

PO #133759 BH



**PAS Property Acquisition Services, LLC**

rec 412236 7/11/17

June 30, 2017

Invoice #6094

**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  
PO #133759

Project:	Estimate	Prev. Billed	Current	Amount Remaining
Sansbury Blvd	\$ 12,000.00	23,723.75	\$ 5,325.00	\$ (17,048.75)
Sansbury Blvd -Appraisal	\$ 9,000.00	-	\$ 7,000.00	\$ 2,000.00
FM 762 Ext/10th St	\$ 240,000.00	6,182.50	\$ -	\$ 233,817.50
FM 762 Ext/10th St -Appr.	\$ 105,000.00	-	\$ -	\$ 105,000.00
Sycamore Rd	\$ 12,000.00	28,956.25	\$ -	\$ (16,956.25)
Sycamore Rd -Appraisal	\$ 9,000.00	5,600.00	\$ -	\$ 3,400.00
Powerline Rd (Alt A.)	\$ 36,000.00	3,966.25	\$ 3,476.25	\$ 28,557.50
Powerline Rd (Alt A.)- Appr	\$ 27,000.00	5,000.00	\$ -	\$ 22,000.00
Powerline Rd (Alt B.)	\$ 32,000.00	-	\$ -	\$ 32,000.00
Powerline Rd (Alt B.) -Appr	\$ 24,000.00	-	\$ -	\$ 24,000.00
S Post Oak	\$ 208,000.00	-	\$ -	\$ 208,000.00
S Post Oak -Appraisal	\$ 156,000.00	-	\$ -	\$ 156,000.00
Reading Road	\$ 24,000.00	-	\$ -	\$ 24,000.00
Reading Road -Appraisal	\$ 18,000.00	-	\$ -	\$ 18,000.00
Williams Way	\$ 3,750.00	34,616.25	\$ 1,106.25	\$ (31,972.50)
Williams Way	\$ 3,800.00	13,100.00	\$ -	\$ (9,300.00)
West Belfort	\$ 12,000.00	12,345.00	\$ -	\$ (345.00)
West Belfort Appraisal	\$ 11,400.00	3,500.00	\$ -	\$ 7,900.00
W Airport	\$ 4,000.00	12,437.50	\$ -	\$ (8,437.50)
W Airport Appraisal	\$ 3,800.00	3,500.00	\$ -	\$ 300.00
Front Street	\$ 23,750.00	4,203.75	\$ -	\$ 19,546.25
Front Street Appraisal	\$ 20,000.00	18,700.00	\$ -	\$ 1,300.00
Crabb River Rd	\$ 109,750.00	35,058.75	\$ 12,422.50	\$ 62,268.75
Crabb River Rd Appraisal	\$ 100,700.00	82,500.00	\$ -	\$ 18,200.00
Doris Road	\$ 15,750.00	4,387.50	\$ 3,325.00	\$ 8,037.50
Doris Road Appraisal	\$ 15,900.00	7,500.00	\$ -	\$ 8,400.00
	\$ 919,550.00	305,277.50	\$ 32,655.00	\$ 581,617.50

Work Requested: Performed Right-of-Way Services for Fort Bend County			
Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	80.50	14,087.50
Mark Davis	150.00	25.75	3,862.50
Tim Compton	115.00	5.00	575.00
Mike Mahar	115.00	45.25	5,203.75
Steve Bonjonia	115.00	16.75	1,926.25
Courtney Hippler	80.00		0.00
<b>Totals</b>		<b>173.25</b>	<b>\$ 25,655.00</b>
Expense			Amount (\$)
TN Edmonds	3,500.00	2	7,000.00
Whitney & Assoc.	2,500.00	0	0.00
		0	0.00
<b>Total Expenses</b>			<b>\$ 7,000.00</b>
<b>Total</b>			<b>\$ 32,655.00</b>

OK  
07/10/17  
*[Signature]*

Terms: Total due upon receipt

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Doris

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	19.00	3,325.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
<b>Totals</b>		<b>19.00</b>	<b>\$ 3,325.00</b>

<b>Expenses</b>			<b>Amount (\$)</b>
Whitney & Assoc.	2,500.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total** **\$ 3,325.00**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Crabb River Rd

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	41.25	7,218.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	45.25	5,203.75
Right of Way Agent	115.00	-	0.00
<b>Totals</b>		<b>86.50</b>	<b>\$ 12,422.50</b>

<b>Expenses</b>			<b>Amount (\$)</b>
Bland Appraisal	1,200.00	-	0.00
Whitney & Assoc.	2,500.00	-	0.00
Whitney & Assoc.	3,000.00	-	0.00
Whitney & Assoc.	3,500.00	-	0.00
Whitney & Assoc.	4,000.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 12,422.50**

# PAS Property Acquisition Services, LLC.

## Job Detail

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**Location:** Williams Way

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	5.25	918.75
Sr. Project Manager	150.00	1.25	187.50
Right of Way Agent	115.00	-	0.00
<b>Totals</b>		<b>6.50</b>	<b>\$ 1,106.25</b>

Expenses			Amount (\$)
JLL	2,400.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total** **\$ 1,106.25**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Powerline A

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	8.50	1,487.50
Sr. Project Manager	150.00	4.25	637.50
Right of Way Agent	115.00	11.75	1,351.25
<b>Totals</b>		<b>24.50</b>	<b>\$ 3,476.25</b>

<b>Expenses</b>	<b>Amount (\$)</b>
<b>Total Expenses</b>	<b>\$ -</b>

**Total \$ 3,476.25**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Sansbury Blvd

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	6.50	1,137.50
Sr. Project Manager	150.00	20.25	3,037.50
Right of Way Agent	115.00	5.00	575.00
Right of Way Agent	115.00	5.00	575.00
<b>Totals</b>		<b>36.75</b>	<b>\$ 5,325.00</b>

<b>Expenses</b>			<b>Amount (\$)</b>
T.N Edmonds	3,500.00	2.00	7,000.00

**Total Expenses** **\$ 7,000.00**

**Total** **\$ 12,325.00**

## Fort Bend Projects

- Reading Rd.
  - Do not have ROW maps.
- FM 762 Extension / 10<sup>th</sup> Street
  - Project is on hold, do not have ROW maps, we are still fielding calls form landowners on status of project.
- Powerline Rd.
  - Submitting for ED. Waiting on direction from County Attorney.
- Sansbury Blvd.
  - Made original offer to Parcel 1 and 3 6/16. Setting up meetings to request ROE. Think both parcel are going to accept close to our offer amount. Parcel 1 is out of town. Emailed offer to her 6/19
- South Post Oak Rd.
  - Do not have ROW maps.
- Williams Way (2 Parcels)
  - Williams Way Partners – Mrs. McLeod signed Right to Construct. Waiting on her counter offer appraisal to settle value.
  - Millis- Waiting on County Attorneys
- Old Richmond
  - Submitted both parcels for ED 5/1/17. Commissioner Patterson and Bill met to settle 6/7. Waiting on County Attorneys.
- Front Street
  - All parcels appraisal complete. Waiting on approval to move forward with offers.
- Crabb River
  - All offers out. Waiting on map changes.
- Old Needville Fairchild
  - Waiting on approval to proceed.
- Doris Rd
  - All offers out 5/23.
  - Parcel 5 not accepting offer. Sent regular mail and FEDEX Will submit for ED when time expires and run dual path.
  - Parcel 6 Received offers 5/27. Will not respond. Submit for ED when time expires. Run dual path
  - Parcel 7 Submitted for funding 6/16









PAS Property Acquisition Services, LLC  
 19855 Southwest Freeway, Ste. 200  
 Sugar Land, TX 77479  
 281-343-7171

PROJECT TIME SHEET  
 Fort Bend County  
 P.O. #133759

Steven Bonfonia  
 NAME: (please print)

6/30/2017  
 Date

Project Name/Description	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total Hours
Sansbury Blvd.													0.50	1.50	0.50				0.75	1.00												5.00
Powerline Rd. (Alt. A)	2.75					1.75		0.50					1.00			3.00			0.75								0.50					11.75
																																0.00
																																0.00
																																0.00
																																16.75

Employee Signature

6/30/2017  
 Date

Manager Signature

6.30.17  
 Date

T. N. Edmonds, Jr., Real Estate Appraiser  
T. N. Edmonds & Associates  
4420 Cypress Creek Pkwy, Suite 120, Houston, TX 77068  
P.O. Box 680364 • Houston, TX 77268-0364  
Tel. (281)893-4000 • tom@tedmonds.com

June 12, 2017

Invoice #17001071

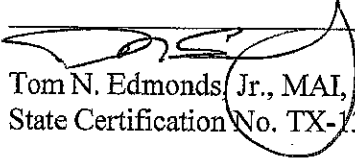
PAS, Property Acquisition Services, LLC  
Attn: Mark Davis  
19855 Southwest Freeway, Site 200  
Sugar Land, TX 77479

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Fee For Property Appraisal Consulting Services:	\$3,500.
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Parcel 3, Sansbury Boulevard ROW Project, Fort Bend County consisting of the partial acquisition of 1.9331 acres (84,206 sq.ft.) out of a calculated 23.553-acre tract of land in the Joseph Kuykendahl League, Abstract No. 49, Fort Bend County, Texas. Williams Way Partnership, Ltd., owner.

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Tom N. Edmonds, Jr., MAI, SRA, ASA  
State Certification No. TX-1321314-G

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*Real Estate Appraisers / Consultants*

T. N. Edmonds, Jr., Real Estate Appraiser  
T. N. Edmonds & Associates  
4420 Cypress Creek Pkwy, Suite 120, Houston, TX 77068  
P.O. Box 680364 • Houston, TX 77268-0364  
Tel. (281)893-4000 • tom@tedmonds.com

June 12, 2017

Invoice #17001072

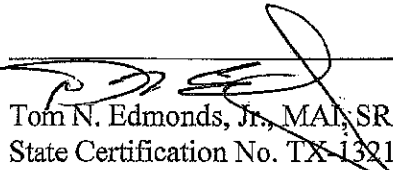
PAS, Property Acquisition Services, LLC  
Attn: Mark Davis  
19855 Southwest Freeway, Site 200  
Sugar Land, TX 77479

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Fee For Property Appraisal Consulting Services:	\$3,500.
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Parcel 1, Sansbury Boulevard ROW Project, Fort Bend County consisting of the partial acquisition of 2.3121 acres (100,716 sq.ft.) out of the Joseph Kuykendahl League, Abstract No. 49, Fort Bend County, Texas. TD Phan, Ltd., owner.

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State Certification No. TX-1321314-G

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