



PAS Property Acquisition Services, LLC

PO 23886
Rec 392697
3/28/14

AM

February 29, 2016
Invoice # 5444

Bill to:
Fort Bend County Engineering
Jillian Peterson
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	7,942.50	\$ 487.50	\$ (2,430.00)
Trammel Fresno	\$ 7,500.00	12,983.75	\$ -	\$ (5,483.75)
Spur 10	\$ 24,000.00	36,904.88	\$ -	\$ (12,904.88)
Four Corners	\$ 36,755.00	28,325.00	\$ 543.75	\$ 7,886.25
Courthouse	\$ 2,625.00	986.25	\$ -	\$ 1,638.75
FM 359	\$ 134,205.00	86,710.00	\$ 25,581.25	\$ 21,913.75
Williams Way	\$ -	1,428.75	\$ (1,428.75)	\$ -
Additional Svc.	\$ 31,100.00	960.00	\$ -	\$ 30,140.00
	\$ 242,185.00	\$ 176,241.13	\$ 25,183.75	\$ 40,760.12

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Davis	75.00	14.25	1,068.75
Mark Heidaker	75.00	54.00	4,050.00
Tim Compton	75.00	39.00	2,925.00
Steve Bonjonia	75.00	17.75	1,331.25
Lisa Cisneros	75.00	10.50	787.50
Courtney Hippler	75.00	6.00	450.00
Courtney Hippler	60.00	-	0.00
Williams Way Correction			-1,428.75
Totals		141.50	\$ 9,183.75

Expense	Amount (\$)
Sandy Rials	800.00
Fox	0.00
Integra	15,200.00
Deed Recording	0.00
Total Expenses	\$ 16,000.00
Total	\$ 25,183.75

Terms: Total due upon receipt

OK 03/22/16

PROPERTY ACQUISITION SERVICES, LLC

To: Fort Bend County Engineering
From: Mark Davis
Date: 3/1/16
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

Trammel Fresno RD

- * Acquiring the remaining 2 parcel.
- * Assisting County attorney's office with ED

Old Richmond RD

- *Working with County Attorney on Eminent Domain.

FM359

- * Working with appraiser and TXDOT.
- * Talking to landowners
- * Update database
- * Negotiating Parcels and working with County Attorney's office on ED

Williams Way

- * Waiting on Appraisals
- * Opened Title and reviewing previous takings
- * Meeting with owners. Prepared Donation Deed

Sycamore RD

- * Speaking to Landowners
- * Requested surveys for remainders

Sansbury BLVD

- * Meeting Landowners
- * Prepared Donation Deed
- * Opened Title

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	6.50	487.50
Right-of-Way Assistant	40.00	-	0.00
Totals		6.50	\$ 487.50

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

Total \$ 487.50

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	7.25	543.75
Right-of-Way Assistant	40.00	-	0.00
Totals		7.25	\$ 543.75

Expense	Amount (\$)
Fox - 3 @ 3,500.00	0.00
Total Expenses	\$ -

Total \$ 543.75

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	127.75	9,581.25
Right-of-Way Assistant	40.00	-	0.00
Totals		127.75	\$ 9,581.25

Expense			Amount (\$)
Sandy Rials	800.00	1.00	800.00
Integra	3,800.00	4.00	15,200.00
Total Expenses			\$ 16,000.00

Total **\$ 25,581.25**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Williams Way

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	-	0.00
Right-of-Way Assistant	40.00	-	0.00
Totals		-	\$ -

Adjustment	Amount (\$)
Correct Previously Billed Hours/Expenses	1,428.75
Total Adjustment	\$ (1,428.75)

Total \$ (1,428.75)



Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

T (713)243-3300
F (713)827-8552
www.irr.com

Invoice

Invoice Number: 155.15.4334
Invoice Date: 2/17/2016
Page: 1

Bill To:

Property Acquisition Services, Inc.
19855 Southwest Freeway
Suite 200
Sugar Land, TX 77479
Attn: Mark Davis

Appraisal Contact: David Dominy

Project No. 155-2015-4334

Project Name: FM 359: Parcel 21 & 21E

119 FM 359
Richmond, Fort Bend County, Texas 77406
Property Owner: DLT Flores, Inc.
ROW CSJ #: 0543-02-060
Appraisal Services

\$3,800.00

TOTAL DUE THIS INVOICE:

\$3,800.00

*Please make check payable to:
Note Invoice number on check.
Terms: Net 30*

Integra Realty Resources-Houston

HOUSTON



Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

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Invoice

Invoice Number: 155.15.2582
Invoice Date: 2/16/2016
Page: 1

Bill To:

Property Acquisition Services, Inc.
19855 Southwest Freeway
Suite 200
Sugar Land, TX 77479
Attn: Mark Davis

Appraiser Contact: David Dominy

Project No. 155-2015-2582 **Project Name:** FM 359: Parcel 10A

SWC of FM 359 & Blaisdale Rd. and the NWC of FM 359 & River Trace Drive
Richmond, Fort Bend County, Texas 77406
Property Owner: Houston River's Edge Venture, LP
ROW CSJ #: 0543-02-056
Appraisal Services

\$3,800.00

TOTAL DUE THIS INVOICE: \$3,800.00

Please make check payable to: **Integra Realty Resources-Houston**
Note Invoice number on check.
Terms: Net 30

HOUSTON



Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

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Invoice

Invoice Number: 155.15.2586
Invoice Date: 2/16/2016
Page: 1

Bill To:

Property Acquisition Services, Inc.
19855 Southwest Freeway
Suite 200
Sugar Land, TX 77479
Attn: Mark Davis

Appraisal Contact: David Dominy

Project No. 155-2015-2586

Project Name: FM 359: Parcel 15

226 FM 359 Road
Richmond, Fort Bend County, Texas 77406
Property Owner: James C. Smith, et ux
ROW CSJ #: 0543-02-056
Appraisal Services

\$3,800.00

TOTAL DUE THIS INVOICE:

\$3,800.00

*Please make check payable to: **Integra Realty Resources-Houston***
Note Invoice number on check.
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HOUSTON



Integra Realty Resources
Houston

5 Riverway, Suite 200
Houston, TX 77056
Federal Tax ID #36-4506539

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Invoice

Invoice Number: 155.15.2584
Invoice Date: 2/16/2016
Page: 1

Bill To:

Property Acquisition Services, Inc.
19855 Southwest Freeway
Suite 200
Sugar Land, TX 77479
Attn: Mark Davis

Appraisal Contact: David Dominy

Project No. 155-2015-2584 **Project Name:** FM 359: Parcel 13

302 FM 359 Road
Richmond, Fort Bend County, Texas 77406
Property Owner: Frank's Nursery, LLC
ROW CSJ #: 0543-02-056
Appraisal Services

\$3,800.00

TOTAL DUE THIS INVOICE: \$3,800.00

Please make check payable to: **Integra Realty Resources-Houston**
Note Invoice number on check.
Terms: Net 30

HOUSTON

Sandy Rials
Appraisal, Review & Consulting

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

Invoice for Appraisal Services:

Date Submitted: February 18, 2016

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

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 13 Field notes revised
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 16006

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
02/18/2016	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