

PO #133759
oms



PAS Property Acquisition Services, LLC

December 31, 2017

Invoice #6311

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	56,482.50	\$ 2,643.75	\$ (47,126.25)
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	14,040.00	\$ -	\$ 21,960.00
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	36,885.00	\$ 37.50	\$ (33,172.50)
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	103,027.50	\$ 12,128.75	\$ (5,406.25)
Crabb River Rd Appraisal	\$ 100,700.00	88,250.00	\$ -	\$ 12,450.00
Old Needville Fairchilds Rd.	\$ 337,750.00	25,095.00	\$ 14,642.50	\$ 298,012.50
Old Needville Appraisal	\$ 207,000.00	-	\$ -	\$ 207,000.00
Doris Road	\$ 15,750.00	15,543.75	\$ -	\$ 206.25
Doris Road Appraisal	\$ 15,900.00	7,500.00	\$ -	\$ 8,400.00
	\$ 919,550.00	467,348.75	\$ 29,452.50	\$ 422,748.75

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	90.50	15,837.50
Mark Davis	150.00	23.25	3,487.50
Tim Compton	115.00	-	0.00
Mike Mahar	115.00	70.50	8,107.50
Lisa Cisneros	115.00	8.00	920.00
Courtney Hippler	80.00	13.75	1,100.00
Totals		206.00	\$ 29,452.50

Expense

		Amount (\$)
Bland Appraisal	1,000.00	0.00
Whitney & Assoc.	1,875.00	0.00
		0.00
Total Expenses		\$ -

Total \$ 29,452.50

Terms: Total due upon receipt

okay
01/03/17
[Signature]

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	9.75	1,706.25
Sr. Project Manager	150.00	6.25	937.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Totals		16.00	\$ 2,643.75

Expenses			Amount (\$)
T.N Edmonds	3,500.00	-	0.00

Total Expenses \$ -

Total \$ **2,643.75**

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	0.25	37.50
Right of Way Agent	115.00	-	0.00
Totals		0.25	\$ 37.50

Expenses			Amount (\$)
JLL	2,400.00	-	0.00
Total Expenses			\$ -

Total **\$ 37.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Crabb River Rd

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	35.50	6,212.50
Sr. Project Manager	150.00	0.25	37.50
Right of Way Agent	115.00	34.25	3,938.75
Relocation Agent	115.00	8.00	920.00
Data Analyst	80.00	12.75	1,020.00
Totals		90.75	\$ 12,128.75

Expenses		Amount (\$)
Bland Appraisal	1,000.00	- 0.00
Whitney & Assoc.	1,875.00	- 0.00
Whitney & Assoc.	-	- 0.00
Whitney & Assoc.	-	- 0.00
Whitney & Assoc.	-	- 0.00
Total Expenses		\$ -

Total \$ 12,128.75

PAS Property Acquisition Services, LLC.
Job Detail

Location: Old Needville

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	45.25	7,918.75
Sr. Project Manager	150.00	16.50	2,475.00
Right of Way Agent	115.00	36.25	4,168.75
Data Analyst	80.00	1.00	80.00
Totals		99.00	\$ 14,642.50

Expenses		Amount (\$)
JLL	2,400.00	- 0.00
Total Expenses		\$ -

Total **\$ 14,642.50**

Date 12/31/2017

Date 12/29/17

Employee Signature _____

Manager Signature _____

Mark Davis

NAME: (please print)

12/31/2017

Date

Project Name/Description		List below the number of hours worked each day on each individual project to which you are assigned.																															Total Hours
		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	
Sansbury Blvd	0.00				0.00	0.00	0.25	1.75	0.25							0.00	0.00	0.00	0.00			0.00	0.00						1.50	0.00			6.25
Crabb River Road	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.25	0.00	0.00			0.00
Sycamore Rd	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Powerline Rd. (Alt. A)	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Powerline Rd. (Alt. B)	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
South Post Oak	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Williams Way	0.00				0.00	0.00	0.00	0.25	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Reading Road	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Front Street	0.00				0.00	0.00	0.00	0.00	0.00							0.00	0.00	0.00	0.00	0.00			0.00					0.00	0.00	0.00			0.00
Old Needville	0.25				1.00	0.00	2.25	1.25	0.25				2.50	0.50	0.25	0.00	3.50		1.75	2.00	0.25	0.00	0.00					0.75	0.00	0.00			16.50
																																	0.00
																																	23.25

Employee Signature

Date

12-31-17

Date

Manager Signature

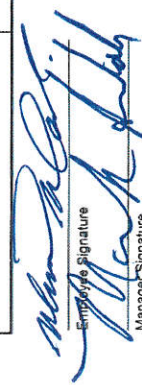
PAS Property Acquisition Services, LLC
19855 Southwest Freeway, Ste. 200
Sugar Land, TX 77479
281-343-7171

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

NAME: (please print)
Mike Mahar

Date
12/31/2017

Project Name/Description	List below the number of hours worked each day on each individual project to which you are assigned.																															Total Hours	
	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		
Sansbury Blvd.																																	0.00
Crabb River Road	3.25			3.75	2.25	1.25	1.50	0.50			4.00	2.00	1.75	0.75	2.75			2.00	2.50		2.00	1.75						1.00	1.25			34.25	
Sycamore Rd.																																0.00	
Powerline Rd. (Alt. A)																																0.00	
Powerline Rd. (Alt. B)																																0.00	
South Post Oak																																0.00	
Williams Way																																0.00	
Reading Road																																0.00	
Front Street																																0.00	
Old Needville	2.00			4.00	2.25	4.00	1.00				2.50	4.50	1.75	2.75				2.00	0.75	2.25	1.25	3.50							1.75			36.25	
																																0.00	
																																70.50	


Employee Signature
Date 12-29-17

Manager Signature
Date 12-29-17

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

12/31/2017
 Date

Lisa Cisneros
 NAME: (please print)

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.																																0.00
Crabb River Road				0.50		0.50						0.50	1.00						1.50	1.00		1.50						1.50				8.00
Sycamore Rd.																																0.00
Powerline Rd. (Alt. A)																																0.00
Powerline Rd. (Alt. B)																																0.00
South Post Oak																																0.00
Williams Way																																0.00
Reading Road																																0.00
Front Street																																0.00
Old Needville																																0.00
																																8.00

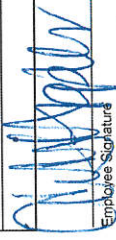
Lisa Cisneros
 Employee Signature
 12/31/17
 Date

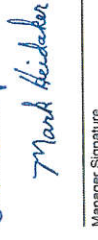
Micael Adams
 Manager Signature
 12/31/17
 Date

12/31/2017
 Date

Courtney Hippler
 NAME: (please print)

Project Name/Description	List below the number of hours worked each day on each individual project to which you are assigned.																															Total Hours	
	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		
Sansbury Blvd.																																	0.00
Crabb River Road				2.50			1.00					2.25	1.00	1.00					4.00		1.00											12.75	
Sycamore Rd.																																0.00	
Powerline Rd. (Alt. A)																																0.00	
Powerline Rd. (Alt. B)																																0.00	
South Post Oak																																0.00	
Williams Way																																0.00	
Reading Road																																0.00	
Front Street																																0.00	
Old Needville												1.00																				1.00	
																																0.00	
																																13.75	


 Employee Signature
 12/31/17
 Date


 Manager Signature
 12.31.17
 Date

Project: Fort Bend - Crabb River
 CSJ No:
 Parcel Count: 20

Crabb River Road
 PAS Property Acquisition Services, LLC.

Wednesday, December 27 2017

Parcel No	Agent	Owner Address	GF #	Initial Notice	Appraisal Value	Sq Ft Value	Offer Date	Counter Offer Date	Counter Offer Amount	Sent to Client	Received from Client	Accept or Decline	Final Offer Date	Final Offer Amount	Deed Signed	Sent to ED	Submit For Funding	Closing Date	File Closed	Status	Acquisition Notes	
2759-001	Heldaker, Mark	Danny and Janice Marek and Kevin M. Marek, C/O K&M Investments 3222 Little Lane Rosenberg, Texas 77471-8602	17157035205	02/06/17	\$7,506.00	\$1.15	04/12/17	05/10/17	27,705.75	08/12/17	08/23/17	A	07/11/17	7,500.00		07/21/17				ED - Funds Requestd	SC Hearing held 12/7/17. Waiting for Notice of Deposit.	
2759-002	Heldaker, Mark	Patsy Kura Marek C/O K&M Investments 3222 Little Lane Rosenberg, Texas 77471-8602	17157035206	02/06/17	\$11,100.00	\$1.15	04/12/17	05/10/17	41,148.50	08/12/17	08/23/17	D	07/11/17	11,100.00		07/21/17				ED - Funds Requestd	SC Hearing held 11/30/17. Waiting for Notice of Deposit.	
2759-003	Heldaker, Mark	Wayne Marek C/O K&M Investments 3222 Little Lane Rosenberg, Texas 77471-8602	17157035207	02/06/17	\$302,400.00	\$1.21	04/12/17	05/10/17	1,068,308	08/12/17	08/23/17	D	07/31/17	170,270.00		08/02/17				ED - Funds Requestd	SC Hearing held 11/31/17. Waiting for Notice of Deposit.	
2759-004	Mahar, Mike	Severn Investments, Ltd. 9205 Harris Drive Houston, TX 77036	17157035208	02/06/17	\$1,609.00	\$7.00	03/15/17						07/28/17	1,609.00		08/15/17	08/23/17	10/26/17	10/26/17	ACQUIRED	Acquired.	
2759-005	Mahar, Mike	S&H Investments, LP Attn: Neal Aboulian 9900 Old Galveston Road Houston, Texas 77034-3920	17157035209	02/06/17	\$37,035.00	\$8.30	03/15/17	03/01/17	51,423.00	06/13/17	06/27/17	A	04/20/17	37,035.00			07/27/17		08/11/17	08/11/17	ACQUIRED	Acquired.
2759-006	Mahar, Mike	Bruma Bend Country, LLC 103 Crabb River Road Ridgeland, TX 77468	17157035210	02/06/17	\$67,118.00	\$9.00	03/15/17	04/28/17	93,703	08/13/17	07/12/17	A	07/17/17	67,118.00		07/25/17				ACQUIRED-ED	Acquired by ED.	
762-001	Heldaker, Mark	Pleasant Ridge Land Development Ltd. Co. Box 279 P.O. Box 279 Fresno, Texas 77645-0276	17157035190	02/06/17	\$1,000.00	\$0.12	03/15/17									08/05/17	08/16/17	08/01/17	08/01/17	ACQUIRED	Acquired.	
762-002	Mahar, Mike	Ministry of Isaac's and Church of Isaac's Attn: Samir Dhalla 14033 Southwest Freeway, Suite 705 Sugar Land, TX 77478	17157035191	02/06/17	\$64,532.00	\$1.50	03/15/17	05/18/17	245,394.00 110,956.00	08/05/17	08/12/17	A	09/28/17	64,532.00		09/30/17	07/05/17	07/25/17	07/25/17	ACQUIRED	Acquired.	
762-003	Mahar, Mike	Orandade Group, LLC 4538 Pioneer Trail Sugar Land, Texas 77479-0220	17157035192	02/06/17	\$79,394.00	\$1.25	03/15/17						04/20/17	79,295.00		05/04/17				ED	ROE obtained. SC hearing to be rescheduled.	
762-004	Heldaker, Mark	Brake Vietnam Kiefer, LLC 17100 Will Clayton Parkway Humble, Texas 77338-5571	19177035193	02/07/17	\$40,881.00	\$1.50	04/10/17						08/22/17	40,881.00		08/01/17				ACQUIRED-ED	Acquired by ED.	
762-005	Heldaker, Mark	Concessionaire Community Sble Attn: Lee Leaman 9101 FM 782 Rosenberg, TX 77469	17157035194	02/07/17	\$101,713.00	\$1.40	04/10/17	05/11/17	112,705.00	05/11/17	05/15/17	A			08/30/17	07/11/17	08/08/17	08/08/17	ACQUIRED	Acquired.		
762-006	Mahar, Mike	Little Creek Fwy, Ltd. a/s 110 Hickory Ridge Drive Houston, Texas 77054-4230	17157035195	02/07/17	\$160,973.00	\$1.50	04/10/17						05/28/17	160,973.00		07/25/17		11/30/17	11/30/17	ACQUIRED	Acquired.	
762-007	Heldaker, Mark	The George Foundation PMS Suite C 310 Morton Street Richmond, Texas 77469-3119	17157035196	02/07/17	\$6,876.00	\$1.50	04/10/17								08/28/17		06/28/17	07/25/17	07/25/17	ACQUIRED	Acquired.	
762-008	Mahar, Mike	San Jacinto Gas Transmission 5718 Westheimer, Suite 2000 Houston, Texas 77057	17157035198	02/07/17	\$303,724.00	\$1.25	04/10/17	05/18/17	470,684.00	05/18/17	05/31/17	A	07/28/17	305,724.00			08/17/17	11/15/17	11/15/17	ACQUIRED	Acquired.	
762-009	Mahar, Mike	LEMI Holdings, Inc. Attn: Lee Leaman 510 Hillcrest Drive Richmond, Texas 77469-4923	17157035199	02/07/17	\$185,438.00	\$2.75	04/12/17						07/27/17	185,458.00			08/09/17	08/11/17	09/11/17	ACQUIRED	Acquired.	
762-010	Heldaker, Mark	Protestant Episcopal Church Council of the Diocese of Texas 1423 Terra Avenue Houston, Texas 77062-3504	17157035200	02/07/17	\$174,943.00	\$2.75	04/12/17	07/17/17	203,117.50	07/17/17	07/20/17	A			09/10/17	08/11/17	10/08/17	10/08/17	10/08/17	ACQUIRED	Acquired.	

Confidential and Privileged

Crabb River Road
PAS Property Acquisition Services, LLC.

Wednesday, December 27 2017

Project: Fort Bend - Crabb River

CSJ No:

Parcel Count: 20

Parcel No	Agent	Owner Address	GP #	Initial Notice	Appraisal Value	Sq Ft Value	Offer Date	Counter Offer Date	Counter Offer Amount	Sent to Client	Received from Client	Accept or Decline	Final Offer Date	Final Offer Amount	Dead Signed	Sent to ED	Submit For Funding	Closing Date	File Closed	Status	Acquisition Notes
752-011	Heldaker, Mark	Orlando Family Services Trust et al 2202 Avenue I Rosenberg, Texas 77471-2648	17157035201	02/07/17	\$558,336.00	\$92.00	04/12/17						07/26/17	\$558,336.00			07/28/17			ED - Funds Raised	SC hearing held 12/8/17. Waiting for Notice of Deposit.
752-012	Mahar, Mike	Lamar CSD Attn: J. Kevin McKeever 3811 Ave I Rosenberg, Texas 77471-3901	17157035202	02/07/17	\$511,184.00	\$1.50	04/12/17										05/25/17	07/25/17	07/25/17	ACQUIRED	Acquired
752-013	Heldaker, Mark	The George Foundation PMS Suite C 310 Morton Street Richmond, Texas 77469-3118	17157035203	02/07/17	\$184,557.00	\$1.40	04/10/17									05/28/17		07/25/17	07/25/17	ACQUIRED	Acquired
752-015	Mahar, Mike	LMB Holdings, Inc. Attn: Lee Leamon 510 Hillcrest Drive Richmond, TX 77469	17157035904	04/05/17	\$31,018.00	\$0.275	07/11/17 08/03/17										10/18/17	11/17/17	11/17/17	ACQUIRED	Acquired

Fort Bend County

12/29/2017

Crabb River Road

FM 762 – 14 Parcels

Files Closed: 001, 002, 004, 005, 006, 007, 008, 009, 010, 012, 013, and 015

Closing/Funds Requested/Closing Docs:

In Negotiations:

Sent to ED: Parcels 003 and 011

FM 2759 – 6 Parcels

Files Closed: 004, 005 and 006

Closing/Funds Requested/Closing Docs:

In Negotiation:

Sent to ED: Parcels 001, 002 and 003

Doris Road

Doris – 3 Parcels

Files Closed: Parcels 005, 006, and 007

Sansbury Road

Sansbury – 3 Parcels

Parcel 1: sent to ED

Files Closed: Parcel 002

In Negotiation – Parcel 003 waiting on drainage question and new drawings with drive.

Parcel 4: Waiting on release of lien

Powerline Road

Powerline – 1 Parcel

Closed

Williams Way

Williams Way – 2 Parcels

Files Closed: Millis Parcel (1 ft Reserve)

In Negotiation – Williams Way Partners – Mrs. McLeod, she signed Right to Construct, waiting on counter.

Front Street

Front Street – 5 Parcels

Appraisals Completed – Parcels 003, 004, 005, 006, and 007

Reading Road – Do not have ROW Maps

FM 762 Extension/10th Street – Project is on hold

South Post Oak Road – Need ROW maps to start title

Old Needville/Fairchilds: Waiting on appraisals. Building folders and adding new parcels to database. Sent revised and new surveys to appraiser and Title Company.

Svatek, Donna

From: Harris, Britten
Sent: Friday, December 29, 2017 2:41 PM
To: Svatek, Donna
Subject: FW: Invoice--P.O. #133759
Attachments: P.O. #133759--December Invoice.pdf

From: Greg Montgomery [<mailto:greg@pascorp.net>]
Sent: Friday, December 29, 2017 2:32 PM
To: Harris, Britten
Subject: Invoice--P.O. #133759

Britten,

I have attached our invoice for the month of December for P.O. #133759. Please let me know if you have any questions.

Greg Montgomery
PAS Property Acquisition Services, LLC
281-343-7171

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[Report This Message as Phishing to FBCIT](#)

Attach the message to the E-Mail

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