



PAS Property Acquisition Services, LLC

PO 23886
Rec 324310
8/11/15

MJP

July 31, 2015
Invoice # 5076

Bill to:
Fort Bend County Engineering
Jillian Hernandez
301 Jackson
Richmond TX 77469

Remit to: PAS Property Acquisition Services, LLC.
19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479
(281) 343-7171

Project Name: Fort Bend County
P.O. #23886

Project:	Estimate	Prev. Billed	Current	Amount Remaining
Old Richmond	\$ 6,000.00	1,793.75	\$ 977.50	\$ 3,228.75
Trammel Fresno	\$ 3,750.00	12,395.00	\$ 2,648.75	\$ (11,293.75)
Spur 10	\$ 16,500.00	20,748.75	\$ 2,836.25	\$ (7,085.00)
Four Corners	\$ 15,000.00	1,428.75	\$ 403.75	\$ 13,167.50
Courthouse	\$ 2,625.00	1,680.00	\$ -	\$ 945.00
FM 359	\$ 54,375.00	6,100.00	\$ 13,182.50	\$ 35,092.50

Work Requested: Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Davis	75.00	60.25	4,518.75
Kelly Landry	75.00	54.50	4,087.50
Lisa Cisneros	75.00	12.50	937.50
Courtney Hippler	75.00	5.00	375.00
Chris Provence	75.00	-	0.00
Courtney Hippler	40.00	8.25	330.00
Totals		140.50	\$ 10,248.75

Expense	Amount (\$)
Sandy Rials	4,800.00
Fox	5,000.00
Total Expenses	\$ 9,800.00

Total \$ 20,048.75

OK JSS
8/19/15

PROPERTY ACQUISITION SERVICES, LLC

To: Fort Bend County Engineering
From: Mark Davis
Date: 07/31/15
RE: Fort Bend County Project Status Report

MEMORANDUM

Status

To keep Fort Bend County Engineering fully updated as to the progress of Fort Bend County ROW Projects, Property Acquisition Services, LLC (PAS) offers the following status report.

Projects

Spur 10 – TxDOT 90/10:

- * Working with last remaining owner and Relocation of that parcel
- * Attend monthly meeting with TXDOT for updates
- * Working on Reimbursement and Relocation with TXDOT.

Trammel Fresno

- * Acquiring the remaining 2 parcel for County and getting RTC on parcels with bad title.
- * Working with Title Company to get schedule C cleaned up for closing

Old Richmond

- *Working with County Attorney on Eminent Domain. Reviewing title work

FM359

- * Working with appraiser and TXDOT.
- * Reviewing appraisals talking to landowners
- *Update database

PAS Property Acquisition Services, LLC.
Job Detail

Location: Old Richmond

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	12.50	937.50
Right-of-Way Assistant	40.00	1.00	40.00
Totals		13.50	\$ 977.50

Expense	Amount (\$)
See Expense Summary Sheet	0.00
Total Expenses	\$ -

Total **\$ 977.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Trammel Fresno

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	34.25	2,568.75
Right-of-Way Assistant	40.00	2.00	80.00
Totals		36.25	\$ 2,648.75

Expense	Amount (\$)
See Expense Summary Sheet	0.00
Total Expenses	\$ -

Total **\$ 2,648.75**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Spur 10

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	36.75	2,756.25
Utility Coordinator	75.00	-	0.00
Right-of-Way Assistant	40.00	2.00	80.00
Totals		38.75	\$ 2,836.25

Expense	Amount (\$)
Sandy Rials -2 @ 750.00	0.00
	0.00

Total Expenses \$ -

Total \$ **2,836.25**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Four Corners Park

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	5.25	393.75
Right-of-Way Assistant	40.00	0.25	10.00
Totals		5.50	\$ 403.75

Expense	Amount (\$)
See Expense Summary Sheet	0.00
Total Expenses	\$ -

Total **\$ 403.75**

PAS Property Acquisition Services, LLC.
Job Detail

Location: FM 359

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	43.50	3,262.50
Right-of-Way Assistant	40.00	3.00	120.00
Totals		46.50	\$ 3,382.50

Expense	Amount (\$)
Sandy Rials 6@800.00	4,800.00
Fox Appraisal 2 @ 2,500.00	5,000.00
Total Expenses	\$ 9,800.00

Total **\$ 13,182.50**

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 25, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 17
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15145

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/25/2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 24, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 18
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15144

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/24/2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 27, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 12
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15148

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/27/2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 28, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 20
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15151

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/28 /2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 28, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 16
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15150

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/28/2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

Sandy Rials
Appraisal, Review & Consulting

401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: July 27, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 19
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15149

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
07/27/2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060

fox APPRAISAL
COMPANY

REAL ESTATE APPRAISERS - CONSULTANTS

17385 VILLAGE GREEN DRIVE | SUITE B | HOUSTON, TEXAS 77040
PHONE: (713) 983-7889 | FAX: (713) 983-7403

DATE: JUNE 26, 2015

INVOICE NO. 15-113

FORT BEND COUNTY
% MR. RICHARD W. STOLLEIS, P.E.
COUNTY ENGINEER
301 JACKSON STREET
RICHMOND, TEXAS 77469

REFERENCE: AN APPRAISAL REPORT OF A 0.1502 OF AN ACRE TRACT BEING IDENTIFIED AS A PARCEL 20 OF THE OLD RICHMOND ROAD IMPROVEMENTS PROJECT AND BEING SITUATED OUT OF AN 8.0183 ACRE TRACT UNDER THE OWNERSHIP OF MARY BETH BURNS MOURET; PHYSICALLY LOCATED AT 15137 OLD RICHMOND ROAD, SUGAR LAND, FORT BEND COUNTY, TEXAS. 77498.

FEE: \$2,500

TAX I.D. # 90-0935565

JF/MAM/LD

THANK YOU

FOX APPRAISAL COMPANY, LLC

fox APPRAISAL
COMPANY

REAL ESTATE APPRAISERS - CONSULTANTS

17385 VILLAGE GREEN DRIVE | SUITE B | HOUSTON, TEXAS 77040
PHONE: (713) 983-7889 | FAX: (713) 983-7403

DATE: JUNE 26, 2015

INVOICE NO. 15-114

FORT BEND COUNTY
% MR. RICHARD W. STOLLEIS, P.E.
COUNTY ENGINEER
301 JACKSON STREET
RICHMOND, TEXAS 77469

REFERENCE: AN APPRAISAL REPORT OF A 0.1362 OF AN ACRE TRACT BEING IDENTIFIED AS A PARCEL 22 OF THE OLD RICHMOND ROAD IMPROVEMENTS PROJECT AND BEING SITUATED OUT OF A 5.5477 ACRE TRACT UNDER THE OWNERSHIP OF JAMES E. BLACKERT; PHYSICALLY LOCATED AT 15133 OLD RICHMOND ROAD, SUGAR LAND, FORT BEND COUNTY, TEXAS. 77498.

FEE: \$2,500

TAX I.D. # 90-0935565

JF / MAM / LD

THANK YOU

FOX APPRAISAL COMPANY, LLC