

PO 133759
 Rec 355334
 4/20/16

ajp



PAS Property Acquisition Services, LLC

March 31, 2016
 Invoice #5504

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
 PO #133759

Project:	Estimate	Prev. Billed	Current	Amount Remaining
Sansbury Blvd	\$ 21,000.00	\$ 1,687.50	\$ 4,125.00	\$ 15,187.50
FM 762 Ext/10th St	\$ 345,000.00	\$ 5,895.00	\$ 175.00	\$ 338,930.00
Sycamore Rd	\$ 21,000.00	\$ 6,471.25	\$ 9,493.75	\$ 5,035.00
Powerline Rd (Alt A.)	\$ 63,000.00	\$ -	\$ -	\$ 63,000.00
Powerline Rd (Alt B.)	\$ 56,000.00	\$ -	\$ -	\$ 56,000.00
S Post Oak	\$ 364,000.00	\$ -	\$ -	\$ 364,000.00
Williams Way	\$ 7,550.00	\$ 3,453.75	\$ 3,750.00	\$ 346.25
Reading Road	\$ 42,000.00	\$ -	\$ -	\$ 42,000.00
	\$ 919,550.00	\$ 17,507.50	\$ 17,543.75	\$ 884,498.75

Work Requested:	Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	14.75	2,581.25
Mark Davis	150.00	54.75	8,212.50
Steve Bonjonia	115.00	10.00	1,150.00
Courtney Hippler	60.00	-	0.00
Totals		79.50	\$ 11,943.75
Expense			Amount (\$)
Fox Appraisal Co.	2,800.00	2	5,600.00
		0	0.00
		0	0.00
Total Expenses			\$ 5,600.00
		Total	\$ 17,543.75

OK
 4/20/16

Terms: Total due upon receipt

PROPERTY ACQUISITION SERVICES, LLC

To: Fort Bend County Engineering
From: Mark Davis
Date: 3/31/16
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.

Sycamore RD

- * Speaking to Landowners
- * Requested surveys for remainders

Sansbury BLVD

- * Meeting Landowners
- * Prepared Donation Deed

Project Name - ROW Services 2013

Original Agmt - 11/24/15 \$912,000.00

1st Amendment - 12/15/2015 \$7,550.00

14788 Vendor - PAS

PO# 133759

Invoice Date:	Invoice #	Amount:	\$919,550.00 ✓	Date Paid:
11/30/2015	<i>Good</i> 5284	\$5,895.00	\$913,655.00 ✓	2/2/2016
1/31/2016	5394	\$3,726.25 ✓	\$909,928.75 ✓	2/23/2016
2/29/2016	5445	\$7,886.25	\$902,042.50 ✓	
3/31/2016	5504	\$17,543.75	\$884,498.75	

PAS Property Acquisition Services, LLC.
Job Detail

Location: Williams Way

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	-	0.00
✓ Sr. Project Manager	150.00	25.00	3,750.00
Right of Way Agent	115.00	-	0.00
Totals		25.00	\$ 3,750.00

Expenses	Amount (\$)
Total Expenses	\$ -

Total \$ 3,750.00

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sansbury Blvd

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	-	0.00
DAVIS Sr. Project Manager	150.00	27.50	4,125.00 ✓
Right-of-Way Agent	115.00	-	0.00
Right-of-Way Assistant	60.00	-	0.00
Totals		27.50	\$ 4,125.00

Expense	Amount (\$)
	0.00
Total Expenses	\$ -

Total \$ 4,125.00

PAS Property Acquisition Services, LLC.
Job Detail

Location: FM 762 Ext./10th Street

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

Acquisition	Rate (\$)	Hours	Amount (\$)
<i>max</i> Principal	175.00	1.00	175.00
Sr. Project Manager	150.00	-	0.00
Right-of-Way Agent	115.00	-	0.00
Right-of-Way Assistant	60.00	-	0.00
Totals		1.00	\$ 175.00

Expense	Amount (\$)
	0.00
Total Expenses	\$ -

Total **\$ 175.00**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sycamore Rd

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

	Acquisition	Rate (\$)	Hours	Amount (\$)
<i>Mark</i>	Principal	175.00	13.75	2,406.25
<i>Davis</i>	Sr. Project Manager	150.00	2.25	337.50
<i>Steven</i>	Right of Way Agent	115.00	10.00	1,150.00
	Totals		26.00	\$ 3,893.75

Expense			Amount (\$)
Fox Appraisal Company	2,800.00	2	5,600.00
Total Expenses			\$ 5,600.00

Total **\$ 9,493.75** ✓

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: MARCH 2, 2016

INVOICE NO. 16-007

FORT BEND COUNTY
C/O MR. MARK HEIDAKER
PROPERTY ACQUISITION SERVICES, LLC
19855 SOUTHWEST FREEWAY, SUITE 200
SUGAR LAND, TEXAS 77479

REFERENCE: AN APPRAISAL REPORT OF A 0.0234 OF AN ACRE TRACT IDENTIFIED AS PARCEL 5 OF THE SYCAMORE ROAD REALIGNMENT PROJECT, BEING OUT OF A 3.32 ACRE TRACT, UNDER THE OWNERSHIP OF CHRIST CHARACTER CHURCH, LOCATED AT 1214 SYCAMORE ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77469.

FEE: \$2,800

TAX I.D. # 47-5560707

MAM

THANK YOU

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: MARCH 11, 2016

INVOICE NO. 16-006

FORT BEND COUNTY
C/O MR. MARK HEIDAKER
PROPERTY ACQUISITION SERVICES, LLC
19855 SOUTHWEST FREEWAY, SUITE 200
SUGAR LAND, TEXAS 77479

REFERENCE: AN APPRAISAL REPORT OF A 1.577 ACRE TRACT IDENTIFIED AS PARCEL 4 OF THE SYCAMORE ROAD REALIGNMENT PROJECT; BEING OUT OF A 5.00 ACRE TRACT, UNDER THE OWNERSHIP OF SAM'S SONS PROPERTIES, LLC, LOCATED ALONG THE NORTH AND EAST LINES OF SYCAMORE ROAD, SOUTH OF TEAL ESTATES BOULEVARD, RICHMOND, FORT BEND COUNTY, TEXAS 77469.

FEE: \$2,800

Tax I.D. # 47-5560707

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THANK YOU

FOX APPRAISAL COMPANY

