



THE GUESS GROUP, INC.

PO# 167063
ams

A REAL ESTATE SERVICES COMPANY

Rec 488854

INVOICE #03

P.O. Number: 167063

Date: April 19, 2019

Vendor: 14203

The Guess Group, Inc.
3315 Marquart St., Ste. 200
Houston, TX 77027
Attn: John Guess

Re: ROW ACQUISITION PRECINCT 2

Total Amount Due For This Invoice:

\$5500.00

Total Contract Amount:

\$165,489.00 ✓

Total Contract Amount Remaining:

\$140,359.00 ✓

Total Amount Billed To Date:

\$25,130.00 ✓

OKAY
04/23/19

3315 MARQUART STREET, SUITE 200
HOUSTON, TEXAS 77027



TEL 713.660.7003 FAX 713.439.1090
WWW.GUESSGROUP.NET



THE GUESS GROUP, INC.

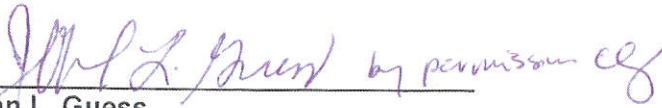
A R E A L E S T A T E S E R V I C E S C O M P A N Y

FORT BEND ALLOCATION REPORT

March 1 – March 28, 2019

LAKE OLYMPIA SEGMENT 2

(1) Lake Olympia Parkway	4.0 hours
(2) Beechnut	23.0 hours
(3) Teletower	9.0 hours
(4) Bellaire Extension	3.0 hours



John L. Guess
President
The Guess Group

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HOUSTON, TEXAS 77027



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Report Date: 4/17/2019

Project: Bellaire Extension
 Beechnut
 Burney- Old
 Richmond Rd.
 County: Fort Bend
 CSJ Number:
 Limits:

HARD TARGET DATES
 Appraisal Reports Completed: NA
 Appraisal Reviews Completed: NA
 Initial Offers Made: NA
 Final Offers Made: NA

County ROW PM: Bryan Norton
 Appraiser/Reviewer: Jovann Appraisers
 Negotiations: John Guess
 Survey:
 Title Company: Fort Bend

Total # of Parcels:
of Parcels Acquired (by Deed):
of Parcels in Negotiations:
of Parcels in ED:
of ED Awards Deposited:
of ED Parcels Waiting for SC Hearing:

Parcel	Property Owner	Parcel Sq/Ft	Appraisal Completed	Appraisal submitted to County for	Initial Offer Sent	Initial Offer Amount	Price Per sq/ft	Price Per Acre	Final Offer Sent	Counter Offer Received	Administrative		AV/Agreed Settlement/Award	Sent for ED	PUA Signed	Deed Signed Date	Funds Request	Closing Request	Deed Closing Date	Comments
											Settlement Appr'vd	Decision Date Denied								
10	W. Morrison	407	9/29/17	9/29/17	10/13/2017	\$1,100	\$2.70		4/26/18	5/9/18	6/11/18									These properties are being re-signed by owners in
	Goldstar	1,233	12/21/17	12/21/17	1/23/18	\$3,700	\$3	\$130,680	4/6/18				3/23/18		4/24/18					order to move forward in purchasing the properties.
	Taylor Morrison	2,287																		Appraisal ordered. Title ordered.
	Buchholz and Martin	0.447		N/A																Appraisal ordered. Title ordered.
	TSPC System	0.6875		N/A																Appraisal ordered. Title ordered.
	TSPC System	0.1618		N/A																Appraisal ordered. Title ordered.
283	Teletower	26,720	4/2/2018	4/3/2018	5/21/2018	\$12,050	\$0.45	\$19,602	12/7/2018											Attorneys agreed. Closing pending.
11	Teletower	85,229	4/2/2018	4/3/2018	5/21/2018	\$41,000	\$0.48	\$20,908	12/7/2018											Attorneys agreed. Closing pending.
12	Teletower	50,565	4/2/2018	4/3/2018	5/21/2018	\$22,800	\$0.45	\$19,602	12/7/2018											Attorneys agreed. Closing pending.
13	Teletower	75,878	4/2/2018	4/3/2018	5/21/2018	\$37,800	\$0.49	\$21,344	12/7/2018											Attorneys agreed. Closing pending.
14	Teletower	59,945	4/2/2018	4/3/2018	5/21/2018	\$27,000	\$0.45	\$19,602	12/7/2018											Attorneys agreed. Closing pending.
	TXI Operations	29,947		N/A																Waiting for revised title report.
	Clodine CSD	7,048		N/A																Waiting for revised title report.
	T. and A. Jones	0.0016		N/A																Appraisal ordered. Title ordered.
	Henry Brown	2,219		N/A																Appraisal ordered. Title ordered.