17100 - Project Management	7,185	7,185	0	100%	71,850	71,850	0	100%	86,220
17101 - Identity Marker Design Services	18	0	18	100%	4,565	4,625	(60)	99%	11,700
17102 - Esplanade Design Services	68,568	0	68,568	100%	205,057	45,000	160,057	456%	45,000
17103 - Identity Marker Installation	162,608	163,000	(392)	100%	204,037	204,429	(392)	100%	425,000
17104 - Esplanade Installation	0	0	0	0%	10,000	10,000	0	100%	555,000
Total Visual Improve & Cultural - CPF	238,379	170,185	68,194	140%	495,509	335,904	159,605	148%	1,122,920
Total Capital Improvement	253,673	180,859	72,814	140%	1,471,252	1,231,449	239,803	119%	2,692,102
Total Other Use of Funds	253,673	180,859	72,814	140%	1,471,252	1,231,449	239,803	119%	2,692,102
Net Other Source of Funds	(253,673)	(180,859)	(72,814)	140%	(336,952)	(97,149)	(239,803)	347%	0
Planned Reserves	(331,885)	(289,152)	(42,733)	115%	367,176	478,789	(111,613)	77%	350,000



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Quarterly Investment Inventory Report Period Ending September 30, 2016

BOARD OF DIRECTORS
Montrose Management District

Attached is the Quarterly Investment Inventory Report for the
Period ending September 30, 2016.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

"HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

CURRENT TRAINING

October 26, 2007 (UNT 10 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
November 5, 2011 (Texpool Academy 10 Hours)
November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
September 13, 2003 (McCall, Gibson 6 Hours)
September 23, 2007 (McCall, Gibson 4 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
October 25, 2011 (Texpool Academy 10 Hours)
November 7, 2013 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)

Ghia Lewis

Montrose Management District
Summary of Money Market Funds
07/01/2016 - 09/30/2016

Fund: Operating									
Financial Institution: TEXAS CLASS									
Account Number: XXXX0001 Date Opened: 04/12/2016 Current Interest Rate: 0.58%									
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance			
07/01/2016		424,754.57							
07/11/2016	WT TO CKG								
07/29/2016	POB CD XXXX0889 INTEREST		51.22	(125,000.00)					
07/31/2016						184.28			
08/08/2016	WT TO CKG								
08/10/2016	WT TO CKG			(150,000.00)					
08/29/2016	POB CD XXXX0897 INTEREST		74.58	(50,000.00)					
08/29/2016	WT FROM POB CD XXXX0897		50,000.00						
08/31/2016						87.51			
09/01/2016	WT FROM ALLEG CD XXXX0558								
09/12/2016	WT TO CKG		50,000.00	(155,000.00)					
09/30/2016						73.84			
Totals for Account XXXX0001:		\$424,754.57	\$100,125.80	(\$460,000.00)	\$345.63	\$65,226.00			
Totals for Operating Fund:		\$424,754.57	\$100,125.80	(\$460,000.00)	\$345.63	\$65,226.00			

Methods Used For Reporting Market Values

Cash/Deposits: Face Value Plus Accrued Interest

Securities/Other Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/ADL Accounts: Balance = Book Value = Current Market

Montrose Management District
Summary of Certificates of Deposit with Money Market
07/01/2016 - 09/30/2016

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
ALLEGIANCE BANK	XXXX0558	04/01/16	08/31/16	50,000.00	0.00	0.00	50,000.00	0.00	0.00	0.40%	49.86	82.01	0.00	82.01	0.00
	Rolled over FROM CD XXXX0390/CLOSED TO TXCLASS XXXX0001														
ALLEGIANCE BANK	XXXX0833	04/25/16	10/06/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.50%	45.89	0.00	0.00	0.00	108.22
	WT FROM CB MM XXXX2019/CLOSED TO TXCLASS XXXX0001														
ALLEGIANCE BANK	XXXX0825	04/25/16	10/22/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.50%	45.89	0.00	0.00	0.00	108.22
	WT FROM CB MM XXXX2019														
COMPASS BANK-PREMIER	XXXX7029	04/25/16	02/21/17	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.55%	50.48	0.00	0.00	0.00	119.04
	WT FROM CB MM XXXX2019														
COMPASS BANK-PREMIER	XXXX3807	04/25/16	01/20/17	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.50%	45.89	0.00	0.00	0.00	108.22
	WT FROM CB MM XXXX2019														
FIRST STATE BANK	XXXX2169	04/25/16	10/06/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.40%	36.71	0.00	0.00	0.00	86.58
	WT FROM CB MM XXXX2019/CLOSED TO TXCLASS XXXX0001														
FIRST STATE BANK	XXXX2170	04/25/16	10/06/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.40%	36.71	0.00	0.00	0.00	86.58
	WT FROM CB MM XXXX2019/CLOSED TO TXCLASS XXXX0001														
GREEN BANK	XXXX0169	05/02/16	03/28/17	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.45%	36.99	0.00	0.00	0.00	93.08
GREEN BANK	XXXX0210	06/09/16	06/09/17	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.50%	30.14	0.00	0.00	0.00	154.79
	\$50K WT FROM CB MM XXXX2086														
ICON BANK	XXXX7631	03/25/16	10/06/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.75%	100.68	0.00	0.00	0.00	194.18
	CLOSED TO TXCLASS XXXX0001														
PIONEER BANK	XXXX5309	05/31/16	04/21/17	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.50%	42.47	0.00	0.00	0.00	167.12
	Rolled over FROM CD XXXX0143/\$50K WT FROM CB MM XXXX2086														
POST OAK BANK	XXXX0889	02/29/16	07/27/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.25%	42.12	51.22	0.00	51.22	0.00
POST OAK BANK	XXXX0889	07/28/16	07/28/17	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.50%	0.00	0.00	0.00	0.00	43.84
POST OAK BANK	XXXX0897	02/29/16	08/28/16	50,000.00	0.00	0.00	50,000.00	0.00	0.00	0.30%	50.55	74.56	0.00	74.56	0.00
	CLOSED TO TXCLASS XXXX0001														
PROSPERITY BANK	XXXX0219	11/19/15	11/19/16	350,000.00	0.00	0.00	0.00	0.00	350,000.00	0.75%	1,618.15	0.00	0.00	0.00	2,272.60
	\$112K FROM EAST ZONE MM/\$238K FROM WEST ZONE MM														
SPIRIT OF TEXAS BANK	XXXX4039	05/31/16	05/20/17	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.40%	33.97	0.00	0.00	0.00	133.70

Methods Used For Reporting Market Values

Certificates of Deposit:
Securities/Deposit Government Obligations:
Public Fund Investment Pool/ASL Accounts:

Price Value Plus Accrued Interest
Market Value Quoted by the Seller of the Security and Confirmed in Writing
Balance as Book Value = Current Market

Montrose Management District
Summary of Certificates of Deposit with Money Market
07/01/2016 - 09/30/2016

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal From Withdrawal	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating Certificates of Deposit															
Rolled over FROM CD XXXX0311/450K WT FROM CD MM XXXX2086															
Totals for Operating Fund:				1,200,000.00	0.00	50,000.00	100,000.00	50,000.00	1,100,000.00	N/A	2,266.50	207.81	0.00	207.81	\$3,676.17
Beginning Balance:	\$1,200,000.00							Interest Earned:	\$207.81						
Plus Principal From Cash:	\$0.00							Less Beg Accrued Interest:	\$2,266.50						
Less Principal Withdrawal:	\$100,000.00							Plus End Accrued Interest:	\$3,676.17						
Plus Interest Reinvested:	\$0.00							Fixed Interest Earned:	\$1,617.48						
Fixed Balance:	\$1,100,000.00							MM Interest Earned:	\$345.63						
MM Balance:	\$65,226.00							Total Interest Earned:	\$1,963.11						
Total Balance:	\$1,165,226.00														
Totals for District:				1,200,000.00	0.00	50,000.00	100,000.00	50,000.00	1,100,000.00	N/A	2,266.50	207.81	0.00	207.81	\$3,676.17

Methods Used For Reporting Market Values

Certificates of Deposit:	Face Value Plus Accrued Interest
Securities/Debt Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AS/ Accounts:	Tranche = Book Value = Current Market

Montrose Management District
Detail of Pledged Securities
07/01/2016 - 09/30/2016

Financial Institution: COMPASS BANK-PREMIER

Security: Lotus of Credit/FHLB-AH CUSIP: 93460	Par Value:	Maturity Date:	Pledged:	Released:	Amount Released:
	Date		04/28/2017		
	Value				
	07/31/2016	1,800,000.00			
	08/31/2016	1,800,000.00			
	09/30/2016	1,800,000.00			

Methods Used For Reporting Market Values:

Creditors of Depositor: Price Value Plus Accrued Interest
Securities/Debt Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/Ad Account: Balance = Book Value in Current Market

Bill date Oct 23, 2016
Services from Oct 28, 2016 to Nov 27, 2016

Your monthly account summary

Previous balance	100.37
No payment received	0.00
Unpaid balance due now	100.37
New charges	99.85
XFINITY services	2.03
Other charges and credits	

Unpaid balance due now \$100.37
New charges due Nov 12, 2016 \$101.88
Total amount due \$202.25

1 Your account is past due

You have an unpaid balance on your account that is now due. To maintain your services and avoid an additional 1.5% late fee, please pay the unpaid balance immediately.

2 Manage your services online or on the go



Montrose Mgt Dist 2 Acct

Account number
8777 70 318 5399279

For service at:
802 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77005-3918

Thanks for choosing XFINITY
from Comcast

Need help?

Visit xfinity.com/customersupport,
use the My Account app, or
call 1-800-934-6489 (1-800-XFINITY)

Ready to pay?

Visit xfinity.com/myaccount or

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



INVOICE

MONTROSE MANAGEMENT DISTRICT
C/O EXECUTOR DIRECTOR
PO BOX 22167
HOUSTON, TX 77227-2167

(Please detach and mail this top portion with payment)

REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH012712

Customer No.: V00071086

Amount Due: 5,069.45

Amount Paid: 5,069.45

DATE	DESCRIPTION	AMOUNT
10/03/16	NOV'16: ASST COUNTY ATTY FEE	5,069.45

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Print #381
Harris County, Texas (REV. 3/07)

Account number
8777 70 318 5399279

8/17/2002 NO REP 23 12/20/16 11/01/16/2016 0001

Services from Oct 28, 2016 to Nov 27, 2016

Your new charges in detail

XFINITY services	\$99.85
XFINITY Internet	
Equipment Fee	9.95
Starter PKG	69.95
Business Internet	
Static IP - 1	19.95

Other charges and credits	\$2.03
----------------------------------	---------------

Late Fee	10/23	1.50
State Cost Recovery Charge		0.53
The State Cost Recovery Charge is imposed by Comcast on its Texas subscribers to recover a portion of its expenses associated with charges imposed on Comcast by the State of Texas. Comcast is not required by law to collect this cost.		
New charges		\$101.88



Hearing/Speech Impaired call 711
Your FCC Community Unit is: TX0616

pd w/cx #5684

Bill date Oct 24, 2016
Services from Oct 28, 2016 to Nov 28, 2016

Your monthly account summary

Previous balance	110.43
No payment received	0.00
Unpaid balance due now	110.43
New charges	109.85
Comcast Business services	10.13
Other charges and credits	

Unpaid balance due now \$110.43
New charges due Nov 13, 2016 \$119.98
Total amount due \$230.41

1 Your account is past due

You have an unpaid balance on your account that is now due. To maintain your services and avoid an additional \$9.50 late fee, please pay the unpaid balance immediately.

2 Manage your services online

Visit comcast.com/myaccount or



The Montrose District #

Account number
8777 70 318 3578205

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-9550

Thanks for choosing Comcast Business

Need help?

Visit business.comcast.com/help or
call 1-800-391-3000

Ready to pay?

Visit business.comcast.com/myaccount

verizon

PO BOX 4001
ACWORTH, GA 30601

00000002 01 AUG 24 15 - AU10 18 0 000 7727-2167 -C21-100000-11
MONTEROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON, TX 77227-2167

Verizon Wireless News

Save Time Go Online

If you have questions about your bill, or need help with your device, you can find answers using go.verizon.com/support. You can also easily access support through the My Verizon app. Try it today.

Manage Your Account	Account Number	Date Due
www.vzw.com	723464988-00001	Past Due
Change your address at	Invoice Number	
www.com/changeaddress	9774070916	

Quick Bill Summary

Sep 22 - Oct 21

Previous Balance (see back for details)	\$80.08
No Payment Received	\$0.00
Balance Forward Due Immediately	\$80.08
Account Charges and Credits	
Includes Late Fee of \$5.00	\$5.00
Monthly Charges	\$80.00
Usage and Purchase Charges	
Data	\$0.00
Surcharges and Other Charges & Credits	\$0.08
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges Due by November 16, 2016	\$85.08

Total Amount Due

\$165.16

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 846586
Dallas, TX 75284-9586
713 223-3300
TAX ID: 74-1024827

Remittance Page

October 6, 2016
051914
INVOICE NO: 21661874
04674

Client: Montrose Management District
Matter: General Counsel
Matter No: 051914.000001

Billing Summary

Total Current Billing for this Matter

\$3,008.25

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell LLP
Bank Account No: 081390084197
ABA Number (For Wire Transfers Only): 026009593; (For ACH's Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS66
Please include the invoice number as a reference when sending the wire.

pd w/c #5740

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

SENTRIFORCE

a view from above

Invoice

Montrose Management District
1300 Post Oak Blvd., Suite 1600
Houston, TX 77056

Invoice

Date	Invoice #
9/19/2016	44129

Billing Address

Montrose Management District
Holt Robinson
P.O. Box 22167
Houston, TX 77227-2167

Description	Amount
Monthly Bookkeeping	1,125.00
Delivery of documents	25.00
Patrol Payroll	93.75
Additional time for Board Meeting	168.75
Preparation of annual audit schedules	18.75
Delivery	66.12
Postage	38.13
Mileage	6.10
Copies	48.20
Document Storage & Retention Service	10.70
Total Remittable Expenses	171.25
Total	\$1,602.50

pd w/c #5741

Date	Invoice #	Terms	Rep	Due Date	
7/1/2016	21992	NET 15	LC	7/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	7/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	7/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHARA UNIT: MONTROSE3	1	350.00	7/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOUVIER UNIT: MONTROSE4	1	350.00	7/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	7/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	7/1/2016	150.00
Total 6/06/15742					

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00

280 RIVER POINTS DR., SUITE 150 - CONROE, TX 77304 - PHONE 281-756-5641 - FAX 281-756-1544

6500 RIVER PLACE BLVD - BUILDING 4, SUITE 104 - AUSTIN, TEXAS 78759 - PHONE 512-782-3400 - FAX 512-793-9966

1300 POST OAK BLVD - SUITE 1600 - HOUSTON, TX 77056 - PHONE 713-623-4339 - FAX 713-629-4359

SENTRIFORCE

a view from above

Invoice

Billing Address

Montrose Management District
Holt Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
8/1/2016	22313	NET 15	LC	8/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	8/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	8/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHARA UNIT: MONTROSE3	1	350.00	8/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOUVIER UNIT: MONTROSE4	1	350.00	8/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	8/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	8/1/2016	150.00
Total due #57142					

pdw/cx #57112

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00

SENTRIFORCE

a view from above

Invoice

Billing Address

Montrose Management District
Holt Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
9/1/2016	22721	NET 15	LC	9/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	9/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	9/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUGIARA UNIT: MONTROSE3	1	350.00	9/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOUVIER UNIT: MONTROSE4	1	350.00	9/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSES / MONTROSE6	2	350.00	9/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	9/1/2016	150.00
pdw/ck #5742					

pdw/cx #57112

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00



Officer Payroll Report

Print to PDF

Oct-15						
Oct-15	Alms, Brian	20.00	\$45.00	\$1,170.00	\$0.00	\$1,170.00 CX 57144
Oct-15	Arroyo, Juan	45.00	\$45.00	\$2,025.00	\$0.00	\$2,025.00 CX 57147
Oct-15	Bess, Richard	20.00	\$45.00	\$900.00	\$0.00	\$900.00 CX 57152
Oct-15	Bezerre, Victor	51.00	\$45.00	\$2,295.00	\$3,500.00	\$5,795.00 CX 57154
Oct-15	Chavez-Resendiz, Ju	54.00	\$45.00	\$2,430.00	\$0.00	\$2,430.00 CX 57148
Oct-15	Day, Aaron	109.00	\$45.00	\$4,905.00	\$0.00	\$4,905.00 CX 57143
Oct-15	Jacquary, Lee	40.00	\$45.00	\$1,800.00	\$0.00	\$1,800.00 CX 57149
Oct-15	Laureano, Leon	50.00	\$45.00	\$2,250.00	\$0.00	\$2,250.00 CX 57150
Oct-15	Mabaca, Joseph	139.00	\$45.00	\$5,355.00	\$0.00	\$5,355.00 CX 57146
Oct-15	Oberhaus, John	44.00	\$45.00	\$1,980.00	\$0.00	\$1,980.00 CX 57153
Oct-15	Starks, Charlie	24.00	\$45.00	\$1,080.00	\$0.00	\$1,080.00 CX 57145
Oct-15	Thibodeaux, Todd	45.00	\$45.00	\$2,025.00	\$0.00	\$2,025.00 CX 57151
Period Total	12		\$28,215.00	\$3,500.00		\$31,715.00
Grand Total	12		\$28,215.00	\$3,500.00		\$31,715.00



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 7109, Houston, Texas 77233
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/21/2016

LEGAL DESCRIPTION

4309 YOAKUM LP

TRS 2A & 3 BLK 1

4309 YOAKUM BLVD STE 200

ROSSMOYNE

HOUSTON

TX 77006-5866

4309 YOAKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0003

DATE PROCESSED: 10/21/2016

YEAR: 2014

RECEIPT NUMBER: 92140314

REP No.: 0894977

DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2014 year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Forfeited |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: 2014-67594 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$186.76.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/cx #57155



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/21/2016

LEGAL DESCRIPTION

4309 YOAKUM LP
4309 YOAKUM BLVD STE 200

TRS 2A & 3 BLK 1
ROSSMOYNE

HOUSTON

TX 77006-5866

4309 YOAKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0003
YEAR: 2015
REF No.: 0894978

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 92150307
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-68862

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$63.38.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/cx# 5755



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 09/21/2016

LEGAL DESCRIPTION

BOYAKI EAST PROPERTIES LP
408 HYDE PARK BLVD
HOUSTON

TX 77006-3008

TRS 1A 2A & 3A BLK 4
LOCKHART CONNOR & BARZIZA

509 W MAIN ST S

MONTROSE MD EAST

ACCOUNT NUMBER: 92/023/060/000/0013
YEAR: 2015
REF No.: 0894775

DATE PROCESSED: 09/20/2016
RECEIPT NUMBER: 92150174
DEPOSIT BATCH No.: RP160920

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-54975

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$73.68.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/cx# 5754



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DATE: 10/21/2016

LEGAL DESCRIPTION

EQUITAS CAMPANILE EAST LLC
3810 W ALABAMA ST

RES A BLK 1 &
TRS 3 3C 4 4A 5 & 5A BLK 24 &
TRS A & B (ABANDONED ALLEY)
LOCKHART CONNOR & BARZIZA
4119 MONTROSE BLVD

HOUSTON

TX 77027-5204

MONTROSE MD EAST

ACCOUNT NUMBER: 92/120/768/001/0001
YEAR: 2014
REF No.: 0894979

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 92140437
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2014 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-04342

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$347.79.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/cx# 5757



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DATE: 10/21/2016

LEGAL DESCRIPTION

EQUITAS CAMPANILE EAST LLC
3810 W ALABAMA ST

HOUSTON

TX 77027-5204

RES A BLK 1 &
TRS 3 3C 4 4A 5 & 5A BLK 24 &
TRS A & B (ABANDONED ALLEY)
LOCKHART CONNOR & BARZIZA
4119 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/120/768/001/0001
YEAR: 2015
REF No.: 0894980

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 92150425
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-70576

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$367.50.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/cx# 5757



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DATE: 10/21/2016

LEGAL DESCRIPTION

EQUITAS CAMPANILE EAST LLC
3810 W ALABAMA ST
HOUSTON TX 77027-5204

RES A BLK 1
MONTROSE CROSSING SOUTH

4203 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/127/752/001/0001
YEAR: 2014
REF No.: 0895024

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 92140452
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2014 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-04342

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$892.50.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/ck#5757



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DATE: 10/21/2016

LEGAL DESCRIPTION

EQUITAS CAMPANILE EAST LLC
3810 W ALABAMA ST
HOUSTON TX 77027-5204

RES A BLK 1
MONTROSE CROSSING SOUTH

4203 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/127/752/001/0001
YEAR: 2015
REF No.: 0894981

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 92150442
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-68859

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$806.25.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/ck#5757



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DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA FAMILY PROPERTIES LLC
11212 WILDING LN
HOUSTON TX 77024-5308

LT 6 BLK 9
ROSEMONT

1307 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/362/009/0006
YEAR: 2015
REF No.: 0894951

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150552
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$30.79.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/ck#5758



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA FAMILY PROPERTIES LLC
11212 WILDING LN
HOUSTON TX 77024-5308

LT 7 BLK 9
ROSEMONT

1307 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/362/009/0007
YEAR: 2015
REF No.: 0894952

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150553
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$33.14.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/ck#5758



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MARY DANA MANDOLA CORBETT 2004
11212 WILDING LN

.50 U/D INT IN RES A BLK 1 &
LT 3 BLK 4 & TR 1A BLK 1
(0.8214 AC) COLUMBUS &
KENNEDY MANDOLAS MONTROSE
1401 MONTROSE BLVD

HOUSTON TX 77024-5308

MONTROSE MD EAST

ACCOUNT NUMBER: 92/125/774/001/0002
YEAR: 2015
REF No.: 0894938

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 92150439
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$179.13.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ok #5759



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DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA MARY V
11212 WILDING LN

LTS 19 & 20 BLK 4
HARLOW

HOUSTON TX 77024-5308

1111 LA RUE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0019
YEAR: 2015
REF No.: 0894947

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150438
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$80.78.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ok #5760



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DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA MARY V
11212 WILDING LN

LT 21 BLK 4
HARLOW

HOUSTON TX 77024-5308

1105 LA RUE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0021
YEAR: 2015
REF No.: 0894948

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150439
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$32.61.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ok #5760



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DATE: 10/21/2016

LEGAL DESCRIPTION

MEMON'S ENTERPRISES INC
403 COACHMAN LN

LTS 4 5 & 6 BLK 2
PLAINVIEW SEC 1

HOUSTON TX 77024-6401

1756 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/029/162/000/0004
YEAR: 2015
REF No.: 0895003

DATE PROCESSED: 10/21/2016
RECEIPT NUMBER: 94150192
DEPOSIT BATCH No.: RP161021

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-711629

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$90.38.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ok #5761



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DATE: 10/18/2016

LEGAL DESCRIPTION

NINOS
11212 WILDING LN

LT 24 BLK 4
HARLOW

HOUSTON

TX 77024-5308

2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0024
YEAR: 2015
REF No.: 0894950

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150441
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$27.34.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck#5762



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P. O. Box 73109, Houston, Texas 77273
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DATE: 10/18/2016

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC
11212 WILDING LN

RES B BLK 1
VINCENTS TERRACE

HOUSTON

TX 77024-5308

2701 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0002
YEAR: 2015
REF No.: 0894954

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150789
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$131.55.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck#5763



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC
11212 WILDING LN

LTS 3 4 & TR A BLK 3
HARLOW

HOUSTON

TX 77024-5308

EBERHARD AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0001
YEAR: 2015
REF No.: 0894941

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150432
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$55.03.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck#5763



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

VINCHANCE MANDOLA GREEN 2004 TR
11212 WILDING LN

.50 U/D INT IN RES A BLK 1 &
LT 3 BLK 4 & TR 1A BLK 1
(0.8214 AC) COLUMBUS &
KENNEDY MANDOLAS MONTROSE
1401 MONTROSE BLVD

HOUSTON

TX 77024-5308

MONTROSE MD EAST

ACCOUNT NUMBER: 92/125/774/001/0001
YEAR: 2015
REF No.: 0894937

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 92150438
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

☒ Lawsuit Cause No.: 2015-55724

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$179.13.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck#5764



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

RES A BLK 1
VINCENTS TERRACE

HOUSTON TX 77024-5308

2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0001
YEAR: 2015
REF No.: 0894953

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150788
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$92.98.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/cck#5745



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 5 BLK 3
HARLOW

HOUSTON TX 77024-5308

1100 EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0005
YEAR: 2015
REF No.: 0894942

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150433
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$29.30.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/cck#5745



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 6 & TR 7A BLK 3
HARLOW

HOUSTON TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0006
YEAR: 2015
REF No.: 0894943

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150434
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$43.34.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/cck#5745



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Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

TRS 7 & BA BLK 3
HARLOW

HOUSTON TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0007
YEAR: 2015
REF No.: 0894944

DATE PROCESSED: 10/18/2016
RECEIPT NUMBER: 94150435
DEPOSIT BATCH No.: RP161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$54.98.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pdw/cck#5745



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

TR 8 & 9A BLK 3
HARLOW

HOUSTON

TX 77024-5308

BERNHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0008

DATE PROCESSED: 10/18/2016

YEAR: 2015
REF No.: 0894945

RECEIPT NUMBER: 94150436
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$36.33.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck #5765



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 10 & TR 9 BLK 3
HARLOW

HOUSTON

TX 77024-5308

BERNHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0009

DATE PROCESSED: 10/18/2016

YEAR: 2015
REF No.: 0894946

RECEIPT NUMBER: 94150437
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$43.57.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck #5765



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/18/2016

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 23 BLK 4
HARLOW

HOUSTON

TX 77024-5308

1015 LA ROE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0023

DATE PROCESSED: 10/18/2016

YEAR: 2015
REF No.: 0894949

RECEIPT NUMBER: 94150440
DEPOSIT BATCH No.: RF161018

NOTICE OF CHANGE IN ASSESSMENT

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your assessment for the 2015 year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55724</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$68.75.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

pd w/ck #5765

BLANK ROME LLP
COUNSELORS AT LAW

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6001 FAX (713) 228-6008
FEDERAL TAX I.D. NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O DAVID HAWES
HAWES HILL CALDERON LLP
9610 LONGPOINT, SUITE 150
HOUSTON, TX 77063

INVOICE DATE: OCTOBER 07, 2016
MATTER NO. 139016-06601 02752
INVOICE NO. 1612436

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-2019; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
09/06/16	1604830	220.00	0.00	220.00
BALANCE FORWARD				\$ 220.00
FOR LEGAL SERVICES RENDERED THROUGH 09/30/16				\$ 330.00
CURRENT INVOICE TOTAL				\$ 330.00
TOTAL AMOUNT DUE				\$ 550.00

pd w/ck #5765

RECEIVED
OCT 14 2016
Municipal Accounts
& Consulting

ACH / WIRE		MAIL
BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	8218469126	130 North 18th Street
ABA NUMBER:	036076159 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZU333 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OREGON TEXAS ILLINOIS

P. O. Box 848588
Dallas, TX 75284-8588
713 223-2300
TAX ID 74-1034877

Remittance Page

November 4, 2016
051914
INVOICE NO: 21664553
04674

Client: Montrose Management District
Matter: General Counsel
Matter No: 051914.000001

Please Remit Total Balance Due

\$ 2,148.75

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell LLP
Bank Account No: 80139004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH's Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS3N; Swift Code (Foreign Funds): BOFAUS6S
Please include the invoice number as a reference when sending the wire.

pdw/c#5767

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS



Chris Labod
2502 Deer Forest Dr
Spring TX 77373
(281)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Nov 01, 2016
Invoice # 2016-11-477
Website Maintenance

item	hrs / qty	rate / price	taxes	subtotal
MMD Website Maintenance	00:00	\$350.00		\$350.00

Monthly retainer for Montrose
Management District website maintenance

pd wldk #5769

Subtotal	\$350.00
Total due by Nov 15, 2016	\$350.00

Charles Nicholas Promotional Products
and Office Supplies
1302 Wauhatch Drive # 854
Houston, Texas 77019
713.320.9747
E:charlesnicholas1302@jps.com

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1003
10/15/2016

OFFICE:
Cristopher Larson
Monroe Management District
5020 Monroe Blvd
Suite 311
Houston, Texas, 77005
Texas

Gretchen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, Texas, 77006

Category	Item	Supplier	Unit	Cost	Price
	Hot 100 Days	MAID	MAID	UPS	Gateway
Item #	Qty. (Days)	Supplier	Price Each	Price	Price
Red Stylus pen/box	Blue ink	500.00	\$1.01		\$500.00
Black Stylus pen/box	Blue ink	500.00	\$1.01		\$500.00
Non-Women Backs	Red	250.00	\$1.92		\$480.00
Non-Women Backs	Blue	250.00	\$1.92		\$480.00
Non-Women Backs	White	250.00	\$1.92		\$480.00
Cow cooler (mouse)	Black		\$1.01		\$500.00
Setup for white/black	Impressa	3.00	\$20.00		\$60.00
Shipping/delivery		1.00	\$198.00		\$198.00

Amortized Expense	\$0.00	Amortized Expense	\$0.00
Amortized Expense	\$3,213.00	Amortized Expense	\$3.00
		Amortized Expense	\$3,213.00
		Amortized Expense	\$0.00
		Total	\$3,213.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$3,213.00	\$0.00	\$0.00	\$0.00	\$3,213.00

pd w/ ok #5768

INVOICE

Modesto Management District

Invoice Date
Nov 1, 2016

Invoice Number
INV-0715

clp communications group, Inc.
Attention: Carey Kirkpatrick
PO Box 66223
HOUSTON TX 77266-6223
UNITED STATES

Description	Quantity	Unit Price	Amount USD
Monthly retainer fee for communications services (PR only)	1.00	2,000.00	2,000.00
		TOTAL USD	2,000.00

Due Date: Nov 16, 2016



Pay online now (you will be taken to the online invoice)

pd w/ox #5770

PAYMENT ADVICE

To: cdp communications group, Inc.
Attention: Carey Kirkpatrick
PO Box 66223
HOUSTON TX 77266-6223
UNITED STATES

Customer	Montrose Management District
----------	------------------------------

Invoice Number INV-0315

Amount Due 2,000.00

Due Date Nov 16, 2016

Amount Enclosed \$2,000.00

Enter the amount you are paying above



hello! you have an invoice from:

Cracked Fox

2815 Bermuda Dunes Dr. Missouri City, TX 77459
Raan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Date	Invoice No.	Terms
10/30/16	874	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,917.50	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of October		0.00	0.00
Design	Print and web based designs SCP	18.3	75.00	1,372.50
Design	Comp Plan	4.2	75.00	315.00
Design	Montrose Real Estate - flyers and eventbrite	6	75.00	450.00
Design	Powerpoint for USI and photography of Real Estate associated with it	6.2	75.00	465.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	1	75.00	75.00
3	Meetings, Correspondence, Phone Calls, and invoicing.	0.4	75.00	30.00
4	Photography: editing, color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	2	75.00	150.00
5	Providing licensing, stock photography, and partner requests and print requests. Social media: Facebook/twitter/pinterest/instagram updates, photo galleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.		75.00	0.00
6	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	0.6	75.00	00.00

Total \$2,917.50

Thank you for your business

pd w/ck # 571

Dennis C. Beeson
39 Justice Park Drive
Houston, Texas 77002
713.320.8747
d.beeson@equi-tax.com

Invoice
11/1/2016

Grishen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77005
Harris

Grishen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77005
Harris

Business Ambassador Contract Services \$2,800.00

POSTED

Payment Due	\$0.00	Payment Due	\$0.00
Payment Due	\$2,800.00	Payment Due	\$0.00
		Payment Due	\$2,800.00
		Total	\$2,800.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Dennis C. Beeson

pd w/ck # 572

Name		Period Ending	Service Area	Other Expenses (2)		Bill to Dist.
Dennis C. Beeson		October 2016	Montrose	Item	Amount	(Y/N)
Date	Business Mileage	Purpose	Mi. Driven			
10/03/16	Montrose Businesses	Business Ambassador	40			Y
10/04/16	Montrose Businesses	Business Ambassador	50			Y
10/05/16	Montrose Businesses	Business Ambassador	30			Y
10/06/16	Montrose Businesses	Business Ambassador				Y
10/11/16	Montrose Businesses	Business Ambassador	12			Y
10/12/16	Montrose Businesses	Business Ambassador	15			Y
10/13/16	Montrose Businesses	Business Ambassador	52			Y
10/17/16	Montrose Businesses	Business Ambassador	21	ice/water recycle day	\$ 10.19	Y
10/18/16	Montrose Businesses	Business Ambassador	18			Y
10/19/16	Montrose Businesses	Business Ambassador	16			Y
10/20/16	Montrose Businesses	Business Ambassador	20			Y
10/24/16	Montrose Businesses	Business Ambassador	20			Y
10/25/16	Montrose Businesses	Business Ambassador	30			Y
10/26/16	Montrose Businesses	Business Ambassador	27			Y
10/27/16	Montrose Businesses	Business Ambassador	15			Y
10/31/16	Montrose Businesses	Business Ambassador	15	Phone Allowance	\$ 45.00	Y
			381		\$ 55.19	Y
I certify that the above expenses were incurred and paid by me:				Business Miles (1) @ 0.54	\$ 705.74	
				Other Expenses (2)	\$ 55.19	
				Expenses billed to District (Y)	\$ -	
				Expenses not billed to District (N)	\$ -	
				Amount Billed to District	\$ 260.93	
				Total Reimbursement	\$ 260.93	

Equi-Tax Inc.

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

Invoice

DATE	INVOICE #
11/1/2016	50241

Bill To
The Montrose District
c/o Hawes Hill Calderon LLP
PO Box 22167
Houston TX 77227-2167

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,795.63
pd w/ck # 573	

Total \$1,795.63



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713-628-9916
equrora@greatereastend.com

GREATER
EAST END
DISTRICT
we report to you
on the ground

INVOICE

BILL TO
Montrose (HCID46)
Sgt Calderon, Executive
Director
HCID #6 (Montrose)
P.O. Box 22161-2167
Houston, TX 77227

INVOICE # 9-98
DATE 09/30/2016
DUE DATE 10/31/2016
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/01/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
09/06/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
09/08/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 41	8	80.00	640.00
09/12/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
09/15/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 14	8	80.00	640.00
09/19/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	8	80.00	640.00
09/22/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	80.00	640.00

pd w/ck # 5774

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

11/9/2016

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/28/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	80.00	640.00
09/29/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 18	8	80.00	640.00

Total Sites Abated: 212

BALANCE DUE

\$5,760.00

pd w/ck # 5774

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

11/9/2016



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713-628-9916
equrora@greatereastend.com

GREATER
EAST END
DISTRICT
we report to you
on the ground

INVOICE

BILL TO
Montrose (HCID46)
Sgt Calderon, Executive
Director
HCID #6 (Montrose)
P.O. Box 22161-2167
Houston, TX 77227

INVOICE # 9-99
DATE 10/31/2016
DUE DATE 11/30/2016
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/03/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	80.00	640.00
10/06/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
10/10/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
10/13/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 17	8	80.00	640.00
10/17/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
10/21/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	5	80.00	400.00
10/22/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	3	80.00	240.00

pd w/ck # 5774

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/24/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
10/27/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 19	8	80.00	640.00

BALANCE DUE

\$5,120.00

pd w/ck # 5774

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

11/3/2016

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

11/3/2016

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered During The Month of May							
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE			
20640	Jun 13, 2016	Jul 13, 2016	MON-251	\$500.00			
Fee Summary							
	Fee Summary	Previously Invoiced	Current Invoice	Remaining			
%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining	
Schematic Design	20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00	\$0.00
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Administration	18.00%	\$4,167.00	50.00%	\$2,083.50	62.00%	\$500.00	\$1,583.50
	100.00%	\$23,150.00	91.00%	\$21,066.50	7.16%	\$300.00	\$1,583.50
Invoice Total:				\$500.00			

Please make payments to Kudels & Weinheimer. Late payments are subject to penalty fees.

pd w/ck #5774

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered During the Month of June						
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE		
20729	Jul 08, 2016	Aug 07, 2016	MON-251	\$765.32		
Fee Summary						
	Previously Invoiced		Current Invoice		Remaining	
%	Stipulated	% phase Completed	Amount billed	% complete	Value of Completed	
Schematic Design	20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Administration	18.00%	\$4,167.00	62.00%	\$2,583.50	80.00%	\$750.00
	100.00%	\$23,150.00	\$3.16%	\$21,566.50	3.24%	\$765.32

Expenses		Amount
Expense Type		Amount
Car Mileage		\$15.32
Expense Total:		\$15.32
Invoice Total:		\$765.32

Please make payments to Kudels & Weinheimer. Late payments are subject to penalty fees.

pd w/ck #5774

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered During the Month of July						
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE		
20662	Aug 10, 2016	Sep 09, 2016	MON-251	\$267.60		
Fee Summary						
	Previously Invoiced		Current Invoice		Remaining	
	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
%						
Schematic Design	20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Administration	18.00%	\$4,167.00	80.00%	\$3,333.50	82.40%	\$100.00
	100.00%	\$23,150.00	\$6.40%	\$22,316.50	0.43%	\$100.00
Expenses						
Envelope Type						
Car Mileage						\$23.54
Color Print						\$113.91
Plot Shop						\$29.15
Expenses Total:						\$167.60
Invoice Total:						\$267.60

Expenses		Amount
Expense Type		Amount
Car Mileage		\$25.54
Color Print		\$113.91
Plot Shop		\$28.15
Expense Total:		\$167.60
Invoice Total:		\$267.60

Please make payments to Kudels & Weinheimer. Late payments are subject to penalty fees.

pd w/ck #5774

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered for the Month of August					
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE	
20944	Sep 07, 2016	Oct 07, 2016	MON-251	\$400.85	
Fee Summary					
	Previously Invoiced	Current Invoice	Remaining		
%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed
Schematic Design	20.00%	\$4,630.00	100.00%	0.00%	\$0.00
Design Development	0.00%	\$0.00	0.00%	0.00%	\$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	0.00%	\$0.00
Bidding	0.00%	\$0.00	0.00%	0.00%	\$0.00
Construction Administration	18.00%	\$4,167.00	82.40%	91.40%	\$375.00
	100.00%	\$23,160.00	96.83%	1.42%	\$375.00
Expenses					
Expense Type					
Car Mileage					\$7.54
Messenger					\$18.18
Expenses Total:					\$25.72
Invoice Total:					\$400.85

Expenses		Amount
Expense Type		Amount
Car Mileage		\$7.66
Messenger		\$18.19
Expense Total:		\$25.85
Invoice Total:		\$400.85

Please make payments to Kudels & Weinheimer. Late payments are subject to penalty fees.

pd w/ck #5774

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District Esplanade Enhancements—Ph 1

Services Rendered for the Month of August					
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE	
20545	Sep 07, 2018	Oct 07, 2018	MON-551	\$4,505.89	
Fee Summary		Previously Invoiced	Current Invoice		Remaining
	%	Stipulated	% phase Completed	% complete	Value of Completed
Schematic Design	20.00%	\$10,800.00	100.00%	\$10,800.00	0.00%
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%
Construction Documentation	55.00%	\$29,700.00	75.72%	\$22,490.00	82.72%
Bidding	5.00%	\$2,700.00	100.00%	\$2,700.00	0.00%
Construction Administration	20.00%	\$10,800.00	45.74%	\$4,940.00	0.00%
	100.00%	\$54,000.00	75.80%	\$40,930.00	3.89%
				\$2,100.00	\$18,870.00
Expenses					
Expense Type					Amount
Messenger					\$143.32
Expenses Total:					\$143.32
Invoice Total:					\$2,243.32
Previous Balance:					\$2,261.00
Payments Received:					\$4,230.00
Account Balance:					\$4,505.89

Please make payments to Kudala & Weinheimer. Late payments are subject to penalty fees.

pd w/ack #5716

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered for the Month of September						
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE		
21040	Oct 04, 2018	Nov 03, 2018	MON-251	\$2,133.77		
Fee Summary						
	%	Stipulated	% phase Completed	Previously Invoiced Amount Billed	Current Invoice % complete	Remaining Value of Completed Amount remaining
Schematic Design	20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00 \$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00 \$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00 \$0.00
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00 \$0.00
Construction Administration	18.00%	\$4,167.00	91.40%	\$3,808.50	88.20%	\$200.00 \$158.50
	100.00%	\$23,150.00	98.41%	\$22,791.50	0.88%	\$200.00 \$158.50
Invoice Total:				\$200.00		
Previous Balance:				\$1,933.77		
Account Balance:				\$2,133.77		

Please make payments to Kudala & Weinheimer. Late payments are subject to penalty fees.

pd w/ack #5716

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District Esplanade Enhancements—Ph 1

Services Rendered for the Month of September							
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE			
21041	Oct 05, 2016	Nov 04, 2016	MON-551	\$4,945.89			
Fee Summary		Previously Invoiced		Current Invoice		Remaining	
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
Schematic Design	20.00%	\$10,800.00	100.00%	\$10,800.00	0.00%	\$0.00	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Documentation	55.00%	\$29,700.00	82.79%	\$24,590.00	90.20%	\$2,140.00	\$2,970.00
Bidding	5.00%	\$2,700.00	100.00%	\$2,700.00	0.00%	\$0.00	\$0.00
Construction Administration	20.00%	\$10,800.00	45.74%	\$4,940.00	0.00%	\$0.00	\$5,860.00
	100.00%	\$54,000.00	79.69%	\$42,930.00	3.96%	\$2,140.00	\$8,830.00
Expenses							
Expense Type							Amount
Messenger							\$20.57
Expenses Total:							\$20.57
Invoice Total:							\$2,160.57
Previous Balance:							\$4,505.89
Payments Received:							\$1,720.57
Account Balance:							\$4,945.89

Please make payments to Kudala & Weinheimer. Late payments are subject to penalty fees.

pd w/ack #5716

RECEIVED
OCT 14 2018
Municipal Accounts
& Consulting

INVOICE

BILL TO

Mr. Tony Allender
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

Project Description: Montrose District - District Identity Marker

Services Rendered for the Month of October						
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE		
21125	Nov 01, 2018	Dec 01, 2018	MON-251	\$2,151.96		
Fee Summary						
	%	Stipulated	Previously Invoiced % phase Completed	Current Invoice % complete	Value of Completed	Amount remaining
Schematic Design	20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Construction Administration	18.00%	\$4,167.00	98.20%	\$4,088.50	0.00%	\$158.50
	100.00%	\$23,150.00	99.32%	\$23,081.50	0.00%	\$158.50
Expenses:						
Expense Type						Amount
Messenger						\$18.19
Expenses Total:						\$18.19
Invoice Total:						\$18.19
Previous Balance:						\$2,133.77
Account Balance:						\$2,151.96

Please make payments to Kudala & Weinheimer. Late payments are subject to penalty fees.

pd w/ack #5716

Hot Shot Delivery, Inc.
PO Box 701189
Houston, TX 77270-1189
713862-2225 Office
713862-6354 Fax

Invoice

Customer Number	37100
Project Number	10312016
Invoice Date	10/25/2016
Invoice Period	10/19/2016-10/31/2016
Invoice Amount	\$57.00

Darin Weinheimer
Kudela & Weinheimer
7155 Old Katy Rd Ste 270
Houston TX 77024-2195

Remit To:
Hot Shot Delivery, Inc.
PO Box 701189
Houston, TX 77270-1189
All Invoices Due NET 10 in Harris County,
Texas** We Accept All Major Credit Cards**

Please detach and return above portion with your remittance check

PAYMENT DUE NET 10 UPON
RECEIPT, Tax ID 74-2156601

Hot Shot Delivery, Inc.
PO Box 701189
Houston, TX 77270-1189
713862-2225 Office
713862-6354 Fax

Customer Number	37100	Invoice Date	10/25/2016
Project Number	10312016	Invoice Period	10/19/2016-10/31/2016
Invoice Amount	\$57.00		

Date Ready	Order Type	Order ID	Order	Origin	Destination	Reference
10/27/2016 8:00 AM	Regular	1999157	Kudela & Weinheimer	7155 Old Katy Rd Ste 270 Houston TX 77024-2195	Hewes Hill Calverton LLP 9610 Long Point Rd Suite 150 Houston TX 77055	MDH-251 Travis Triola
POD: R/H		Order Total:		\$15.82		
10/27/2016 8:00 AM	Regular	1999158	Kudela & Weinheimer	7155 Old Katy Rd Ste 270 Houston TX 77024-2195	Franswood Development Corp FDC 658 481 Gowers Perry Suite 220 Houston TX 77027	Travis Triola
POD: Y/Barely		Order Total:		\$41.18		
		Totals:		\$57.00		
		Customer Total:		\$57.00		

pd w/cx #5770

We appreciate your business! Due to an increase in operating costs, your
invoice may include a rate increase.

Page 1 of 1

October 25, 2016

Montrose Management District
5020 Montrose Blvd, Suite 311
Houston, Texas 77006

Attention: Josh Hawes

RE: Landscape Art Pay Request #4
Eplanade Enhancements - Phase I
MON-252

Attached you will find Pay Request #4 from Landscape Art, Inc. The amount certified is correct.
Should you have any questions or require any additional information, please call me at
713-869-6987.

Sincerely,

Travis Triola

cc: K&W File



LANDSCAPE ARCHITECTURE
SITE PLANNING
HARDSCAPE DESIGN
URBAN PLANNING

Business Office
7155 Old Katy Road
Suite 270
Houston, TX 77024
713-869-6987
713-869-6988 Fax
HOUSTON
SAN ANTONIO
www.landscapeart.com

pd w/cx #5770

Montrose Management District
Eplanade Enhancements - Phase I
KUDELA & WEINHEIMER
PAY ESTIMATE NO. 4
K&W File No. MON-252
25 Oct 2016

Owner: Montrose Management District
5020 Montrose Blvd, Suite 311
Houston, Texas 77006
Attention: Mr. Josh Hawes
Contractor: Landscape Art, Inc.
2303 Dickinson Avenue
League City, Texas 77573

Contract Information: PAY ESTIMATE NO. 4, October 25, 2016
Contract Date: February 8, 2016
Notice to Proceed Date: May 27, 2016
Contract Calendar Days: 120
Calendar Days Charged: 120
Approved Extensions: 0
Remaining Calendar Days: 0

CONTRACTOR'S APPLICATION FOR PAYMENT

1. Original Contract Amount	\$	603,964.00
2. Net change by Change Order	\$	-14,863.15
3. CONTRACT SUM TO DATE	\$	589,100.85
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	205,067.28
5. RETAINAGE: a. 10% of Completed Work (Column D + E on G703) b. 10% of Stored Material (Column F on G703)	\$	\$20,506.73
Total Retainage (Line 5a + 5b or total in Column I on G703)	\$	20,506.73
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	184,551.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificates)	\$	122,840.24
8. CURRENT PAYMENT DUE	\$	61,711.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 6 Less Line 8)	\$	324,569.30

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner	\$	\$
Total approved this month	\$	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$	\$

Recommended for Payment:

Kudela & Weinheimer
7155 Old Katy Road, Suite 270
Houston, Texas 77024

Dr: Travis Triola
Date: 10/25/2016

cc: K&W File

pd w/cx #5770

AIA Document G702 in 1992

Application and Certificate for Payment

TO OWNER:	PROJECT:	APPLICATION NO. 4	DATE: 10/25/2016
Montrose Management District 5020 Montrose Blvd, Suite 311 Houston, Texas 77006	Montrose Management District Eplanade Enhancements - Phase I FROM ARCHITECT:	CONTRACT FOR:	OWNER <input type="checkbox"/>
LANDSCAPE ART, INC. 2303 Dickinson Avenue League City, Texas 77573	Kudela & Weinheimer 7155 Old Katy Road, Suite 270 Houston, Texas 77024	CONTRACT DATE: 2-8-2016	ARCHITECT <input type="checkbox"/>
		PROJECT NOS: MON-251 /	CONTRACTOR <input type="checkbox"/>
			FIELD <input type="checkbox"/>
			OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown herein, in connection with the Contract. Continuation Sheet AIA Document G703 attached.	1. ORIGINAL CONTRACT SUM 2. Net change by Change Order 3. CONTRACT SUM TO DATE (Line 1 + 2) 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) 5. RETAINAGE a. 10% of Completed Work (Column D + E on G703) b. 10% of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or total in Column I on G703) 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificates) 8. CURRENT PAYMENT DUE (Line 6 Less Line 7) 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 6 Less Line 8)	\$ 603,964.00 \$ -14,863.15 \$ 589,100.85 \$ 205,067.28 \$ 20,506.73 \$ 20,506.73 \$ 184,551.55 \$ 122,840.24 \$ 61,711.31 \$ 324,569.30
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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts herein have been paid by the Contractor for Work for which payment is claimed by the Contractor, and that no part of the amount claimed is in dispute with the Owner, and that the Contractor is not aware of any claim or demand for payment by any third party.

Contractor: Landscape Art, Inc.
By: [Signature]
Date: 10/25/2016

1. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificates)	\$	122,840.24
2. CURRENT PAYMENT DUE (Line 6 Less Line 1)	\$	61,711.31
3. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 6 Less Line 2)	\$	324,569.30
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner	\$	\$
Total approved this month	\$	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$	\$

ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents and the data comprising this application, the Architect certifies to the Owner that the total of the Architect's knowledge, information and belief the Work has progressed as indicated by the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 61,711.31
By: [Signature]
Date: 10/25/2016

AIA Document G702 (Form 1992) Copyright © 1992, 1994, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206,

Continuation Sheet

Job #3652 Montrose Espalade

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT
CONTAINING Contractor's signed certification attached.
In tabulations below, amounts stated to the nearest dollar.
Use Column I Contracts where variable retainage for line items may apply.

APPLICATION NO. 4
APPLICATION DATE: 10/20/2016
PERSON TO: 10/20/2016
ARCHITECT'S PROJECT NO. MON 551

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (B-C)	THIS PERIOD (D-E)	MATERIALS PREPAREDLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/H)	RETAINAGE (H-I) (IF VARIABLE, RATE)
1	Handicapped Parking	50,185.00	10,185.00	-	-	10,185.00	100%	10,185.00
2	Concrete Curb/Parade	223,213.00	-	35,987.25	-	35,987.25	16%	138,447.25
3	Decorative Gravel	22,854.00	-	-	-	-	0%	22,854.00
4	Decorative Irrigation System	86,987.00	13,078.00	62,977.25	-	65,995.25	76%	21,000.75
5	Landscape Planting	47,368.00	-	-	-	-	0%	47,368.00
6	Gravel Curb/Parade	14,572.00	14,572.00	-	-	14,572.00	100%	14,572.00
7	Plants	9,000.00	9,000.00	-	-	9,000.00	100%	9,000.00
8	Plants	1,416.00	1,416.00	-	-	1,416.00	100%	1,416.00
9	Ornamental / Tree Removal	23,728.00	23,728.00	-	-	23,728.00	100%	23,728.00
10	150 Day Maintenance	18,000.00	-	-	-	-	0%	18,000.00
11	One Year Maintenance (Warranty)	47,812.00	-	-	-	-	0%	47,812.00
CC01	Decorative gravel curb/parade for plants @ 2700 Montrose	117,288.00	(17,809.00)	-	-	(17,809.00)	15%	135,097.00
CC01	Decorative gravel curb/parade for plants @ 2700 Montrose	(11,587.50)	-	(1,200.83)	-	(1,200.83)	10%	(10,386.67)
CC01	Decorative gravel curb/parade for plants @ 2700 Montrose	(1,200.83)	-	-	-	-	0%	(1,200.83)
CC01	Planting reductions @ 2700 Montrose	(7,225.53)	-	-	-	-	0%	(7,225.53)
CC01	Planting reductions @ 2700 Montrose	(22,274.39)	(3,304.44)	(11,424.77)	-	(14,729.21)	79%	(7,544.18)
CC01	Planting reductions @ 2700 Montrose	(72,252.00)	-	197.26	-	197.26	100%	(72,054.74)
CC01	Planting reductions @ 2700 Montrose	87.00	-	-	-	-	0%	87.00
CC01	Planting reductions @ 2700 Montrose	5,108.55	5,108.55	-	-	5,108.55	100%	5,108.55
CC01	Planting reductions @ 2700 Montrose	1,791.00	-	-	-	-	0%	1,791.00
G		5,117,887.73	5,146,061.30	5,187,363.05	-	5,193,444.35	5,193,444.35	27,244.44

pd w/ck #577

CONTRACTOR'S AFFIDAVIT AND
PARTIAL LIEN WAIVER AND RELEASE

STATE OF TEXAS
COUNTY OF Galveston

DATE: 10/20/2016
OWNER: Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

CONTRACTOR: Landscape Art, Inc.
2303 Dickinson Avenue
League City, TX 77573

PROPERTY: Montrose Management District Espalade
Enhancements - Phase I

WORK: Landscape/Irrigation/Maintenance Sign

PROJECT: Montrose Management District Espalade
Enhancements - Phase I

CUT-OFF-DATE: 10/20/2016

AMOUNT OF PAYMENT: \$61,711.31

Contractor on oath swears that the following statements are true:

1. Bills Paid. The total of all charges, for and in connection with labor performed and material furnished by Contractor through the Cut-Off-Date, have been paid in full to Contractor.
2. Lien Waiver & Release. Contractor acknowledges complete satisfaction of, and forever waives and releases, all claims of every kind against Owner or the Property referred to above, including but not limited to all liens and claims of liens, which Contractor may have as a result of, or in connection with the performance of furnishing of such labor or materials through the Cut-Off-Date.
3. All Others Paid. Contractor has further represented and warranted and does hereby represent and warrant, that all persons or entities who have furnished labor or material to Contractor in connection with the Work performed through Cut-Off-Date and the above Amount of Payment will be paid all amounts to which they have become entitled, excepting agreed retainage not yet due and payable.

pd w/ck #577

Continuation Sheet

Job #3652 Montrose Espalade

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT
CONTAINING Contractor's signed certification attached.
In tabulations below, amounts stated to the nearest dollar.
Use Column I Contracts where variable retainage for the items may apply.

APPLICATION NO. 4
APPLICATION DATE: 10/20/2016
PERSON TO: 10/20/2016
ARCHITECT'S PROJECT NO. MON 551

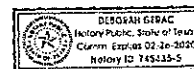
A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (B-C)	THIS PERIOD (D-E)	MATERIALS PREPAREDLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/H)	RETAINAGE (H-I) (IF VARIABLE, RATE)
CC01	Asst 1st of irrigation @ 2700 Montrose	725.00	105.75	420.00	-	525.75	72%	199.25
CC01	Asst 1st of irrigation @ 2700 Montrose	2,125.00	-	-	-	-	0%	2,125.00
CC01	Asst 1st of irrigation @ 2700 Montrose	825.00	825.00	-	-	825.00	100%	825.00
CC01	Decorative gravel curb/parade for plants @ 800 Level	(5,120.00)	(1,100.00)	-	-	(1,100.00)	100%	(1,100.00)
CC01	Decorative gravel curb/parade for plants @ 800 Level	(8,537.00)	-	(1,200.00)	-	(1,200.00)	14%	(7,337.00)
CC01	Additional planting @ 800 Level	7,378.37	-	-	-	-	0%	7,378.37
CC01	Additional planting @ 800 Level	884.78	-	222.50	-	222.50	25%	662.28
CC01	Additional planting @ 800 Level	1,215.41	404.86	404.86	-	809.72	50%	405.69
CC01	Decorative gravel curb/parade for plants @ 800 Level	(5,482.75)	(6,400.75)	-	-	(6,400.75)	100%	(6,400.75)
CC01	Decorative gravel curb/parade for plants @ 800 Level	(18,753.00)	-	-	-	-	0%	(18,753.00)
CC01	Time Protection Fencing @ 800 Level	365.44	365.44	-	-	365.44	100%	365.44
CC01	Decorative gravel @ 800 Level	1,843.43	-	-	-	-	0%	1,843.43
CC01	Additional planting @ 800 Level	8,772.17	-	-	-	-	0%	8,772.17
CC01	Additional planting @ 800 Level	623.31	-	222.50	-	222.50	36%	400.81
CC01	Decorative gravel @ 800 Level	(2,187.00)	(1,187.00)	-	-	(1,187.00)	100%	(1,187.00)
CC01	Asst 2 weeks of irrigation @ 800 Level	1,618.44	404.86	404.86	-	809.72	50%	809.72
G		5,101,120.00	1,204,486.14	43,548.12	-	1,248,034.26	1,248,034.26	24,205.74

pd w/ck #577

4. Authority. Contractor represents that the person executing this Affidavit on behalf of Contractor is duly authorized to sign this Affidavit and to legally bind Contractor hereto.
5. Binding Effect. All of the provisions of this document shall bind Contractor, Contractor's heirs, legal representatives, successors and assigns and shall inure to the benefit of Owner and Owner's heirs, legal representatives, successors, assigns and surties.
6. Performance Standard. All labor performed by Contractor on the Project was done in a good and workmanlike manner and in accordance with the plans and specifications for the Project.
7. Materials Standard. All materials supplied by Contractor to the Project were in accordance with the plans and specifications for the Project.

CONTRACTOR:
Landscape Art, Inc.
By: J.H. Williams
Name: J.H. Williams
Title: Vice President

SUBSCRIBED AND SWORN TO BY J.H. Williams
Vice President of Landscape Art, Inc. before me, the undersigned authority on
this 20th day of October, 2016, to certify which witness my hand and seal of office.



Notary Public in and for the
State of Texas

pd w/ck #577

LAWRENCE & ASSOCIATES
2225A POTOMAC DR.
HOUSTON, TEXAS 77057

November 1, 2016

Montrose Management District
P.O. Box 22167
Houston, TX 77227-2167

INVOICE

Description	Amount
Professional fees:	
Services performed as Contract Director of Economic Development for October, 2016.	\$1,250.00
Total amount due	\$1,250.00

Thank you,

Ray C. Lawrence

MICHAEL HARDY

943 Roden Street
Houston, TX 77009
281-235-3281
kent.hardy@gmail.com

INVOICE

Invoice #	DATE
15	11/1/2016
CUSTOMER ID	TERMS
N/A	N/A

REL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
943 Roden St.
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
My Montrose: Chris Shephard	10/1/2016	\$00.00
Crediting "Montique Apartments"	10/30 (Ref)	\$00.00
Thank you for your business!	TOTAL	\$1,000.00

Mr Ditt of Texas (Houston)
3689 Eastex Freeway
Houston, TX 77026
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 69X00008
INV DATE 09/30/16
ACCOUNT# 229281
DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

AMOUNT YOU
ARE PAYING
Phone#

AMOUNT 7,104.00

MONTROSE
SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	LOCATION: MONTROSE	DESCRIPTION	AMOUNT
09/14/16	69X00008	SWEEEPING-FLAT SWEEP FLAT RATE 09/14/16	776.00
09/14/16		MAIN LANES	
09/14/16		TKT 00017715	
09/15/16	69X00008	SWEEEPING-FLAT SWEEP FLAT RATE 09/15/16	776.00
09/15/16		BIKE LANES	
09/15/16		TKT 00017713	
09/27/16	69X00008	SWEEEPING-FLAT SWEEP FLAT RATE 09/27/16	776.00
09/27/16		MAIN LANES	
09/27/16		TKT 00017730	
09/28/16	69X00008	SWEEEPING-FLAT SWEEP FLAT RATE 09/28/16	776.00
09/28/16		BIKE LANES	
09/28/16		TKT 00017733	

RECEIVED
OCT 14 2016
Municipal Accounts
& Consulting

Please include the invoice number on your check.
There will be a \$50.00 charge on all returned checks.

pd w/ck #5780

INVT 69X00008	CURRENT	30 DAY	60 DAY	90 DAY	DATE 09/30/16
ACCT# 229281	14,208.00				PAGE 1 OF 1

PLEASE PAY
THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District
1100 Post Oak Blvd, Suite 1600
Houston, TX 77056

Invoice

Date	Invoice #
11/1/2016	44520

Description	Amount
Monthly Bookkeeping	1,125.00
Correspondence with auditor	112.50
Finalize trial balances for prior fiscal year	56.25
Final Payroll	112.50
Additional report preparation	93.75
Additional time for Board Meeting	112.50
Preparation of additional payables	56.25
Quarterly SUTA taxes	37.50
Preparation and maintenance of Quarterly Investment Report	350.00
Mileage	8.10
Postage	31.62
Copies	73.00
Document Storage & Retention Service	10.50
Total Reimbursable Expenses	125.42
Total	\$2,181.67

pd w/ck #5780

October 25, 2016

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Josh Hawes

RE: NEC Signage + Architectural Products Pay Application #1
Construction of Identity Markers
MON-251

Attached you will find Pay Request #1 from NEC Signage + Architectural Products. The amount certified is correct. The retainage and current payment due have been adjusted to reflect accurate amounts; eliminating rounded values. Should you have any questions or require any additional information, please call me at 713-869-6987.

Sincerely,

T. Triola

Travis Triola

cc: K&W File

pd w/c #5782

Montrose Management District

Construction of Identity Markers
KUDDELA & WEINHEIMER

PAY ESTIMATE NO. 1

FLW 2016 000 300
15 Oct 16

OWNER:

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Mr. Josh Hawes

Contractor:

NEC Signs + Architectural Products
1122 Laurel Road
Houston, TX 77006

Contract Information:

PAY ESTIMATE NO. 1, October 25, 2016

Contract Date: March 14, 2016
Notice to Proceed Date: September 12, 2016
Contract Calendar Days: 145
Calendar Days Charged: 54
Approved Extensions: 0
Remaining Calendar Days: 61

CONTRACTOR'S APPLICATION FOR PAYMENT

1. Original Contract Amount	\$ 542,234.00
2. Net change by Change Orders	\$ 33,890.00
3. CONTRACT SUM TO DATE	\$ 576,124.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 162,808.00
5. RETAINAGE:	
a. 10% of Completed Work (Column D + E on G703)	\$ 16,280.80
b. % of Stored Material (Column F on G703)	\$
Total Retainage (Line 5a + 5b or total in Column I on G703)	\$ 16,280.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 146,527.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$ 0.00
8. CURRENT PAYMENT DUE	\$ 146,527.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 8)	\$ 429,776.80

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this Month	\$ 33,890.00	\$ 0.00
TOTALS	\$ 33,890.00	\$ 0.00
NET CHANGES by Change Order	\$ 33,890.00	

Recommended for Payment:

Kudde & Weinheimer
7155 Old Katy Road, Suite 270
Houston, Texas 77024

By: Travis Triola

Date: 10/25/2016

cc: K&W File

pd w/c #5782

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, TX 77006

PROJECT: Montrose Identity Markers

FROM (CONTRACTOR):
NEC Signage + Architectural Products
1122 Laurel Rd.
Houston, TX 77006

ARCHITECT: Kudde & Weinheimer
7155 Old Katy Road Suite 270
Houston, TX 77024

CONTRACT NO.:
CONTRACT DATE: 3/14/2016

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGES ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Orders approved in Previous months by Owner	\$ 0.00	\$ 0.00
Approved this Month	\$ 33,890.00	\$ 0.00
1. 9/12/2016	\$ 16,541.00	
2. 8/12/2016	\$ 17,349.00	
TOTALS	\$ 33,890.00	\$ 0.00
Net change by Change Order	\$ 33,890.00	

Application is made for Payment, as shown below, in connection with the Contract Construction Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 542,234.00
2. Net change by Change Orders	\$ 33,890.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 576,124.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 162,808.00
5. RETAINAGE:	
a. 10% of Completed Work (Column D+E on G703)	\$ 16,280.80
b. % of Stored Material (Column F on G703)	\$
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 16,280.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 146,527.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$ 0.00
8. CURRENT PAYMENT DUE	\$ 146,527.20
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 Less Line 8)	\$ 429,776.80

CONTRACTOR:
By: *Travis Triola* Date: 10/25/16

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the Architect's knowledge and the data contained in the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contract is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:
(Attach explanation if amount certified differs from the amount applied for.)
\$146,527.20
By: *Travis Triola* Date: 10/25/2016
The Contractor hereby certifies the AMOUNT CERTIFIED is payable only to the Contractor named herein, without payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

AIA DOCUMENT G703 APPLICATION AND CERTIFICATE FOR PAYMENT MAY 1985 Edition
This document includes all amendments, 1/15/97 and 9/16/99, to the previous G703-2000.

pd w/c #5782

Continuation Sheet

AIA DOCUMENT G703 (Instructions on reverse side) Page 1 of 1 Pages
APPLICATION AND CERTIFICATE FOR PAYMENT, including
Contractor's signed Certificate is attached.
In substantial form, amounts are stated in the payment order.
Use Column I on Contract when applicable retainage for Day Rate may apply.

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED THIS PERIOD APPLICATION (D+E)	THIS PERIOD	MATERIALS PROVIDED BY OTHERS (F+G)	TOTAL COMPLETED AND STORED TO DATE (D+F+G)	% (G/I)	BALANCE TO FINISH (I-J)	RETAINAGE %
1	Electrical System	276,324.00	0.00	0.00	0.00	0.00	0%	276,324.00	10
2	Mechanical Work	250,000.00	0.00	12,500.00	187,500.00	187,500.00	88%	15,500.00	10,250.00
3	Roof	1,716.00	0.00	27.00	0.00	0.00	0%	0.00	1,689.00
	Subtotal	528,040.00	0.00	12,527.00	6,000.00	19,527.00	3%	276,034.00	11,269.00



Invoice

Invoice Number:
18582
Invoice Date:
Oct 11, 2016

Sold To:
Montrose Mgmt. c/o Kudela & Weinheimer
Attn: Travis Triola
7155 Old Kay Rd., Suite 270
Houston, TX 77024
713-869-6987

Job Location:
Montrose Management District
Entry signs
Various locations
Houston, TX 77024
713-869-6987

Customer ID	Customer Contact	Customer P.O.	Job Number	NEC Salesman	Payment Terms
MONTR0509H 70157A1CT	Travis Triola			Sherman H. Nink, P.E.	Due Upon Receipt
Quantity	Description	Unit Price	Total Price		
	Progress Billing for Montrose District Entry signs. Schedule of Values attached.				
	PAY APPLICATION NO. 1				
1.00	Work This Period:	162,606.00	162,606.00		
1.00	Less 10% Retainage:	16,261.00	-16,261.00		

Thank you for your business

Subtotal 146,347.00
Sales Tax
Total Invoice Amount 146,347.00
Payment Received
TOTAL 146,347.00

PLEASE REMIT PAYMENT TO:
NEON ELECTRIC CORPORATION
NEC SIGNAGE + ARCHITECTURAL PRODUCTS
1122 LAUDER ROAD
HOUSTON, TX 77039-2802

PHONE: (281) 987-1144
FAX: (281) 987-9443
necsignsandproducts.com

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP
Attorneys at Law
1235 North Loop West, Suite 600
Houston, Texas 77008

INVOICE	1	IVC00032657
Type		
Date		10/20/2016
Page		1

Bill to:

Montrose Management District E(HCID 6)
c/o Equi-Tax Inc.
P.O. Box 73109
Houston TX 77273

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest Sept 2016	\$1,402.73
pd w/ck #5783	
Total	\$1,402.73

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP
Attorneys at Law
1235 North Loop West, Suite 600
Houston, Texas 77008

INVOICE	1	IVC00032659
Type		
Date		10/20/2016
Page		1

Bill to:

Montrose Management District W (HCID 11)
c/o Equi-Tax Inc.
P.O. Box 73109
Houston, Texas 77273

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest Sept 2016	\$1,360.51
pd w/ck #5783	
Total	\$1,360.51

SENTRIFORCE

a view from above

Invoice

Billing Address

Montrose Management District
Holt Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
10/1/2016	22976	NET 15	LC	10/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISQUIT UNIT: MONTROSE1	1	350.00	10/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	10/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHARA UNIT: MONTROSE3	1	350.00	10/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOLLUPPER UNIT: MONTROSE4	1	350.00	10/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	10/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	10/1/2016	150.00
Monthly Security Invoice					
Make checks payable to SentiForce SentiForce 6618 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000			Sales Tax (0.0%)		\$0.00
			Total		\$2,250.00
			Payments/Credits		\$0.00
			Balance Due		\$2,250.00

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

pd w/ck #5784

SENTRIFORCE

a view from above

Invoice

Billing Address

Montrose Management District
Holly Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
11/1/2016	23278	NET 15	LC	11/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BUSCUIT UNIT: MONTROSE1	1	350.00	11/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	11/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCIARA UNIT: MONTROSE3	1	350.00	11/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOLIVIER UNIT: MONTROSE4	1	350.00	11/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	11/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	11/1/2016	150.00

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.9%)	\$0.00
Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00

pd w/ck#5784

Invoice: Gretchen Larson

Page 1 of 1

Tawny Tidwell
4333 Harby St.
Houston TX 77023

Montrose Management District
Gretchen Larson
5020 Montrose Blvd. #300
Houston TX 77006

Invoice # 0000077
Invoice Date November 1, 2016
Balance Due (USD) \$3,500.00

Task	Time Entry Notes	Rate	Hours	Line Total
General	Social Media Posting, Monitoring, Scheduling, emails, instant messages, texts with the team, reading neighborhood news, programming, testing and finding content for e-news, compiling and sending out weekly board summary	25.00	124	3,100.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	6	150.00
Writing	Editing Michael's work, writing reposts, adding photos, adding tags, etc.	25.00	10	250.00
Total				3,500.00
Amount Paid				0.00
Balance Due (USD)				\$3,500.00

Terms
Please send payment within 21 days of receiving this invoice. A 1.5% interest charge will be added monthly to late invoices.

This invoice was sent using FreshBooks

pd w/ck#5785

https://tawnytidwell.freshbooks.com/showinvoice?invoiceid=1182507&_alt_domain_cook... 11/7/2016



UNIVERSITY
ST. THOMAS
HOUSTON

INVOICE

November 8, 2016

Montrose Management District

Due Date: November 14, 2016

ATTENTION: Josh Hawes

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	11/14/16	11:00 am	1:30 pm	Carol Tatkun Boardroom

Room Rental Fee \$ 75.00
Parking Tokens (25) \$125.00

Total Due \$200.00

Please remit to:

University of St. Thomas
Attn: Cindy Viaud
Office of the President
3800 Montrose Blvd.
Houston, Texas 77006

pd w/ck#5786

WALTER P. MOORE

POSTED

Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006

Invoice #: T031010014
Project: M021500301
Project Name: Montrose Mobility Studies Add Serv

Invoice Group: **
Invoice Date: 10/23/2016

Attention: Tony Attender

For Professional Services Rendered through: 10/23/2016
Email to: tatlender@hmap.com

Salaries	
Rate Schedule Labor	4,627.50
Total Salaries	4,627.50
Expenses	
Regular Expenses	4.32
Total Expenses	4.32
Amount Due This Invoice **	4,631.82

Lee Anne Dixon

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-690-7000 Email: kmayberry@hmap.com

pd w/ck#5787

WALTER P. MOORE

POSTED

Montrose Management District
PO Box 22167
Houston, TX 77227-2167

Invoice # : D031810006
Project : M031503500
Project Name : US60 Area Bridge Lighting Asset

Invoice Group : ""
Invoice Date : 10/23/2016

Attention: David Huwes

For Professional Services Rendered through: 10/23/2016
Dkhuwes@MontroseDistrict.org

Professional Personnel	712.50	
Total Salaries		712.50
Current Invoice		712.50
Max Fee :	35,500.00	
Prior Billings:	26,737.50	
Total Available:	8,762.50	
Total this Invoice		712.50
Amount Due This Invoice		712.50

Mark E. Williams

For questions regarding this invoice, please contact Amanda Nunez.
Telephone: 713-430-7300 Email: ANunez@wallerprince.com

pd w/ck #5787



Landscape Professionals
10892 Shadow Wood Dr. J| Houston TX 77043
Tel 713-462-8552 | Fax 713-690-6461

Invoice

Invoice: INV-000137013
Invoice Date: November 1, 2016

Customer Number: 19712
PO Number:

Bill To:
Montrose Management District
PO Box 22167
Houston, TX 77227

Remit To:
Yellowstone Landscape
PO Box 205742
Dallas, TX 75320-5742

POSTED

Branch Code: 01.04.020.010
Project Number: 10201163.101
Project Name: Montrose Management District
Property Address:

Invoice Due Date: December 1, 2016
Invoice Amount: \$1,916.66
Month of Service: November 2016

Monthly Landscape Maintenance	1	1,916.66	1,916.66
-------------------------------	---	----------	----------

Net Invoice:	1,916.66
Sales Tax:	0.00
Invoice Total:	1,916.66

pd w/ck #5788

Yellowstone Landscape - Central Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 L.W. Austin, Texas 78723 (512) 451-7200.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-178) P.O. Box 13067, Austin, Texas 78711-3067 TCEQ's website is: www.tceq.state.tx.us

Should you have any questions or inquiries please call (713) 462-8552.

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

MD-Montrose Management District
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015502

Date: 11/2/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, October 2016	\$27,634.69
	In-house postage, photocopies, binding, etc., October 2016	\$492.75
	Verizon cell phone, 10/20-11/19/2016	\$51.20
	Verizon cell phone, G. Larson, 10/20-11/19/2016, 50% of shared costs	\$104.22
	Verizon cell phone, J. Hawes, 10/20-11/19/2016, 50% of shared costs	\$65.20
	Agenda posting, Harris County Clerk, 10/14/2016	\$9.00
	Reimbursable mileage, parking, tolls, related expenses, per attachments:	
	G. Larson, September 2016	\$142.56
	L. Clayton, October 2016	\$14.04
	K. Gonzales, October 2016	\$16.20
	<i>pd w/ck # 5775</i>	

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$28,529.86

Amount Applied: \$0.00

Balance Due: \$28,529.86

Owed As Of: 11/2/2016

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$28,529.86

V. Beserra



38 W. GRAY
3-521-1909
ur cashier was SCO Operator

PLUS CUSTOMER *****5155
SHELL GC 25.00
*****4282 25.00 Binc
SHELL GC 25.00
*****4290 25.00 Binc
SHELL GC 25.00
*****8539 25.00 Binc
SHELL GC 25.00
*****4308 25.00 Binc
TAX 0.00
BALANCE 100.00
I Purchase
*****3519 - C
000000 TOTAL: 100.00
E: 100.00 CASHBACK: 0.00
000000980840
6AC20A2D86687
D BY PIN
DEBIT 100.00
CHANGE 0.00
NUMBER OF ITEMS SOLD = 0
6 09:55pm 355 82 207 999

V. Beserra



Hometown Grocer. Hometown Team.

3300 MONTROSE BLVD.
(713) 526-7865
Your cashier was Juinitesha

MR SHELL GC 25.00
GB *****5582 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****5590 25.00 Binc
MR SHELL GC 25.00
GB *****5608 25.00 Binc
MR SHELL GC 25.00
GB *****5616 25.00 Binc
MR SHELL GC 25.00
GB *****5624 25.00 Binc
MR SHELL GC 25.00
GB *****5632 25.00 Binc
TAX 0.00
*** BALANCE 150.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 150.00
PURCHASE: 150.00 CASHBACK: 0.00
AID: A0000000980840
TC: A9EDD13619CD4708
VERIFIED BY PIN
DEBIT 150.00
CHANGE 0.00

V. Beserra



Hometown Grocer. Hometown Team.

1938 W. GRAY
713-521-1909
Your cashier was Mark

MR SHELL GC 25.00
GB *****8497 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****8489 25.00 Binc
MR SHELL GC 25.00
GB *****8471 25.00 Binc
MR SHELL GC 25.00
GB *****8463 25.00 Binc
TAX 0.00
*** BALANCE 100.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 100.00
PURCHASE: 100.00 CASHBACK: 0.00
AID: A0000000980840
TC: 5178EBACAD5574C
VERIFIED BY PIN
DEBIT 100.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
10/15/16 04:02pm 355 31 87 452

V. Beserra

SPLASH HAND CAR WASH # 2
2203 S. SHEPHERD DR
HOUSTON TX 77019
713-525-5151

REPRINT

CHANGE RECEIPT

Terminal ID: 01201548 2811
10/4/16 3:22 PM
MASTERCARD - INSERT
AID: A0000000041010
ACCT #: *****2383
CREDIT SALE
UID: 627817008897 REF #: 0691
BATCH #: 339 AUTH #: 062812
AMOUNT \$10.00

pd w/ok #5754

MONTROSE
DISTRICT
SECURITY

\$390.00

VICTOR BESERRA

Vin

V. Beserra
SPLASH HAND CAR WASH # 2
2203 S. SHEPHERD DR
HOUSTON TX 77019
713-525-5151

Terminal ID: 01201548 281
10/28/16 2:17 PM
MASTERCARD - INSERT
AID: A0000000041010
ACCT #: *****2383
CREDIT SALE
UID: 630228254501 REF #: 2541
BATCH #: 366 AUTH #: 019702
AMOUNT \$20.00

V. Beserra
SPLASH HAND CAR WASH # 2
2203 S. SHEPHERD DR
HOUSTON TX 77019
713-525-5151

Terminal ID: 01201548 2811
10/3/16 9:53 AM
MASTERCARD - INSERT
AID: A0000000041010
ACCT #: *****2383
CREDIT SALE
UID: 627745640396 REF #: 0608
BATCH #: 337 AUTH #: 005352
AMOUNT \$10.00

Welcome to Shell!
WELCOME TO
43RD SHELL
 57543086203

SHELL
 12110 NORTHWEST FREEWAY
 HOUSTON TX 77092

Description	Qty	Amount
OZARKA 24 PACK	1	5.99
Subtotal		5.99
Tax		0.00
TOTAL		5.99X
CASH \$		10.01
Change \$		-4.02

Your Bonus Savings
 Join Fuel Rewards today...
 Members earn \$.10/gal reward on
 Shell V-Power NITRO+ all year!
 Terms and conditions apply.
 Offer ends 1/1/17.
 See fuelrewards.com for details.

Walgreens

#03157 3317 MONTROSE BLVD
 HOUSTON, TX 77006
 713-520-7777

233 9317 0021 10/15/2016 8:29 AM

REDDY ICE COCKTAIL ICE 10LB 2.49
 04127197110 A
 RETURN VALUE 2.49

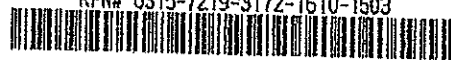
SUBTOTAL 2.49
 SALES TAX A=8.25% 0.21

TOTAL 2.70
 CASH 20.00
 CHANGE 17.30

THANK YOU FOR SHOPPING AT WALGREENS

DID YOU KNOW THAT YOU CAN EARN POINTS
 ON THOUSANDS OF ITEMS IN-STORE AND
 ONLINE? SEE OUR WEEKLY AD FOR MORE
 INFORMATION. ITEMS CHANGE WEEKLY.
 RESTRICTIONS APPLY. FOR TERMS AND
 CONDITIONS, VISIT WALGREENS.COM/BALANCE.

RFN# 0315-7219-3172-1610-1503



Get the flu shot that helps provide
 a lifesaving vaccine to a child in need.
 Get a Shot. Give a Shot.® It's that easy.
 Learn more at the pharmacy.

How are we doing?
 Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM

or call toll free
 1-800-219-7451

within 72 hours to take a short
 survey about this Walgreens visit

SURVEY#
 0315-7219-317

PASSWORD
 2161-0150-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

Welcome to Shell!
WELCOME TO
43RD SHELL
 57543086203

SHELL
 12110 NORTHWEST FREEWAY
 HOUSTON TX 77092

Description	Qty	Amount
T TNL 10# ICE BAG	1	1.39
Subtotal		1.39
Tax		0.11
TOTAL		1.50X
CASH \$		2.00
Change \$		-0.50

Your Bonus Savings
 Join Fuel Rewards today...
 Members earn \$.10/gal reward on
 Shell V-Power NITRO+ all year!
 Terms and conditions apply.
 Offer ends 1/1/17.
 See fuelrewards.com for details.

*Ice Cubes
 Water* } *People
 Event 10/15*

pd w/dk# 572

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

5. Receive and consider:

- a. Accept the Hearing Examiner's Report and Proposal for Decision for a Public Hearing regarding the Supplemental Assessment Roll for the West Zone
- b. Adopt the Order Supplementing the Assessment Roll for the West Zone; Levying the Assessments Against the Property of the Supplemental Assessment Roll for the remainder of the 2016 Year Period; and setting the Rate of Assessment for the year 2016 for the West Zone
- c. Approve the amended Information Form for the West Zone
- d. Accept the Hearing Examiner's Report and Proposal for Decision for a Public Hearing regarding the Supplemental Assessment Roll for the East Zone
- e. Adopt the Order Supplementing the Assessment Roll for the East Zone; Levying the Assessments Against the Property of the Supplemental Assessment Roll for the remainder of the 2016 Year Period; and setting the Rate of Assessment for the year 2016 for the East Zone
- f. Approve the amended Information Form for the East Zone

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION
to be presented to the
Board of Directors of
the Western Service Area of the Montrose Management District

The Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District. The Board held a public hearing on October 21, 2010. Thereafter, on January 10, 2011, the Board adopted its "Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Nine Year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2010, or constructed, remodeled or rehabilitated in the District after January 1, 2010, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD.

The District held a public hearing on November 7, 2016, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2016, which were not included in the original assessment roll; and regarding the advisability of using the 2016 HCAD certified values as the basis for the eighth assessment.

Pursuant to the direction of the Board, Alice Lee was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on November 7, 2016, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in the Houston Business Journal, a newspaper of general circulation within the District, in the October 7, 2016 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on October 3, 2016. The hearing was held at the Montrose Center, 401 Branard, Houston, Texas 77006 at 11:00 a.m.

PUBLIC COMMENTS

There were no comments from the public.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status. The Montrose Management District was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for

supplementing the assessment roll and the method for determining which properties had Construction Improvements.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2016 AND SHOULD THE ASSESSMENT BE BASED ON 2016 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the eighth assessment against the Construction Improvements based on the 2016 HCAD certified appraised values.

I, Alice Lee, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the eighth assessment against the Construction Improvements should be based on 2016 HCAD certified appraised values.

I, Alice Lee, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its eighth assessment on the properties with Construction Improvements based on the 2016 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy the eighth assessment in accordance with the Service Plan and the Order on the Construction Improvements for Year 8 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2016, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 14th day of November, 2016.

Alice Lee
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Nine-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2009-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT
ROLL (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on October 21, 2010, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on January 10, 2011, the Board adopted its Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Nine Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2016; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on November 7, 2016, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the

tax rolls of HCAD on January 1, 2016 and levying the eighth assessment against the properties with Construction Improvements based on the 2016 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2016, and levy the eighth assessment against such properties based on the 2016 HCAD values; Now therefore,

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of the Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2016, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in the Houston Business Journal, with such publication occurring on October 7, 2016, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on October 3, 2016, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for November 7, 2016, at 11:00 a.m. at The Montrose Center, 401 Branard, Houston, Texas 77006.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on October 7, 2016, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on October 3, 2016, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2016 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 8 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2016 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2016 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied the first annual assessment using 2010 tax values against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2016 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2016 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board based on the 2016 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2016 Assessment Roll is hereby approved as the assessment roll of the District. The 2016 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 8 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 14, 2016.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed. Further, the Authority's attorney may make any clerical clarifications regarding references to the District's assessment years in all prior records and documents to ensure that all such prior

records and documents are consistent with this Order and that any necessary corrections are made.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 14th day of November, 2016.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District

(SEAL)

Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on November 14, 2016, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Debra "Lane" Llewellyn	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Robert Jara	Director
Ryan Haley	Director
Tammi Wallace	Director
Michael V. Grover	Director
Stephen Madden	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT
DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE
SUPPLEMENTAL ASSESSMENT ROLL (WESTERN SERVICE AREA)

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 14th day of November, 2016.

Secretary, Board of Directors
Montrose Management District

(SEAL)

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR EIGHT OF THE
DISTRICT'S SERVICE PLAN (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on January 10, 2011, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on January 10, 2011, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of seven annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 2 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 8 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate. The rate of assessment for Year 8 of the Service Plan for the western portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2016 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The eighth installment of the District's assessment shall be due and payable prior to February 1, 2017. Any assessment not paid prior to February 1, 2017, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of November, 2016.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District

(SEAL)

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on November 14, 2016, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Debra "Lane" Llewellyn	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Robert Jara	Director
Ryan Haley	Director
Tammi Wallace	Director
Michael V. Grover	Director
Stephen Madden	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR EIGHT
OF THE DISTRICT'S SERVICE PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 14th day of November, 2016.

Secretary, Board of Directors
Montrose Management District

(SEAL)

AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (WESTERN SERVICE AREA)

THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the western portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 14th day of November, 2016.

Claude Wynn

Randy Mitchmore

Tammi Wallace

Brad Nagar

Kathy Hubbard

Michael V. Grover

Debra "Lane" Llewellyn

Stephen Madden

Todd Edwards

Robert Jara

Ryan Haley

Ellyn Wulfe

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Tammi Wallace, Brad Nagar, Kathy Hubbard, Debra "Lane" Llewellyn, Michael V. Grover, Stephen Madden, Robert Jara, Todd Edwards, Ryan Haley, and Ellyn Wulfe, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of November, 2016.

Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Debbie J. Russell.

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$ 0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION
on the public hearing held on November 7, 2016
to be presented to the Board of Directors of
the Eastern Service Area of the Montrose Management District

The Harris County Improvement District No. 6 was created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005, and is governed by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District. The Board held a public hearing on March 19, 2008. Thereafter, on April 16, 2008, the Board adopted its "Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2007, or constructed, remodeled or rehabilitated in the District after January 1, 2007, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD. On September 16, 2009, the Board adopted a resolution calling a public hearing for such purpose.

The District held a public hearing on November 7, 2016, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2016, which were not included in the original assessment roll; and regarding the advisability of using the 2016 HCAD certified values as the basis for the Year 9 assessment.

Pursuant to the direction of the Board, Alice Lee was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on November 7, 2016, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in The Houston Business Journal, a newspaper of general circulation within the District, in the October 7, 2016 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on October 3, 2016. The hearing was held at the Montrose Center, 401 Barnard, Houston, Texas 77006 at 11:00 a.m.

PUBLIC COMMENTS

The following persons, in addition to District staff, board members and consultants were present: Sheila Flowers, Kevin Flowers, Suzanne Waller and Dennis Beedon.

Sheila Flowers questioned why she received the notice of the hearing. Ms. Hall stated that it appears that HCAD combined the two properties which made it appear that it was a new account. Suzanne Waller questioned if there were plans for new commercial development in the area. Mr. Hawes stated that the District is not involved in commercial development.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Senior Advisor to the District and Pat Hall of Equi-Tax.

Josh Hawes, Senior Advisor to the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary

Evidence.” Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2016 AND SHOULD THE ASSESSMENT BE BASED ON 2016 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the Year 9 assessment against the Construction Improvements based on the 2016 HCAD certified appraised values.

I, Alice Lee, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the Year 9 assessment against the Construction Improvements should be based on 2016 HCAD certified appraised values.

I, Alice Lee, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its Year 9 assessment on the properties with Construction Improvements based on the 2016 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 9 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2016, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 14th day of November, 2016.

Alice Lee
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Ten-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2008-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - E.

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT
ROLL (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was created by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and approved by the Governor on June 17, 2005, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on March 19, 2008, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on April 16, 2008, the Board adopted its Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2016; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on November 7, 2016, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2016 and levying the Year 9 assessment against the properties with Construction Improvements based on the 2016 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2016, and levy the Year 9 assessment against such properties based on the 2016 HCAD values; and

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of The Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2016, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in The Houston Business Journal, with such publication occurring on October 7, 2016, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on October 3, 2016, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for November 7, 2016, at 11:00 a.m. at The Montrose Center, 401 Branard, Houston, Texas 77006.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on October 7, 2016, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on October 3, 2016, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2016 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 9 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2016 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2016 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied one annual assessment for the year 2008 against all properties shown on the District's assessment roll. The Board subsequently levied an annual assessment for the year 2010 against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2016 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2016 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board for Year 9 based on the 2016 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2016 Assessment Roll is hereby approved as the assessment roll of the District. The 2016 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 9 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 14, 2016.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been

discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 14th day of November, 2016.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District

(SEAL)

Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on November 14, 2016, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Debra "Lane" Llewellyn	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Robert Jara	Director
Ryan Haley	Director
Tammi Wallace	Director
Michael V. Grover	Director
Stephen Madden	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE SUPPLEMENTAL ASSESSMENT ROLL (EASTERN SERVICE AREA)

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 14th day of November, 2016.

Secretary, Board of Directors
Montrose Management District

(SEAL)

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR NINE OF THE
DISTRICT'S SERVICE PLAN (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was legally created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005, and is governed by Chapters 375, Texas Local Government Code, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended ("the Governing Laws")). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on March 19, 2008, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on April 16, 2008, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 1 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 9 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate for the Year 9. The rate of assessment for Year 9 of the Service Plan for the eastern portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2016 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The ninth installment of the District's assessment shall be due and payable prior to February 1, 2017. Any assessment not paid by February 1, 2017, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of November, 2016.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District

(SEAL)

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on November 14, 2016, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Debra "Lane" Llewellyn	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Robert Jara	Director
Ryan Haley	Director
Tammi Wallace	Director
Michael V. Grover	Director
Stephen Madden	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR NINE
OF THE DISTRICT'S SERVICE PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 14th day of November, 2016.

Secretary, Board of Directors
Montrose Management District

(SEAL)

AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (EASTERN SERVICE AREA)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the eastern portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 14th day of November, 2016.

Claude Wynn

Randy Mitchmore

Tammi Wallace

Brad Nagar

Kathy Hubbard

Michael V. Grover

Debra "Lane" Llewellyn

Stephen Madden

Todd Edwards

Robert Jara

Ryan Haley

Ellyn Wulfe

THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Tammi Wallace, Brad Nagar, Kathy Hubbard, Debra "Lane" Llewellyn, Michael V. Grover, Stephen Madden, Robert Jara, Todd Edwards, Ryan Haley, and Ellyn Wulfe, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of November, 2016.

Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell LLP, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Debbie J. Russell.

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$ 0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Receive an update from the Public Safety Committee.
 - Approve renewal of leases for patrol vehicles



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Monday, November 7, 2016
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Monday, November 7, 2016 at 2:00 p.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Claude Wynn

Contractors and guests present: Officer Victor Beserra, Houston Police Department and Captain Darrin Lewis, Metro Police Department.

Staff present: Josh Hawes and Kirsten Gonzales

THE COMMITTEE WAS CALLED TO ORDER AT 2:00 P.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of October, 2016.

For the month of October 2016, patrols netted 50 arrests, with 6 felonies and 51 misdemeanors. There were 181 calls for service, 203 self-initiated actions, 1,233 BMV report cards issued, and 1,080 Crime Prevention brochures distributed. See attached report for additional details.

Discuss ongoing or new public safety issues in the District.

The committee discussed the upcoming holiday patrol and preparations for the Superbowl in February.

Shift Period: Oct-16
Total Hours Worked: 627:00
Total Miles Driven 2,147

Crime Arrest Activity

Felony Arrests:	6
Misdemeanor Arrests:	51
Charges Filed:	20
Suspects in Jail:	50

Patrol Activity

Calls for Service:	181
Self-Initiated:	203
Incident Reports:	15
Accident Reports	0
Locations Checked:	1414

Field Activity

Parking Tickets:	0
Citations:	2
BMV Report Cards:	1233
Crime Prevention:	1080
311 Calls	7

Warrants

Felony Warrants:	0
Misdemeanor Warrants:	0
City Warrants:	4
SETCIC Warrants:	3

Arrest Summary

Shift Period Oct-16

Charge	# of Arrests
Assault	2
City Warrants	1
Consumption of Alcohol at a Metro Bus Stop	1
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Mischief	2
Criminal Trespass	12
D.W.I.	1
Evading Arrest	1
Possession of a Controlled Substance	1
Public Intoxication	26
Robbery	1
Theft	1
Total Arrests	50

MMD Incidents Aug 1 to Oct 31 2016	Count of Offenses
CRIMINAL MISCHIEF >=\$100<\$750 (Part II Crime)	1
Officers dispatched to criminal mischief on metro bus	1
Fail To Stop And Give Information (Traffic Accident)	3
Report of FSGI collision	1
Traffic Collision involving an unknown Metro Bus	1
Unknown suspect struck a Metro Lift bus and left the scene without giving information.	1
Lost Or Stolen	1
Compls. reported his backpack was missing	1
THEFT FROM PERSON (Part I Crime)	1
Compls. Property was taken as he exited the bus	1
Grand Total	6

MMD Calls For Service Aug 1 to Oct 31 2016	Count of Call Type
Alarm, Bus	4
Assault	1
Criminal Mischief	3
Directive Patrol	6
Disturbance	2
Drinkers in shelter	1
Indecent Exposure	1
Loitering	7
Meet The Officer	2
Other	2
Patrol Alert	8
Pedestrian Stop	13
Sick Call	1
Sleeper	8
Lost Property	1
Theft From Person (Part I Crime)	1
Tow Refusal	1
Traffic	14
Traffic Collision, Auto/Fixed Object	1
Traffic Collision, Bus Minor	14
Traffic Collision, Bus/FSGI	5
Traffic Collision, FSGI	1
Traffic Collision, Minor	2
Traffic Control	5
Trespassing	1
Unattended Package	1
Welfare Check	10
Grand Total	116

Citations written in MMD Aug 1 to Oct 31 2016	Count of Violation
Defective Equipment	4
Disregard No Turns Sign	1
Disregard Traffic Sign	157
Exit Controlled Access Highway When Not An Exit	1
Expired Inspection Sticker	1
Expired License Plate	1
Expired Paper Tags	1
Expired Registration	4
Fail to Drive in a Single Lane	1
Failed To Signal When Turning	1
Failure to Change Address on Driver's License	1
Failure to Control Speed	1
Failure to Maintain Financial Responsibility	8
Following Too Closely	1
No Bicycle Registration	1
No Driver's License	9
No Front License Plate	2
Obscured License Plate	2
Ran Stop Sign	1
Speeding	1
Turned Right From Wrong Lane	1
Unauthorized use of Diamond Lane	1
Unauthorized use of Restricted Lane	136
Grand Total	337

Citations written by location MMD Aug 1 to Oct 31 2016	Count of Location
1400 Southwest Frwy HOV	100
1500 Southwest Frwy	2
1800 Southwest Frwy HOV	22
1900 Southwest Frwy HOV	209
3200 Montrose	1
W Alabama @ W Dallas	2
W Gray @ Shepherd	1
Grand Total	337

Josh Hawes

From: Victor Beserra
Sent: Monday, November 7, 2016 5:16 PM
To: Josh Hawes
Subject: Fw: Fwd: Montrose Management Lease Proposal
Attachments: Montrose Management District.pdf

On Monday, November 7, 2016 5:08 PM, Blake S. Helfman <bshelfman@gmail.com> wrote:

----- Forwarded message -----

From: Blake S. Helfman <bshelfman@gmail.com>
Date: Mon, Nov 7, 2016 at 5:03 PM
Subject: Montrose Management Lease Proposal
To: victor.beserra@houstonpolice.org

Victor,

Below is the proposal for 2 new 2017 Jeep Grand Cherokees. The window sticker that lists the equipment is attached. We will do 2 black on black versions like last time. They have a few more bells and whistles (back up camera, sensors, etc).

Terms: 3 years, 15,000 miles
Payment: \$469

Due at signing: \$469/per Jeep

Payment includes everything.

--

Blake S. Helfman
Sales Manager

River Oaks Chrysler Jeep Dodge Ram
4807 Kirby Drive
Houston, Texas 77098
Direct [713-831-2869](tel:713-831-2869)
Cell [713-899-5529](tel:713-899-5529)

www.riveroakschrysler.com

Helfman Family of Dealerships
Chrysler Jeep Dodge Ram Fiat Alfa Romeo Maserati Ford

--
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Chrysler Jeep Dodge Ram Fiat Alfa Romeo Maserati Ford

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

7. Receive an update and recommendations from the Mobility and Visual Improvements Committee.
 - a. Approve small cell tower design standard variance
 - b. Approve a proposal for tree trimming
 - c. Approve a Change Order for the bridge relighting project



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Josh Hawes
DATE: Monday, November 7, 2016
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, November 7, 2016 at 1:00 PM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Board of Directors Claude Wynn, Dr. Randy Mitchmore and Robert Jara attended the meeting. Also in attendance were consultants Bryan Brown (Walter P Moore), Travis Triola (Kudela & Wienheimer) and Lance Gandy (Gandy² Lighting Design). Staff in attendance was Josh Hawes, Don Huml, and Kristen Gonzales. Also in attendance was Robin Holzer.

1. Call Meeting to Order.

The meeting was called to order at 1:00.

2. Receive an update and discuss the Special Parking Area application to the City of Houston.

Staff and consultant team members from Walter P Moore provided an update on the Special Parking Area application. The plan has been presented to the Planning Department and has been reviewed. Staff will be submitting the application and will hold a public forum in December.

3. Receive an update and discuss the Esplanade and Marker programs.

The Consultant Team for Kudela and Weinheimer updated the Committee on preparation for installation of ID markers and esplanade enhancements. Construction of the esplanades have begun on the west side of Lovett. Pavers are being installed and will be completed the week of 11/14 and plant installation will begin the week of 11/21. Project is expected to be completed by mid December. ID marker locations have been staked and the signs have been constructed and installation of the signs will begin in November.

4. Receive an update on bridge lighting plans.

Staff and the consultant team leader Lance Gandy provided an update on the US 59 Bridge Lighting project. Painting of the bridges has begun and is ahead of schedule and install of conduits has begun. All lighting material has been delivered and installation will proceed once painting has been completed.

5. Bike Share Stations in the District.

Committee discussed partnering with Bike Houston to determine for new B-Cycle locations in the District for next year.



7155 Old Katy Road
Suite 270
Houston, Texas 70024

P 713.869.6987
F 713.869.0908

PROJECT: Montrose Esplanades & Identity Markers

Field Report: 007

DATE: 11-07-2016

By: Travis Triola

COPIES: Montrose, K&W File

Weather: Scattered Showers

FIELD REPORT ITEMS

The purpose of the field report is to update Montrose District on the status of the Esplanade & Identity Marker Projects.

Esplanades

A) Budget and Contract

1. NTP – April 04, 2016
 - a. Contract Calendar Days – 120
 - b. Work Stopped on May 17, 2016 – 43 days charged
 - c. Work Resumed on July 5, 2016
 - i. Calendar Days Remaining - 0
2. Original Contract Amount: \$603,984.00
 - a. Change Order 001 – (\$94,863.15)
 - i. 2700 Montrose Removal, Mortar Set Pavers and Lowering of Sanitary Sewer manholes, Additional 28' of Esplanade at 3300 Yoakum, 800 Lovett Blvd.
Revised Plans, 900 Lovett Blvd. Revised Plans
 1. Total Contract to date – \$509,120.85
3. Pay Applications
 - a. Total Billed By Contractor - \$184,551.55
 - i. Pay Application #1 - \$23,826.38
 - ii. Pay Application #2 - \$45,930.59
 - iii. Pay Application #3 - \$53,083.27
 - iv. Pay Application #4 - \$61,711.31 (submitted this month)

B) Schedule

Re-Mobilization Schedule as of 11/3/16

Montrose Esplanades		10.31.16	11.7.16	11.14.16	11.21.16	11.28.16	12.5.16	12.12.16	12.19.16
Water meter permitting/installation - MS	COMPLETE								
Tree Protection Fencing	COMPLETE								
Demo Existing concrete	COMPLETE								
1000 Lovett Blvd.									
Tree removal - 1000 Lovett Blvd.	COMPLETE								
Grading - 1000 Lovett Blvd.	COMPLETE								
Paver Pad - 1000 Lovett Blvd.	COMPLETE								
1100 Lovett Blvd.									
Tree removal - 1100 Lovett Blvd.	COMPLETE								
Grading - 1100 Lovett Blvd.	COMPLETE								
Paver Pad - 1100 Lovett Blvd.	COMPLETE								
3300 Yoakum Blvd.									
Tree removal - 3300 Yoakum Blvd.	COMPLETE								
Grading - 3300 Yoakum Blvd.	COMPLETE								
Paver Pad - 3300 Yoakum Blvd.	COMPLETE								
800 Lovett Blvd.									
Grading - 800 Lovett Blvd.	COMPLETE								
Paver Pad - 800 Lovett Blvd.	COMPLETE								
900 Lovett Blvd.									
Grading - 900 Lovett Blvd.	COMPLETE								
Paver Pad - 900 Lovett Blvd.	COMPLETE								
All Esplanades									
Curb Replacement - All Esplanades	COMPLETE								
Miafil Mat for Blackstar Gravel - All Esplanades									
Blackstar Gravel 4 inches - All Esplanades									
Paver Installation - GCP									
Irrigation Installation									
Live Oak									
Knockout Rose									
Foxtail Fern									
Wedelia									
Begin Maintenance									



Machine moved trees tagged



Irrigation meters, backflows, and cages set



Pavers being installed



Pavers being installed



Locations for Machine Moved Trees Staked



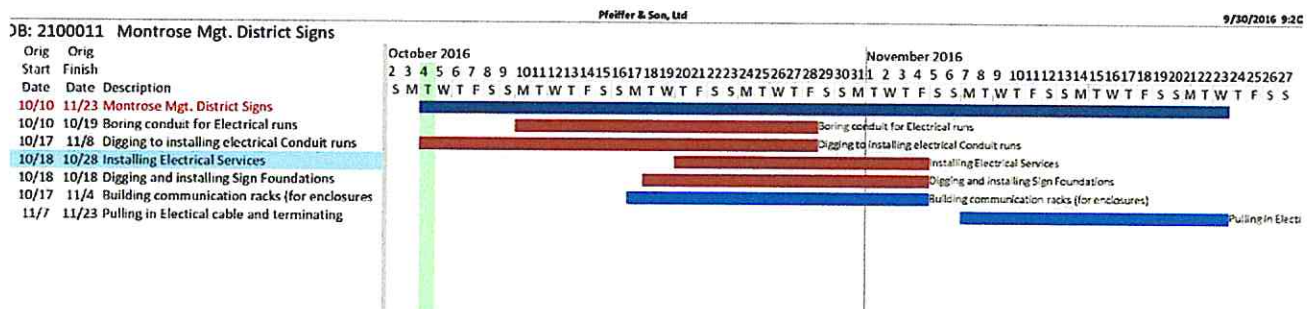
Paver sub slab and irrigation underground complete

Identity Markers

A) Budget and Contract

1. NTP – April 25, 2016
 - a. Contract Calendar Days – 180
 - i. Calendar Days Charged – 35
 - ii. Substantial Completion to be 145 days from execution of CO 1&2
 - iii. Calendar days resumed September 12, 2016
 1. Calendar days remaining - 78
2. Original Contract Amount: \$542,236.00
 - a. Change Order 001 - \$16,541.00
 - i. Change in quantity, location, and service drop locations for signs
 - b. Change Order 002 - \$17,349.00
 - i. Fabrication of unistrut racks for remote mounting of NEMA boxes
 1. Total Contract to date – \$576,126.00
3. Pay Applications
 - a. Total Billed by Contractor - \$146,347.20
 - i. Pay Application #1 - \$146,347.20 (submitted this month)

B) Schedule



1. Identity Markers

- a. All materials received by contractor, electrical components delivered to Touch33, marker being fabricated
- b. Ready to install in-office equipment

1. Locations for Identity Markers have been staked

- a. W. Dallas @ Shepherd SE
- b. W. Gray @ Shepherd NE
- c. Westheimer @ Shepherd SE
- d. W. Dallas @ Waugh SE
- e. W. Gray @ Waugh SE - crews will be on site 11/7 installing the C channel services
- f. W. Dallas @ Montrose esplanade
- g. W. Gray @ Montrose esplanade
- h. Westheimer @ Montrose NW
- i. Westheimer @ Montrose SE
- j. Richmond @ Montrose SE
- k. Berthea @ Montrose NW
- l. W. Dallas @ Taft SW - crews will be on site 11/7 installing the C channel services
- m. W. Gray @ Taft NW – crews will be on site 11/7 installing the C channel services





MEMO

September 26, 2016

To: Tracy D. Cain P.E.
Director of Construction Division

From: Lucio F. Ortiz, P.E. *LF018.6*
Director of Construction - Houston

Subject: STP 2014(128)TE
912-70-105
CR
Harris County

Submitted with this memorandum is Form CO, covering Change Order No. 1 to the subject project.

Enclosed is a memorandum (September 16, 2016), from Melody I. Galland, P.E., the Area Engineer in charge of this project, providing information for Change Order No. 1.

The revision covered by this change order is estimated to result in an overrun of the funds authorized for this project in the amount of \$376,371.45. We anticipate that funds are available in Category 3, Work Program TMFB, as recorded in Sitemanager. This change order has been approved on the local level, and is submitted for your information and further handling.

JAP:jap

CC: Melody I. Galland, P.E.
Area Engineer, Houston-SEAO

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer



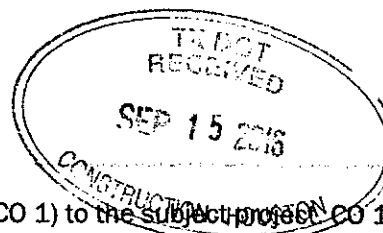
MEMO

September 16, 2016

To: Lucio F. Ortiz, P.E.
Director of Construction

From: Melody I. Galland, P.E. *Melody I. Galland, P.E.*
Southeast Harris Area Engineer

Subject: Change Order No. 1
STP 2014(128)TE
0912-70-105
CR
Harris County



Submitted with this memorandum is Change Order No. 1 (CO 1) to the subject project. CO 1 provides for adding one new item to the contract to compensate the contractor for painting seven (7) existing arch bridges crossing IH-69. The original contract only calls for adding LED lighting to these bridges. Re-painting these bridges at a later date would require removing the lighting while the re-painting took place. It is desirable to re-paint these bridges now before the new lighting is installed. There is no time impact associated with this change order.

The contract plans were designed by Larry Gandy of Gandy Lighting Designs and approved by Jeanne C. Javadi, P.E. of the Houston District Consulting Contracts Section. The plans provide for miscellaneous work consisting of the installation of LED bridge lighting on IH-69 (US 59) arch bridges and the upgrade of pedestrian lighting.

Melody I. Galland, P.E. Area Engineer of the Southeast Harris Area Office met with William Brudnick, P.E., Houston District Director of Transportation and Development, and Mark Woolridge, P.E., Houston District Director of Maintenance concerning the possibility of adding the painting of the arch bridges to the subject project. Chip Lawson of Third Coast Services was contacted and asked for a change order cost proposal to perform this additional work. His cost proposal included a quote for the painting from Scott Derr of Scott Derr Painting (SDP). SDP's proposal, \$50,700.00 per bridge, was increased by Third Coast's 5% for allowable administrative costs and an additional 1% for the bond costs. Item 446-6032 CLEAN AND PAINT EXIST STR (REF NO.1) will be added to the contract in order to compensate the contractor for the added work. The unit price for the seven bridges will be \$53,767.35 per each ($\$50,700 \times 1.05 \times 1.01 = \$53,767.35$).

CO 1 is summarized as follows:

Line No.	Item No.	Item Description	Unit Price	CO Qty	CO Amt
		Supplemental Description			
0050	0446-6032-000	CLEAN AND PAINT EXIST STR (REF NO. 1)	\$53,767.35/EA	7.00 EA	\$376,371.45
		CO 1 ADDS 446-6032 BY EA TO PAINT 7 EX ARCH BRIDGES ON IH-69			

District Oversight

CC: Felds

OUR GOALS *Align JAP*

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY

9.15.2016

An Equal Opportunity Employer

The added work required by CO 1 is estimated to overrun the funds authorized for this project in the amount of \$376,371.45. Since the maximum federal participation of \$1,428,495.00 was exceeded by the project when bid (\$3,061,039.35), the overruns for this change order will be funded by TXDOT. The Montrose Management District will not participate in this change order.

This change order has been discussed with appropriate personnel from the District Construction Office and is being submitted for your review, approval and further handling.

FW

Attachments

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2016-112319

Date Filed:
09/15/2016

Date Acknowledged:
09/23/2016

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Third Coast Services LLC
Magnolia, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Transportation, Texas Department of

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

0912-70-105
IH-69 Bridge Lighting - Plan Change No. 1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Jakubik, Josh	Magnolia, TX United States	X	
	Giles, James	Magnolia, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____,
20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Third Coast Services LLC
Magnolia, TX United States

Certificate Number:
2016-112319

Date Filed:
09/15/2016

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Transportation, Texas Department of

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

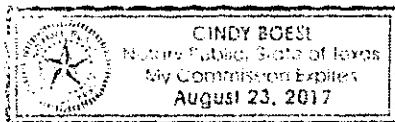
0912-70-105
IH-69 Bridge Lighting - Plan Change No. 1

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	Jakubik, Josh	Magnolia, TX United States	X	
	Giles, James	Magnolia, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Jim Giles, President this the 15 day of Sept. 2016, to certify which, witness my hand and seal of office.

Cindy Boesl
Signature of officer administering oath

Cindy Boesl
Printed name of officer administering oath

Office Mgr
Title of officer administering oath

<u>Vendor</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Scott Derr Painting	Painting	1.00	\$ 50,700.00	\$ 50,700.00
			Total	\$ 50,700.00



SDP

SCOTT DERR PAINTING COMPANY LLC

P.O. Box 1848 | Friendswood, TX 77549
281-480-0158 (O) | 281-480-0157 (F)

9/7/2016

Owner: TxDOT
Location: IH 69 Harris County
Description: Arch Bridges

Dear Estimator:

This price includes all labor, materials and equipment to perform the following:

Painting of the Arch Bridges for \$50,700 for each arch bridge. There are seven arch bridges on this project.

Qty	Description	Unit Price	Total Price
7	Arch Bridges	\$50,700	\$354,900



Please Note - Pricing does not include traffic control.

Should you require any further information please contact the office.

Sincerely,
Scott Derr Painting Company

JDW
9/9/16

Frank Wadlington

From: Ryan Walker
Sent: Wednesday, September 07, 2016 5:02 PM
To: lance@g2ld.com
Cc: Frank Wadlington; chip@tcstx.us; Ramanie Rajapakse; Melody Galland; Maria Aponte
Subject: FW: Arch Bridges Paint Colors
Attachments: Pages from 0027-13-171 US 59 Arch Bridges.pdf

Mr. Lance

Attached are the plan sheets from original painting of the US 59 arch Bridges. We would need revised sheets to add to the plans showing the paint items and the painting specification to be used.

Thank you sir

From: Ryan Walker
Sent: Saturday, August 20, 2016 9:22 AM
To: chip
Cc: lance; Maria Aponte; Melody Galland
Subject: Fwd: Arch Bridges Paint Colors

Chip,
Please see note 7 on the attachment for paint colors.

Thank you sir

----- Original message -----

From: Michael Carlson
Date: 08/19/2016 4:13 PM (GMT-06:00)
To: Ryan Walker
Subject: Arch Bridges Paint Colors

Ryan,

Sorry for the delay, my EDMS was broke.
Attached are 2 of the bridge's EQ sheets with the paint colors.
They appear to be the same.

Michael E. Carlson, PE
Transportation Engineer — Houston Bridge Design
Texas Department of Transportation
7600 Washington Avenue
Houston, TX 77007
713-802-5366

ESTIMATED QUANTITIES									
ITEM NO.	403	416	420	420	420	420	423	425	426
ITEM	TEMPORARY SPECIAL SHORING	DRILLED SHAFT (60 IN)	CLASS "C" CONCRETE (ADJUTMENT)	CLASS "CO" CONCRETE (SLAB)	CLASS "CO" CONCRETE (ENCASEMENT)	CLASS "A" CONCRETE (CURB)	CLASS "S" CONCRETE (BRIDGE SIDEWALK)	RETAINING WALL (SOIL NAIL)	PRESTRESSED CONCRETE SLAB PANEL (6.5 FT x 11 IN)
UNIT	SF	LF	CY	CY	CY	CY	CY	SF	LF
GRAUSTARK	1,100	416	141.1	91.3	59.0	4.4	33.5	1,177	1363.00
									855.6

ESTIMATED QUANTITIES									
ITEM NO.	426	426	428	435	442	442	442	457	478
ITEM	PRESTRESSING (UNROUTED)	PRESTRESSING (UNROUTED) (HANGERS)	CONCRETE SURFACE TREATMENT	ELASTOMETRIC BEARINGS (1.5 IN. PLAIN)	STRUCTURAL STEEL (HYC)	STRUCTURAL STEEL (HYC)	STRUCTURAL STEEL (HYC)	HIGH LOAD MULTI-ROTATIONAL BEARINGS (F-1500)	SOIL ANTI-CORROSION COATING (ITY 11)
UNIT	WKF	WKF	SY	EA	LB	LB	SY	EA	LF
GRAUSTARK	560.0	85.0	870	56	14,800	537,378	334	2	3,822
									3,005

- ① CONFORM TO THE MATERIAL REQUIREMENTS OF ITEM 439 "CONCRETE OVERLAY OF STRUCTURE DECK".
- ② ENCASEMENT CONCRETE TO RECEIVE AN EXPOSED AGGREGATE FINISH.
- ③ USE GRADE 5 AGGREGATE. QUANTITY INCLUDES 9.3 CY FOR PARAPET CONCRETE. USE BROOM FINISH ON SIDEWALK CONCRETE.
- ④ SEE FOUNDATION DETAILS.
- ⑤ BOLT ASSEMBLY, NEOPRENE SPACERS, ALIGNMENT BRACKETS INCIDENTAL TO THIS PAY ITEM.
- ⑥ THE INSTALLATION AND REMOVAL OF THE TEMPORARY DIAGONAL BRACING AT THE ERECTION BEAM SHALL BE SUBSIDIARY TO ITEM 442 STRUCTURAL STEEL (HYC).
- ⑦ THE APPEARANCE COAT FOR STRUCTURAL STEEL MEMBERS SHALL BE AS FOLLOWS:
FOR ARCH CAPS, ARCH BUTTRESS, TOP OF ARCH, HANGER RODS AND FOR ALL OTHER MEMBERS, USE SILVER-PAINT WILLIAMS NO. 51000 "SILVERADO" FOR SIDING OF ARCH AND HANGER RODS. FOR PITTSBURGH "TOMATO SPICE", FOR THE SPHERICAL INITIAL, USE

ALL DESIGN IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND SUBSEQUENT INTERIM SPECIFICATIONS.

- A. AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, 16TH EDITION, 1996.
- B. AASHTO GUIDE SPECIFICATIONS FOR FATIGUE DESIGN OF STEEL BRIDGES, 1990.
- C. AASHTO STANDARD SPECIFICATIONS FOR BRIDGE WELDING CODE.

TRUCK/LANE LOADING: HS20.



FOR INFORMATION ONLY!

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Houston District Office

ESTIMATED QUANTITIES

GRAUSTARK STREET UNDERPASS

DATE	NO. OF	BY	CHKD	DATE	NO. OF	BY	CHKD
1-14-02	1	1	1	1-14-02	1	1	1
TOTAL				TOTAL			
574				574			

[illegible]

ESTIMATED QUANTITIES - NORTH BOUND										
ITEM NO.	426	428	435	442	442	442	4302	4757	4757	5764
ITEM	PRESSING (LUNGROUTED) (HANGERS)	CONCRETE SURFACE TREATMENT	ELASTOMETIC BEARINGS (1.5 IN. PLAIN)	STRUCTURAL STEEL (ARMOR JOINT)	STRUCTURAL STEEL (HYC)	STRUCTURAL STEEL (HS)	② PENETRATING CONCRETE SURFACE TREATMENT (CLASS 1)	HIGH LOAD MULTI- ROTATIONAL BEARINGS (1500)	HIGH LOAD MULTI- ROTATIONAL BEARINGS (1500)	ANTI-CRAK (1) COATING (1)
UNIT	KRF	SF	48	550	LB	LB	SF	EA	EA	SF
MONITROSE	85.0	572	48	550	532.011	334	2	2	2	3.095

ESTIMATED QUANTITIES - SOUTH BOUND										
ITEM NO.	403	41E	420	420	420	420	420	425	426	426
ITEM	TEMPORARY SPECIAL SHORING	DRILLED SHAFT (60 IN)	CLASS "C" CONCRETE (ABUTMENT)	CLASS "CO" CONCRETE (SLAB)	CLASS "CO" CONCRETE (ENCASEMENT)	CLASS "A" CONCRETE (CURB)	CLASS "S" CONCRETE (BRIDGE PANEL)	PRESTRESSED CONCRETE SLAB (16.5 FT x 11 IN)	PRESTRESSING (GROUTED)	PRESTRESSING (UNGROUTED)
UN: Y	SF	LF	CY	CY	CY	CY	CY	LF	SF	SF
MONTROSE	856	108.2	102.2	108.2	59.0	6.3	23.4	1,152.15	834.3	570

ESTIMATED QUANTITIES ~ SOUTH BOUND											
ITEM NO.	426	428	435	442	442	442	442	4302	4757	4757	5764
ITEM	PRESSING SURFACE (LUNGROUDED) (HANGERS)	CONCRETE SURFACE TREATMENT	ELASTOMETIC BEARINGS (1.5 IN. PLAIN)	STRUCTURAL STEEL (ARMOR JOINT)	STRUCTURAL STEEL (HYC)	STRUCTURAL STEEL (HSH)	① STRUCTURAL STEEL (HSH)	② PENETRATING CONCRETE SURFACE TREATMENT (GLASS)	HIGH LOAD MULTI-ROTATIONAL BEARINGS (F-1500)	HIGH LOAD MULTI-ROTATIONAL BEARINGS (F-1500)	ANTI-CRAFTING COATING (TY 1)
UNIT	MKF	5V	EA	LB	LB	LB	LB	SY	EA	EA	SF
QUANTITY	85.0	572	48	550	13,500	532,011	334	2	2	2	3,005

ALL DESIGN IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND SUBSEQUENT INTERIM SPECIFICATIONS.

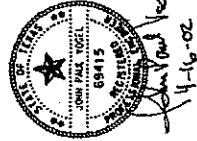
- A. AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, 16TH EDITION, 1993.
- B. AASHTO GUIDE SPECIFICATIONS FOR FATIGUE DESIGN OF STEEL BRIDGES, 1989.
- C. ANSI/AASHTO/AWS D1.5-95, BRIDGE WELDING CODE.


TRUCK/LANE LOADING: HS20.

- ① CONFORM TO THE MATERIAL REQUIREMENTS OF ITEM 439 "CONCRETE OVERLAY OF STRUCTURE DECK".
- ② ENCASEMENT CONCRETE TO RECEIVE AN EXPOSED AGGREGATE FINISH.
- ③ USE GRADE 5 AGGREGATE. QUANTITY INCLUDES 9.3 CY FOR PARAPET CONCRETE, USE BROOM FINISH ON SIDEWALK CONCRETE.
- ④ SEE FOUNDATION DETAILS.
- ⑤ BOLT ASSEMBLY, NUTS/PRE SPACERS, ALIGNMENT BRACKETS INCIDENTAL TO THIS PAVEMENT.
- ⑥ THE INSTALLATION AND REMOVAL OF THE TEMPORARY DIAGONAL STRUCTURAL STEEL BRACING.
- ⑦ THE APPEARANCE COAT FOR STRUCTURAL STEEL MEMBERS SHALL BE

FOR ARCH CAPS, ARCH BUTTRESS, TOP OF ARCH, HANGER RODS AND PLATES AND LIGHT STANDARDS, USE SHERWIN WILLIAMS NO. SW1005 "SILVERADO". FOR SIDES OF ARCH AND WIND BRACING, USE SHERWIN WILLIAMS NO. SW1004 "PURE WHITE". FOR THE SPHERICAL FINIAL, USE PITTSBURGH "TOMATO SPICE".

FOR INFORMATION ONLY!



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Texas Department of Transportation
No other material allowed

ESTIMATED QUANTITIES

MONTROSE BOULEVARD UNDERPASS

[illegible]

Frank Wadlington

From: Melody Galland
Sent: Tuesday, August 30, 2016 3:45 PM
To: Ryan Walker; Maria Aponte; Ramanie Rajapakse; Frank Wadlington
Subject: RE: Arch Bridges

I am re-sending the e-mails that I send this morning but didn't go through:

FYI, this morning I was approached by Bill Brudnick, Mark Wooldridge, David Nitsch and Walter Hambrick about the possibility of getting Scott Derr to paint the arches via CO. I am trying to get a hold of Scott so we request availability, pricing and timeframe for the work. Performing this work at a later time will be more costly because it will require the lights to be remove. If pursue, the CO will be 100% TxDOT funds.

From: Melody Galland
Sent: Tuesday, August 30, 2016 3:42 PM
To: Ryan Walker; Maria Aponte; Ramanie Rajapakse; Frank Wadlington
Subject: Arch Bridges

Ryan and I talked to Scott Derr. He said it will be about \$60k to \$70k each bridge for a total of 6 bridges, this quote is without traffic control since we will be detouring traffic as part of the contract. He said it will take a couple of weeks for each and Montrose 4 weeks pending weather.

His contact is: scottderr@yahoo.com

Cell phone: (713) 829-7916

Ryan,

As discussed, please send Scott Derr the plan set. Thanks

Frank Wadlington

From: Chip Lawson <chip@tcstx.us>
Sent: Friday, September 09, 2016 9:14 AM
To: Melody Galland; Lance Gandy
Cc: Ryan Walker; Frank Wadlington; Ramanie Rajapakse; Maria Aponte; Jeanne Javadi
Subject: RE: Arch Bridges Paint Colors
Attachments: 531.Change Order.Paint Existing Structures.pdf; Scott Derr Painting Quote.pdf

Please see attached cost breakdown and Scott Derr quote for the plan change documentation for the painting of the existing bridges. If anything else is required please let me know.

Chip Lawson Third Coast Services LLC

36530 FM 1774 RD
Magnolia, TX 77355
(832) 934-0240
(832) 934-0243 fax

From: Melody Galland [<mailto:Melody.Galland@txdot.gov>]
Sent: Thursday, September 08, 2016 12:10 PM
To: Lance Gandy <lance@g2ld.com>
Cc: Ryan Walker <Ryan.Walker@txdot.gov>; Frank Wadlington <Frank.Wadlington@txdot.gov>; Chip Lawson <chip@tcstx.us>; Ramanie Rajapakse <Ramanie.Rajapakse@txdot.gov>; Maria Aponte <Maria.Aponte@txdot.gov>; Erica Duffey <erica@g2ld.com>; Jeanne Javadi <Jeanne.Javadi@txdot.gov>
Subject: Re: Arch Bridges Paint Colors

Yes, that will be ok. Would you be able to make the revisions?

Sent from my iPhone

On Sep 8, 2016, at 8:57 AM, Lance Gandy <lance@g2ld.com> wrote:

Ryan,

Can these notes be added to existing sheets since it is only the paint colors?

Thanks,
Lance Gandy
IALD, LC, IES, AIA Assoc.
gandy² lighting design
1824 Spring Street, Suite 201
Houston, Texas 77007
www.G2LD.com
281.796.1253

From: Ryan Walker [<mailto:Ryan.Walker@txdot.gov>]
Sent: Wednesday, September 7, 2016 5:02 PM
To: lance@g2ld.com
Cc: Frank Wadlington <Frank.Wadlington@txdot.gov>; chip@tcstx.us; Ramanie Rajapakse

<Ramanie.Rajapakse@txdot.gov>; Melody Galland <Melody.Galland@txdot.gov>; Maria Aponte
<Maria.Aponte@txdot.gov>
Subject: FW: Arch Bridges Paint Colors

Mr. Lance

Attached are the plan sheets from original painting of the US 59 arch Bridges. We would need revised sheets to add to the plans showing the paint items and the painting specification to be used.

Thank you sir

From: Ryan Walker
Sent: Saturday, August 20, 2016 9:22 AM
To: chip
Cc: lance; Maria Aponte; Melody Galland
Subject: Fwd: Arch Bridges Paint Colors

Chip,
Please see note 7 on the attachment for paint colors.

Thank you sir

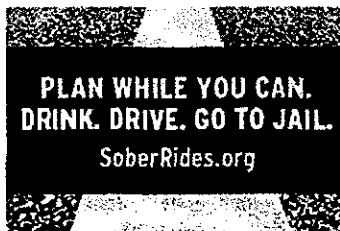
----- Original message -----

From: Michael Carlson
Date: 08/19/2016 4:13 PM (GMT-06:00)
To: Ryan Walker
Subject: Arch Bridges Paint Colors

Ryan,

Sorry for the delay, my EDMS was broke.
Attached are 2 of the bridge's EQ sheets with the paint colors.
They appear to be the same.

Michael E. Carlson, PE
Transportation Engineer – Houston Bridge Design
Texas Department of Transportation
7600 Washington Avenue
Houston, TX 77007
713-802-5366



SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com



ESTIMATE

ADDRESS

Josh Hawes
Montrose District
5020 Montrose, suite 311
Houston, TX 77006

ESTIMATE # 1024
DATE 10/07/2016

ACTIVITY	QTY	RATE	AMOUNT
Tree Pruning Trim 26 trees: 8 oak trees on Montrose Blvd, 2 Tarlos on Sulross st. 5 tarlos trees and 11 Crape Myrtles on Branard St. Purpose: trim all the trees that are close to the sidewalk for business visibility	1	1,075.00	1,075.00

TOTAL	\$1,075.00
-------	------------

Accepted By

Accepted Date

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

8. Receive an update from the Marketing and Business Development Committee.
 - Consider engaging the services of a branding and marketing firm to assist with review of the current District Communications Plan and recommend implementation strategies and budget



SEPTEMBER 2016 MONTHLY PR AND MARKETING REPORT

TO: Committee Chair, Steve Madden
THROUGH: Executive Director, David Hawes
FROM: Marketing Director, Gretchen Larson
DATE: November 11, 2016

PR, Marketing and Business Relations Committee

The Marketing and Business Relations committee met on October 27, and November 1st and 10th to receive proposals the current PR firm of CKP, Steel Branding and TPRB Advertising in response to the RFP issued for evaluation and recommendations on the current communications plan. The committee has asked staff to discuss additional questions posed from the committee to the firms of Steel and TPRB. Once this has been completed, revised proposals from the firms will be sent to the committee for further evaluation. As was discussed in the meetings, the upcoming holidays make the schedule challenging. Therefore, in order to keep the process moving forward, the committee requested an action item be placed on the November board meeting agenda. This action item requests that the board consider authorizing them to move forward with an agreement with one of the two firms. The agreement would then be returned to the full board for ratification at their next meeting.

Staff shared a variety of project updates with the HOA/Civic Association database including an esplanade enhancement and the bridge painting and relighting project. See additional notes in social media updates regarding the October 15 recycling event.

Yucatan Taco Stand (formerly Berryhill) will be our hosting for the December 15th Holiday Party at which the winners of the holiday decorating contest will be announced. The judges for this year will be - Patricia Moore, Prosperity Bank, Ana Sanchez, WG Dental and Kati Castellano, Manager, Yucatan Taco Stand.

Ongoing activities included work on the monthly e-newsletter, weekly Friday Board updates of communications outreach, and working with the Business and Economic Development committee on pre-planning for the Fall Real Estate Forum.

Business Ambassador Program

The BA made 48 visits during October. The BA Program and the work of the BA, have created a critical connection between the businesses and the District. (Please see attached letters received from the manager and owner of two area business at the end of this report).

Website and Social Media

Pageviews for October 1-31, 2016

Top 5 Most Viewed Pages

Bridge lighting project road closures	1570
Home Page	528
Bi-annual Recycling	503
FAQ mobility environmental and urban design and cultural and visual improvements	172
Esplanade Improvement Project FAQ	133

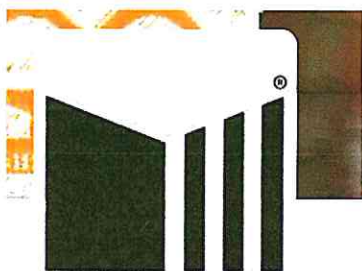
TWITTER:

Number of total tweets from October 01-October 31:	103
Increase in Followers for October 2016:	184
Total Followers:	8,241

Twitter Activity Overview

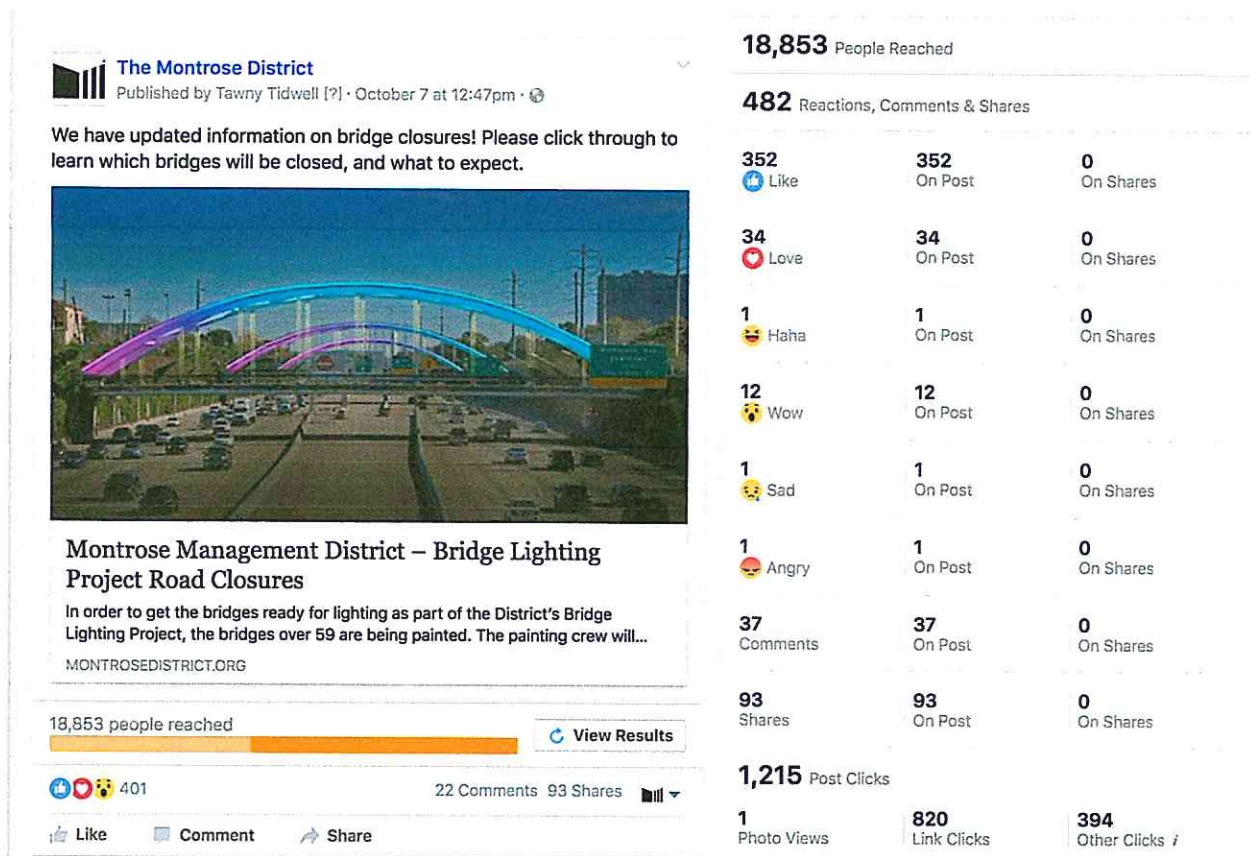


Big news for @MontroseHTX in October: we are verified! After working with Twitter to prove we are a governmental entity, we were able to get us the blue checkmark. This is a big deal on Twitter, and confers authority on our messaging as coming from a source that Twitter has double-checked on behalf of its user base.



Montrose Houston 
@MontroseHTX

**we boosted this post. 8,175 organic reach, 10,678 paid.*



Our most popular share this month is above. **18,853 people saw the post**, with 8,175 being organic reach (i.e., no money was spent) and 10,675 paid reach. It also received 1,215 clicks.

As you can see it was also very popular among our followers, with 93 shares. Thanks to our strategy of posting interesting content daily, content like this is given an opportunity to shine.

We were also able to reach out to commenters and turn reactions into a positive experience with the District. You can see an example above right here, where we were able to explain more about the bridge lighting, and get several extra comment likes from interested people.

("Commented by Tawny Tidwell" only appears in Admin View; our followers cannot see that information therefore, it is a District post.) In addition we also sent numerous updates via the community stakeholder database so that they could share with their friends, colleagues and neighbors.

Statistics

Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
Bridge Lighting Closures	18,853	15,000	1,534
Esplanade Construction	676	8,200	93
Real Estate Forum RSVP	310	8,200	15

**we tweet important articles multiple times to increase their reach*

Newsletter Open Rate for October: 29.7% (compare to industry average 19%)

Board Update Email Open Rate (avg): 43%

The kick-off for the holiday season has begun!



Business Ambassador Program Letters Received

Dear Fred:

I just wanted to let you know that we have been operating Common Bond Bakery for 10 months now and I have learned so much about the Montrose.

Dennis Beedon made it a point to come out to Common Bond to meet Johnny and myself and welcome us to the Montrose. He arranged a meeting with Claude Wynn and we really got a good education about the businesses in the Montrose, its physical boundaries, the level of education of the typical Montrose resident, the introduction of the Montrose TIRZ, etc.

We have had many issues that have come cropped up in the recent months that are clearly issues inherent to the Montrose area and Dennis has helped me to navigate these waters. We have had incidents with property being "tagged" and Dennis has directed me to the appropriate division in Montrose. We have also had some security concerns and Dennis put me in contact with our District's HPD contact.

Most recently I raised some concerns about the homeless/mentally challenged population that wanders through the area and Dennis provided me with valuable information on how the COH approaches this issue.

Dennis is a great advocate for the Montrose area and his role as Business Ambassador for the Montrose District has been invaluable to me. Johnny and I are very excited to be a part of the Montrose business community because it is a thriving, cutting edge, world class group of artists and merchants and I am so pleased that Dennis has been the guide to help start our journey.

My Best,
Hieu Nguyen
President, Carrabba Family of Restaurants

Good afternoon Oliver,

I just wanted to send you a short note to let you know that I reached out to The Montrose District Management (MMD) to try and help me promote my business. The same day I received a phone call from Mr. Dennis Beedon who is the business ambassador in the Montrose District and we met that very same day.

Dennis has been very helpful in helping me understand the dynamics of the Montrose business area. He has introduced me to many useful contacts, and continues to stay in touch regularly to see how he can assist. At the moment he is investigating the bicycle racks you and I discussed a few months back.

As I said just a short note as I understand your client pays towards running of the MMD, and so I wanted to share the fact that her money is being used to help the businesses that pay her rent every month.

All the best
Garry Freeman
FIX Coffeebar

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

9. Receive an update from the Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: October 26, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its October meeting on October 26, 2016, at Prosperity Bank, 5020 Montrose Blvd. Members attending were Claude Wynn and Charlie Norris. The staff member present was Ray Lawrence. The meeting was called to order at 12:15 PM.

Approval of August Minutes

The minutes of the September 28 meeting were approved as written.

Fourth Annual Real Estate Forum Luncheon

In addition to the preparations that have been reported previously, Len Cannon of Channel 11 News has been confirmed as the emcee for the event.

Three more sponsor tables have been sold giving the District a total of nine (9) providing \$9,000 in funding to support the event. The additional sponsors agreeing to participate are SFT Investments, CBMJ and SWA.

Ray Lawrence reported that he had sent an email outlining the details of the event to D'Ann Marro, assistant to Andy Icken, who will be the speaker.

District Sales and Business Performance

Ray Lawrence provided recent business performance data for the District, based on ESRI Retail Market Place and Business Summary Reports as follows:

- Retail sales in the District increased from \$401.4 million in 2010 to \$596.2 million in 2016, up 48.5%.
- The number of businesses in the District grew from 2,108 in 2012 to 2,364 in 2016, up 12.1%.
- The number of employees of businesses located in the District increased from 18,717 in 2012 to 22,322 in 2014, up 19.2%.

This information will be cited in the new District economic development brochure now under development and included in Len Cannon's introductory remarks at the Real Estate Forum luncheon on November 16.

Fairview District Update

Ray Lawrence distributed two recent articles on Fred Sharifi's planned redevelopment project taken from the Chronicle Neighborhood Edition and AboutNEWS Online. The project will be named Fairview District. Construction is planned to start in January, 2017. The listing brokerage firm for office space will be CBRE. The listing brokerage firm for retail space will be Edge Realty.

Adjournment

The meeting was adjourned at 1:20 PM.

**MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

10. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

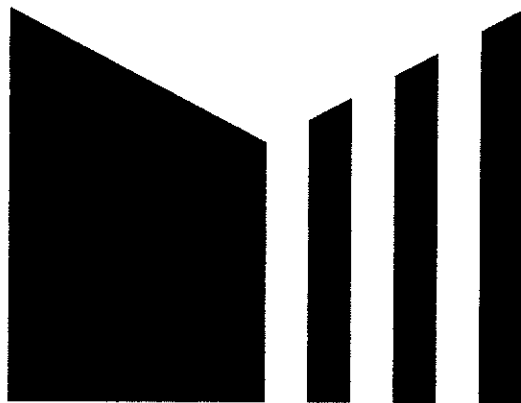
SERVICE PLAN

MONTHLY REPORT

October 10 – November 14, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on November 7.

Finance Committee

The committee met on November 14.

Public Safety Committee

The committee met on November 7.

PR, Marketing and Business Relations Committee

The committee met on October 27 and November 1st and 10th.

Business and Economic Development Committee

The committee met October 26.

STAFF ACTIVITY

October 10 – November 14, 2016

PR, Marketing and Business Relations Committee

The Marketing and Business Relations committee met on October 27, and November 1st and 10th to receive proposals the current PR firm of CKP, Steel Branding and TPRB Advertising in response to the RFP issued for evaluation and recommendations on the current communications plan. The committee has asked staff to discuss additional questions posed from the committee to the firms of Steel and TPRB. Once this has been completed, revised proposals from the firms will be sent to the committee for further evaluation. As was discussed in the meetings, the upcoming holidays make the schedule challenging. Therefore, in order to keep the process moving forward, the committee requested an action item be placed on the November board meeting agenda. This action item requests that the board consider authorizing them to move forward with an agreement with one of the two firms. The agreement would then be returned to the full board for ratification at their next meeting.

Staff shared a variety of project updates with the HOA/Civic Association database including an esplanade enhancement and the bridge painting and relighting project. See additional notes in social media updates regarding the October 15 recycling event.

Yucatan Taco Stand (formerly Berryhill) will be our hosting for the December 15th Holiday Party at which the winners of the holiday decorating contest will be announced. The judges for this year will be - Patricia Moore, Prosperity Bank, Ana Sanchez, WG Dental and Kati Castellano, Manager, Yucatan Taco Stand.

Ongoing activities included work on the monthly e-newsletter, weekly Friday Board updates of communications outreach, and working with the Business and Economic Development committee on pre-planning for the Fall Real Estate Forum.

Business Ambassador Program

The BA made **48** visits during October. The BA Program and the work of the BA, have created a critical connection between the businesses and the District. (Please see attached letters received from the manager and owner of two area business at the end of this report).

PR, Marketing, Web and Social Media

See attached report.

Finance Committee

The committee met on November 14th to review and discuss the bookkeeper's report, invoices and various delinquent assessments. The committee recommends approval of the reports and that invoices be paid.

Welcome to the latest from the Montrose District. If we've emailed you in error or maybe your inbox is too full, you can [unsubscribe here](#).



MONTROSE
DISTRICT



BRIDGE LIGHTING ROAD CLOSURES

The District's Bridge Lighting Project has begun! Please see our website for updates on bridge closures, and to learn more about this exciting and beautifying project.

[READ MORE »](#)



Juice Girl
214 Fairview
[FIND OUT MORE »](#)



Bacchus Wine Bar
2502 Dunlavy
[FIND OUT MORE »](#)



My Montrose: Dr. Randy Mitchmore

"I think people are going to be amazed with the rollout of the some of the projects over the next few months—the bridge lighting, the identity markers. It's very exciting."

[READ MORE »](#)

UPCOMING EVENTS

10.13-16 38th Houston Italian Festival

The 38th Houston Italian Festival will give families and festival goers an authentic Italian experience, travel to the heart of Houston for the annual Houston Italian Festival, the largest Italian festival in Texas. [Learn More](#)

10.21 Liberate Tate - Houston - Lecture and Workshop

Liberate Tate is on tour! This October we will be sharing our experience of successfully removing the oil sponsor BP from the Tate galleries with artists, activists, cultural allies, friends and publics in New York, Washington DC, New Orleans and Houston. [Learn More](#)

10.29 10th Annual Montrose Crawl

Join the 10th Annual Montrose Crawl, Houston's biggest & best Halloween event! [Learn More](#)

#montrose



@spoonful_of_tx via instagram
#montrosehouston

