



PAS Property Acquisition Services, LLC

**PO 167431
DMS
REC 557737**

AGENDA

**October 31, 2020
Invoice #7561**

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 #167431

Project:	Estimate	Prev. Billed	Current	Amount Remaining
Bamore Rd.--Segment 2	\$ 51,300.00	79,411.25	\$ 977.50	\$ (29,088.75)
Old Needville Fairchilds Rd.	\$ 216,650.00	98,228.75	\$ 700.00	\$ 117,721.25
Benton Rd.--Segment 1	\$ 59,850.00	94,310.00	\$ 2,887.50	\$ (37,347.50)
Sims Rd.	\$ 42,750.00	14,687.50	\$ -	\$ 28,062.50
Williams School Rd.	\$ 34,200.00	-	\$ -	\$ 34,200.00
Bryan Rd.	\$ 25,650.00	48,713.75	\$ 875.00	\$ (23,938.75)
Mason Rd. (401)	\$ 76,950.00	87,041.25	\$ 743.75	\$ (10,835.00)
Harlem Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Voss Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Mason Rd. (405)	\$ 17,100.00	3,335.00	\$ -	\$ 13,765.00
Owens Rd.	\$ 59,850.00	-	\$ -	\$ 59,850.00
Beechnut St.	\$ 68,400.00	61,590.00	\$ 1,491.25	\$ 5,318.75
Madden Rd.	\$ 25,650.00	15,331.25	\$ -	\$ 10,318.75
Clodine Rd.	\$ 17,100.00	35,056.25	\$ 1,050.00	\$ (19,006.25)
Rohan Rd	\$ 34,200.00	48,461.25	\$ 875.00	\$ (15,136.25)
John Sharp	\$ 42,750.00	38,678.75	\$ 1,610.00	\$ 2,461.25
FM 521	\$ 189,600.00	25,471.25	\$ 91,978.75	\$ 72,150.00
Reading Road	\$ 42,000.00	3,860.00	\$ -	\$ 38,140.00
South Post Oak Blvd.	\$ 55,000.00	3,000.00	\$ -	\$ 52,000.00
Land Planning, Demo & Est.	\$ 42,000.00	-	\$ -	\$ 42,000.00
	\$ 944,150.00	657,176.25	\$ 103,188.75	\$ 183,785.00

Work Requested:		Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)	
Mark Heidaker	175.00	94.25		16,493.75
Mark Davis	150.00	-		0.00
Tim Compton	115.00	17.00		1,955.00
Cade Killingsworth	115.00	24.00		2,760.00
Mike Mahar	115.00			0.00
Lisa Cisneros	115.00			0.00
Courtney Hippler	80.00	16.00		1,280.00
Totals		151.25	\$	22,488.75
Expense			Amount (\$)	
Whitney & Assoc	1.00	\$ 52,700.00		52,700.00
The Watts Group	1.00	\$ 28,000.00		28,000.00
	1.00	\$ -		0.00
Total Expenses			\$	80,700.00
			Total \$	103,188.75

Terms: Total due upon receipt

Okay - 11/20/2020

PAS Property Acquisition Services, LLC.

Job Detail

Location: Bamore

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	-	0.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	8.50	977.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		8.50	\$ 977.50

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 977.50

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	4.00	700.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		4.00	\$ 700.00

Expenses			Amount (\$)
Whitney & Associates	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 700.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Rohan

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	5.00	875.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		5.00	\$ 875.00

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 875.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Bryan Rd

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	5.00	875.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		5.00	\$ 875.00

Expenses			Amount (\$)
Whitney	2,500.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 875.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Mason Rd (401)

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	4.25	743.75
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		4.25	\$ 743.75

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 743.75

PAS Property Acquisition Services, LLC.
Job Detail

Location: Benton

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	16.50	2,887.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		16.50	\$ 2,887.50

Expenses			Amount (\$)
Whitney & Associates	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 2,887.50

PAS Property Acquisition Services, LLC.

Job Detail

Location: FM 521

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	49.25	8,618.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	12.00	1,380.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	16.00	1,280.00
Totals		77.25	\$ 11,278.75

Expenses			Amount (\$)
Whitney	1.00	52,700.00	52,700.00
The Watts Group	16.00	1,750.00	28,000.00
Total Expenses			\$ 80,700.00

Total \$ 91,978.75

PAS Property Acquisition Services, LLC.

Job Detail

Location: Clodine

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	6.00	1,050.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		6.00	\$ 1,050.00

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	16.00	-	0.00
Total Expenses			\$ -

Total \$ 1,050.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Beechnut

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	4.25	743.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	6.50	747.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		10.75	\$ 1,491.25

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 1,491.25

PAS Property Acquisition Services, LLC.

Job Detail

Location: John Sharp

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	-	0.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	2.00	230.00
Right of Way Agent	115.00	12.00	1,380.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		14.00	\$ 1,610.00

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 1,610.00

Whitney & Associates
 Real Estate Valuation and Consulting
 2040 N. Loop 336 West, Suite 305
 Conroe, Texas 77304
 Phone: (936) 756-4001 Fax: (936) 756-2727
 www.whitney-appraisals.com

Invoice

Date	Invoice No.
10/23/2020	41-20C

Bill To

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

Due Date	Tax ID No.
10/23/2020	40-0001863

Description	Amount
Highway: FM 521 Parcel: 101 County: Fort Bend Property Owner: 521 Properties, LLC Appraiser: Matthew C. Whitney Description: Appraisal Report	4,500.00
Highway: FM 521 Parcel: 102A County: Fort Bend Property Owner: Shadow Grove Homeowners Association, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: FM 521 Parcel: 102B County: Fort Bend Property Owner: Shadow Grove Homeowners Association, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: FM 521 Parcel: 102C County: Fort Bend Property Owner: Shadow Grove Homeowners Association, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00

Total
Payments/Credits
Balance Due

Whitney & Associates
 Real Estate Valuation and Consulting
 2040 N. Loop 336 West, Suite 305
 Conroe, Texas 77304
 Phone: (936) 756-4001 Fax: (936) 756-2727
 www.whitney-appraisals.com

Invoice

Date	Invoice No.
10/23/2020	41-20C

Bill To

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

Due Date	Tax ID No.
10/23/2020	40-0001863

Description	Amount
Highway: FM 521 Parcel: 102D County: Fort Bend Property Owner: Shadow Grove Homeowners Association, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: FM 521 Parcel: 103 County: Fort Bend Property Owner: Fort Bend County Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: FM 521 Parcel: 104 County: Fort Bend Property Owner: Fort Bend County Appraiser: Matthew C. Whitney Description: Appraisal Report	2,800.00
Highway: FM 521 Parcel: 105 County: Fort Bend Property Owner: Technisand, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	2,800.00

Total
Payments/Credits
Balance Due

Whitney & Associates
 Real Estate Valuation and Consulting
 2040 N. Loop 336 West, Suite 305
 Conroe, Texas 77304
 Phone: (936) 756-4001 Fax: (936) 756-2727
 www.whitney-appraisals.com

Invoice

Date	Invoice No.
10/23/2020	41-20C

Bill To

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

Due Date	Tax ID No.
10/23/2020	40-0001863

Description	Amount
Highway: FM 521 Parcel: 106 County: Fort Bend Property Owner: Howard Wallace Keir & Harry Orville Keir Appraiser: Matthew C. Whitney Description: Appraisal Report	2,800.00
Highway: FM 521 Parcel: 107 County: Fort Bend Property Owner: Eusebio Estrada, III and Lawrence Estrada, Sr. Appraiser: Matthew C. Whitney Description: Appraisal Report	2,800.00
Highway: FM 521 Parcel: 108 County: Fort Bend Property Owner: Aadit Investment, Inc Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: FM 521 Parcel: 109 County: Fort Bend Property Owner: Hudson House Assisted Living, Inc. Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00

Total
Payments/Credits
Balance Due

Whitney & Associates
Real Estate Valuation and Consulting
 2040 N. Loop 336 West, Suite 305
 Conroe, Texas 77304
 Phone: (936) 756-4001 Fax: (936) 756-2727
 www.whitney-appraisals.com

Invoice

Date	Invoice No.
10/23/2020	41-20C

Bill To

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

Due Date	Tax ID No.
10/23/2020	40-0001863

Description	Amount
Highway: FM 521 Parcel: 110 County: Fort Bend Property Owner: Opuntia, Ltd Appraiser: Matthew C. Whitney Description: Appraisal Report	4,000.00
Highway: FM 521 Parcel: 111 County: Fort Bend Property Owner: Blue Ridge Landfill TX, LP Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: FM 521 Parcel: 112 County: Fort Bend Property Owner: D Bar J Ranch Management Co., LLC Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: FM 521 Parcel: 113 County: Fort Bend Property Owner: Village of Diamond Bay Homeowners Association, Inc. Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	\$52,700.00
Payments/Credits	\$0.00
Balance Due	\$52,700.00

Fort Bend County
Status Report for Month of October 2020

South Post Oak Road –

Acquisition: 51 Parcels - 5 parcels have funds requested and will close once we have checks. The detention pond parcel is going to ED and was submitted to County attorney's office last week. Parcels 50 and 51 are clearing liens and we will be requesting funds next week.

Old Needville Phase 2

Number of Parcels: 7 parcels

Parcel 4 closed and complete. Final Offer sent 9/28, Parcel 7 in ED. Submitting to county attorney's office next week.

Benton Road

Number of Parcels: 9 parcels

2 parcels Requesting funds and working on PUA to present for signature. (Booth Parcels), 1 parcel is RR and handling via engineering and, 6 parcels closed

Bryan Road

Number of Parcels: 5 parcels

2 parcels donated and 1 closed, 2 ED, 1 parcel in negotiations (new offer)

Mason Road (401)

Number of Parcels: 9

7 parcels closed, and 1 possible ED

Bamore Road

Number of Parcels: 9

7 closed, 1 in Negotiations (waiting on new owner), 1 ED

Rohan Road

Number of Parcels: 5

2 closed, 2 ED, Parcel 4 & 5 owned by NRG, 1 parcel waiting on funds from County

Clodine Road

Number of Parcels: 5
3 closed, 1 Parcel waiting to close at Title company.

Beechnut Road

Number of Parcels: 9
2 parcel closed, 2 in closing waiting on checks, 4 parcels with Ferguson (Submitted values to Title Company for closing docs) and 1 in negotiations

John Sharp Road

Number of Parcels: 5
Parcel 2 – County is working on issues with counter submitted, Parcels 1, 3, 4, and 5 represented by attorney and they are getting an appraisal to submit a counter

OEM Project

Number of Parcels: 5
4 closed, and 1 going to ED.

FM 521 Project (TxDOT)

Number of Parcels: 18
Initial offers made – 13 with 2 additional parcels in the name of the County. 3 appraisals waiting to be approved by TxDOT for initial offers.

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-101

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 101, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 101

Description of Services: Initial Appraisal Review of Parcel No. 101 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 5, 2020

Invoice No. FM521-102A

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 102A, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 102A

Description of Services: Initial Appraisal Review of Parcel No. 102A of the FM 521
Project, Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 5, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 5, 2020

Invoice No. FM521-102B

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 102B, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 102B

Description of Services: Initial Appraisal Review of Parcel No. 102B of the FM 521
Project, Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 5, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 5, 2020

Invoice No. FM521-102C

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 102C, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 102C

Description of Services: Initial Appraisal Review of Parcel No. 102C of the FM 521
Project, Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 5, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 5, 2020

Invoice No. FM521-102D

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 102D, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 102D

Description of Services: Initial Appraisal Review of Parcel No. 102D of the FM 521
Project, Fort Bend County, Texas

10 Hours @\$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 5, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-103

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 103, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 103

Description of Services: Initial Appraisal Review of Parcel No. 103 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-104

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 104, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 104

Description of Services: Initial Appraisal Review of Parcel No. 104 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-105

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 105, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 105

Description of Services: Initial Appraisal Review of Parcel No. 105 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-106

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 106, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 106

Description of Services: Initial Appraisal Review of Parcel No. 106 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-107

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 107, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 107

Description of Services: Initial Appraisal Review of Parcel No. 107 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-108

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 108, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 108

Description of Services: Initial Appraisal Review of Parcel No. 108 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-109

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 109, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 109

Description of Services: Initial Appraisal Review of Parcel No. 109 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-110

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 110, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 110

Description of Services: Initial Appraisal Review of Parcel No. 110 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

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Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-111

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 111, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 111

Description of Services: Initial Appraisal Review of Parcel No. 111 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-112

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 112, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 112

Description of Services: Initial Appraisal Review of Parcel No. 112 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

October 22, 2020

Invoice No. FM521-113

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 113, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 113

Description of Services: Initial Appraisal Review of Parcel No. 113 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

October 22, 2020

Date