

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
Totals		173.25	\$ 25,655.00

Expense	Amount (\$)
TN Edmonds	3,500.00
Whitney & Assoc.	2,500.00
	0
	0.00
Total Expenses	\$ 7,000.00

Total \$ 32,655.00

Terms: Total due upon receipt

OK
07/10/17

PAS Property Acquisition Services, LLC.
Job Detail

Location: Doris

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

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

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

Total **\$ 3,325.00**

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	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
Totals		86.50	\$ 12,422.50

Expenses		Amount (\$)
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
Total Expenses		\$ -

Total \$ 12,422.50

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	5.25	918.75
Sr. Project Manager	150.00	1.25	187.50
Right of Way Agent	115.00	-	0.00
Totals		6.50	\$ 1,106.25

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

Total **\$ 1,106.25**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Powerline A

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

Acquisition	Rate (\$)	Hours	Amount (\$)
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
Totals		24.50	\$ 3,476.25

Expenses	Amount (\$)
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Total Expenses	\$ -
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Total \$ 3,476.25

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	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
Totals		36.75	\$ 5,325.00

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

Total Expenses			\$ 7,000.00
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Total	\$ 12,325.00
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Fort Bend Projects

- Reading Rd.
 - Do not have ROW maps.
- FM 762 Extension / 10th Street
 - Project is on hold, do not have ROW maps, we are still fielding calls from 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 parcels 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

Mark Heidaker
 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
	List below the number of hours worked each day on each individual project to which you are assigned.																															
Sansbury Blvd.	0.50	0.25					1.00		1.00											1.75	0.75	0.50			0.75							6.50
																																0.00
Crabb River Road	3.75	2.50			2.75	2.25		1.00	0.50			2.00	5.00	2.00	0.50	1.75			2.25	0.75	0.50		1.75			1.00	0.75	5.25	3.25	1.75		41.25
																																0.00
Sycamore Rd.																																0.00
																																0.00
Powerline Rd.					1.25		0.75	0.50				0.75							1.00		1.25	0.75				1.00		0.25	0.50	0.50		8.50
																																0.00
South Post Oak																																0.00
																																0.00
Williams Way						1.00		1.50							1.00	0.50				0.75	0.50											5.25
																																0.00
Doris Road		0.75			1.50			1.00	2.25			0.75		1.25	1.25				1	1.00		1.25				1.00	2.75	2.25	1.00			19.00
																																0.00
																																0.00
																																0.00
																																0.00
																																0.00
																																80.50

Employee Signature

 Manager Signature

Date
 6-30-17
 Date

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

Mark Davis
 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	
	List below the number of hours worked each day on each individual project to which you are assigned.																																
Sansbury Blvd.	0.00	0.25				0.00	0.00	0.00	0.25	0.00				0.25	0.00	0.00	3.50	2.50															20.25
																																	0.00
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		0.00	0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	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	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				1.25	0.25	2.50	0.25	0.00		0.00	0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00		4.25
																																	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	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	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	0.00	0.00	0.00				0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00			1.00	0.25	0.00	0.00	0.00		1.25
																																	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	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	0.00			0.00	0.00	0.00	0.00	0.00		0.00
																																	0.00
																																	0.00
																																	0.00
																																	25.75

Employee Signature

Date



6-30-17

Manager Signature

Date

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

6/30/2017

Date _____

Employee Signature: T. J. O'Grady

Employee Signature _____

6/30/2017
Date

Date _____

Manager Signature _____

Date

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

6/30/2017
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

Steven Bonjonia

6/30/2017

NAME: (please print)

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
	List below the number of hours worked each day on each individual project to which you are assigned.																															
Sansbury Blvd.													0.50	1.50	0.50					0.75	1.00							0.75				5.00
Powerline Rd. (Alt. A)	2.75					1.75		0.50					1.00			3.00			0.75								0.50	1.50				11.75
																																0.00
																																0.00
																																0.00
																																16.75

St. Boni

St Bonjonia

6/30/2017

Employee Signature

Date

[Signature]

Manager Signature

Date

6-30-17

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

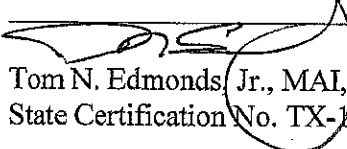
June 12, 2017

Invoice #17001071

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

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.



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

pde

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

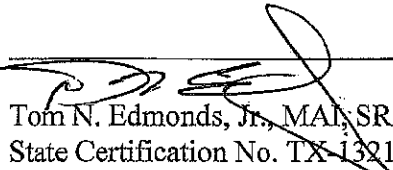
June 12, 2017

Invoice #17001072

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

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.



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

pde

Real Estate Appraisers / Consultants