



PAS Property Acquisition Services, LLC

PO# 167431 BH

Dec 487375

March 31, 2019

Invoice #6790

Bill to:
Fort Bend County Engineering
Jillian Hernandez
301 Jackson
Richmond TX 77469

Remit to: PAS Property Acquisition Services, L.L.C.
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	-	\$ -	\$ 51,300.00
Old Needville Fairchilds Rd.	\$ 216,650.00	5,326.25	\$ 21,412.50	\$ 189,911.25
Benton Rd.--Segment 1	\$ 34,200.00	4,833.75	\$ 24,446.25	\$ 4,920.00
Sims Rd.	\$ 34,200.00	5,243.75	\$ 875.00	\$ 28,081.25
Williams School Rd.	\$ 34,200.00	-	\$ -	\$ 34,200.00
Bryan Rd.	\$ 25,650.00	2,540.00	\$ 2,300.00	\$ 20,810.00
Mason Rd. (401)	\$ 76,950.00	-	\$ 2,337.50	\$ 74,612.50
Harlem Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Voss Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Mason Rd. (405)	\$ 17,100.00	440.00	\$ -	\$ 16,660.00
Owens Rd.	\$ 59,850.00	-	\$ -	\$ 59,850.00
Beechnut St.	\$ 68,400.00	-	\$ -	\$ 68,400.00
Madden Rd.	\$ 25,650.00	-	\$ -	\$ 25,650.00
Clodine Rd.	\$ 17,100.00	-	\$ -	\$ 17,100.00
Land Planning, Demo & Est.	\$ 42,000.00	-	\$ -	\$ 42,000.00
	\$ 754,550.00	18,383.75	\$ 51,371.25	\$ 684,795.00

Work Requested:		Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)	
Mark Heidaker	175.00	37.25	6,518.75	
Mark Davis	150.00	50.75	7,612.50	
Steve Bonjonia	115.00	-	0.00	
Chris Provence	115.00	-	0.00	
Mike Mahar	115.00	-	0.00	
Lisa Cisneros	115.00	-	0.00	
Courtney Hippler	80.00	18.00	1,440.00	
Totals		106.00	\$ 15,571.25	
Expense	Amount (\$)			
Whitney & Assoc	1.00	\$ 19,600.00	19,600.00	
	1.00	\$ 16,200.00	16,200.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
Total Expenses			\$ 35,800.00	
Total			\$ 51,371.25	

04/03/19
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[Signature]

Terms: Total due upon receipt

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	10.50	1,837.50
Sr. Project Manager	150.00	18.50	2,775.00
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	7.50	600.00
Totals		36.50	\$ 5,212.50

Expenses			Amount (\$)
Whitney & Associates	1.00	16,200.00	16,200.00
	-	-	0.00
Total Expenses			\$ 16,200.00

Total \$ 21,412.50

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	11.75	2,056.25
Sr. Project Manager	150.00	13.00	1,950.00
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	10.50	840.00
Totals		35.25	\$ 4,846.25

Expenses			Amount (\$)
Whitney & Associates	1.00	19,600.00	19,600.00
	-	-	0.00
Total Expenses			\$ 19,600.00

Total \$ 24,446.25

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sims 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	-	-	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	9.50	1,425.00
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		14.50	\$ 2,300.00

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

Total \$ 2,300.00

PAS Property Acquisition Services, LLC.
Job Detail

Location: Mason 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	9.75	1,462.50
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		14.75	\$ 2,337.50

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

Total \$ 2,337.50

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.
3/21/2019	19-19C

Bill To

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

Due Date	Tax ID No.
3/21/2019	

Description	Amount
APPRAISAL REPORT OF 0.03-ACRE TRACT OF LAND OUT OF A 10.695-ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF BENTON ROAD AND READING ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 1 – BENTON ROAD PROPERTY OWNER: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 144	2,800.00
APPRAISAL REPORT OF 0.12-ACRE TRACT OF LAND OUT OF A 1.9404-ACRE TRACT LOCATED ALONG THE WEST LINE OF BENTON ROAD, NORTH OF READING ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 2 – BENTON ROAD PROPERTY OWNER: TF SUMMER LAKES, L.P.	2,800.00
APPRAISAL REPORT OF 0.04-ACRE TRACT OF LAND OUT OF A 2.3577-ACRE TRACT LOCATED ALONG THE EAST LINE OF BENTON ROAD, NORTH OF READING ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 3 – BENTON ROAD PROPERTY OWNER: BONBROCK PLANTATION COMMUNITY ASSOCIATION, INC.	2,800.00
APPRAISAL REPORT OF 0.33-ACRE TRACT OF LAND OUT OF A 10.0-ACRE TRACT LOCATED ALONG THE EAST LINE OF BENTON ROAD, NORTH OF READING ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 4 – BENTON ROAD PROPERTY OWNER: RONALD H. RHEMANN, TRUSTEE OF THE SARAH BOOTH FAMILY TRUST, ET AL	2,800.00

Total
Payments/Credits
Balance Due

Invoice

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APPRAISAL REPORT OF 0.11-ACRE TRACT OF LAND OUT OF A 4.3919-ACRE TRACT LOCATED ALONG THE WEST LINE OF BENTON ROAD, SOUTH OF FM 762, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 5 – BENTON ROAD PROPERTY OWNER: ROSENBERG SELF STORAGE, LLLP	2,800.00
APPRAISAL REPORT OF 0.26-ACRE TRACT OF LAND OUT OF A 2.1616-ACRE TRACT LOCATED ALONG BENTON ROAD AT FM 762, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 6 – BENTON ROAD PROPERTY OWNER: BNSF RAILWAY COMPANY	2,800.00
APPRAISAL REPORT OF 3.90-ACRE TRACT OF LAND OUT OF A 10.0-ACRE TRACT LOCATED ALONG THE EAST LINE OF BENTON ROAD, NORTH OF READING ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PARCEL 8 – BENTON ROAD PROPERTY OWNER: RONALD H. RHEMANN, TRUSTEE OF THE SARAH BOOTH FAMILY TRUST, ET AL	2,800.00
Total	\$19,600.00
Payments/Credits	\$0.00
Balance Due	\$19,600.00

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3/21/2019	8-19C

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APPRAISAL REPORT OF A 2.284-ACRE TRACT WITH SITE IMPROVEMENTS LOCATED ALONG THE NORTHWEST LINE OF OLD NEEDVILLE FAIRCHILDS ROAD, APPROXIMATELY 60 FEET NORTHEAST OF ANTONIA STREET FORT BEND COUNTY, TEXAS 77461 PARCEL 1 – OLD NEEDVILLE FAIRCHILDS ROAD PHASE 2 PROPERTY OWNER: LUKE AND SANDI L. LUCAS	3,900.00
APPRAISAL REPORT OF A 1.1417-ACRE TRACT WITH SITE IMPROVEMENTS LOCATED AT 12420 OLD NEEDVILLE FAIRCHILDS ROAD, FORT BEND COUNTY, TEXAS 77461 PARCEL 2 – OLD NEEDVILLE FAIRCHILDS ROAD PHASE 2 PROPERTY OWNER: EDGAR J. ARCENEUX, JR.	3,500.00
APPRAISAL REPORT OF A 1.04-ACRE TRACT WITH SITE IMPROVEMENTS LOCATED AT 12430 OLD NEEDVILLE FAIRCHILDS ROAD, FORT BEND COUNTY, TEXAS 77461 PARCEL 3 – OLD NEEDVILLE FAIRCHILDS ROAD PHASE 2 PROPERTY OWNER: ROBERT WILLIAM MESSINA & DANA S. MESSINA	2,800.00
APPRAISAL REPORT OF A 1.3266-ACRE VACANT TRACT OF LAND LOCATED ALONG THE NORTHWEST LINE OF OLD NEEDVILLE FAIRCHILDS ROAD, APPROXIMATELY 520 FEET NORTHEAST OF ANTONIA STREET, NEEDVILLE, FORT BEND COUNTY, TEXAS 77461 PARCEL 4 – OLD NEEDVILLE FAIRCHILDS ROAD PHASE 2 PROPERTY OWNER: KAREN ELAINE PICKETT	2,800.00

Total
Payments/Credits
Balance Due

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APPRAISAL REPORT OF A 17.13-ACRE TRACT OF LAND LOCATED ALONG THE NORTHWEST LINE OF OLD NEEDVILLE FAIRCHILDS ROAD, APPROXIMATELY 675 FEET SOUTHWEST OF PADON ROAD, FORT BEND COUNTY, TEXAS 77461 DRAINAGE EASEMENT - OLD NEEDVILLE FAIRCHILDS ROAD PROPERTY OWNER: DON M. AND KATHERINE K. MCLEOD REVOCABLE LIVING TRUST	3,200.00
Total	\$16,200.00
Payments/Credits	\$0.00
Balance Due	\$16,200.00