



PAS Property Acquisition Services, LLC

PO #167431
Dms
REC 513465

AGENDA

October 31, 2019

Invoice #7087

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	11,327.50	\$ 25,137.50	\$ 14,835.00
Old Needville Fairchilds Rd.	\$ 216,650.00	66,303.75	\$ 5,418.75	\$ 144,927.50
Benton Rd.--Segment 1	\$ 59,850.00	69,247.50	\$ 4,087.50	\$ (13,485.00)
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	29,938.75	\$ 1,975.00	\$ (6,263.75)
Mason Rd. (401)	\$ 76,950.00	51,678.75	\$ 9,826.25	\$ 15,445.00
Harlem Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Voss Rd.	\$ 51,300.00	-	\$ -	\$ 51,300.00
Mason Rd. (405)	\$ 17,100.00	1,672.50	\$ -	\$ 15,427.50
Owens Rd.	\$ 59,850.00	-	\$ -	\$ 59,850.00
Beechnut St.	\$ 68,400.00	-	\$ 3,955.00	\$ 64,445.00
Madden Rd.	\$ 25,650.00	11,420.00	\$ -	\$ 14,230.00
Clodine Rd.	\$ 17,100.00	16,435.00	\$ 4,593.75	\$ (3,928.75)
Rohan Rd	\$ 34,200.00	20,780.00	\$ 3,918.75	\$ 9,501.25
Land Planning, Demo & Est.	\$ 42,000.00	-	\$ -	\$ 42,000.00
	\$ 754,550.00	293,491.25	\$ 58,912.50	\$ 402,146.25

Work Requested:		Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)	
Mark Heidaker	175.00	105.50	18,462.50	
Mark Davis	150.00	65.00	9,750.00	
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	10.00	800.00	
Totals		180.50	\$ 29,012.50	
Expense			Amount (\$)	
Whitney & Assoc	1.00	\$ 23,900.00	23,900.00	
Whitney & Assoc	1.00	\$ 6,000.00	6,000.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
	1.00	\$ -	0.00	
Total Expenses			\$ 29,900.00	
Total			\$ 58,912.50	

Terms: Total due upon receipt

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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	21.75	3,806.25
Sr. Project Manager	150.00	10.75	1,612.50
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		32.50	\$ 5,418.75

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

Total \$ 5,418.75

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	15.00	2,625.00
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		24.75	\$ 4,087.50

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

Total \$ 4,087.50

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	11.25	1,968.75
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	-	0.00
Totals		24.25	\$ 3,918.75

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

Total \$ 3,918.75

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	12.25	2,143.75
Sr. Project Manager	150.00	7.75	1,162.50
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	6.50	520.00
Totals		26.50	\$ 3,826.25

Expenses			Amount (\$)
Whitney	1.00	6,000.00	6,000.00
	-	-	0.00
Total Expenses			\$ 6,000.00

Total \$ 9,826.25

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	18.75	3,281.25
Sr. Project Manager	150.00	8.75	1,312.50
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		27.50	\$ 4,593.75

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

Total \$ 4,593.75

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	21.00	3,675.00
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	3.50	280.00
Totals		24.50	\$ 3,955.00

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

Total \$ 3,955.00

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	5.50	962.50
Sr. Project Manager	150.00	6.75	1,012.50
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		12.25	\$ 1,975.00

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

Total \$ 1,975.00

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	8.25	1,237.50
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		8.25	\$ 1,237.50

Expenses			Amount (\$)
Whitney	1.00	23,900.00	23,900.00
	-	-	0.00
Total Expenses			\$ 23,900.00

Total \$ 25,137.50

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.
10/25/2019	34-19C-1

Bill To

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

Due Date	Tax ID No.
10/25/2019	40-0001863

Description	Amount
APPRAISAL REPORT OF 0.0150-ACRE TRACT OF LAND OUT OF A 0.906-ACRE TRACT LOCATED AT TO THE NORTHEAST CORNER OF SOUTH MASON ROAD AND LEWISVILLE DRIVE, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 7 – SOUTH MASON ROAD PROPERTY OWNER: 9845 MASON HOLDINGS, LLC	3,000.00
APPRAISAL REPORT OF 0.0502-ACRE TRACT OF LAND OUT OF AN 8.967-ACRE TRACT LOCATED ALONG THE WEST LINE OF SOUTH MASON ROAD AT LEWISVILLE DRIVE, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 8 – SOUTH MASON ROAD PROPERTY OWNER: GPIF GRAND MASON, LLC	3,000.00

Total	\$6,000.00
Payments/Credits	\$0.00
Balance Due	\$6,000.00

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 2040 N. Loop 336 West, Suite 305
 Conroe, Texas 77304
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 www.whitney-appraisals.com

Invoice

Date	Invoice No.
10/25/2019	119-19C

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

Due Date	Tax ID No.
10/25/2019	40-0001863

Description	Amount
APPRAISAL REPORT OF A 22.308-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHWEST LINE OF KLAUKE ROAD, APPROXIMATELY 550 FEET SOUTH OF COTTONWOOD SCHOOL ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 1 – BAMORE ROAD PROPERTY OWNER: FBRE I, LP	3,500.00
APPRAISAL REPORT OF A 22.312-ACRE TRACT OF LAND LOCATED APPROXIMATELY 700 FEET SOUTHEAST OF COTTONWOOD SCHOOL ROAD AND 500 FEET SOUTHWEST OF KLAUKE ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 2 – BAMORE ROAD PROPERTY OWNER: 418 INVESTMENTS, LLC	4,000.00
APPRAISAL REPORT OF A 9.011-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHEAST LINE OF COTTONWOOD SCHOOL ROAD, APPROXIMATELY 1,300 FEET SOUTHWEST OF KLAUKE ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 4 – BAMORE ROAD PROPERTY OWNER: CHAD WLECZYK	4,000.00
APPRAISAL REPORT OF A 4.5918-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHEAST LINE OF COTTONWOOD SCHOOL ROAD, APPROXIMATELY 1,500 FEET SOUTHWEST OF KLAUKE ROAD ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 5 – BAMORE ROAD PROPERTY OWNER: HARDIN COMMERCIAL, LLC	2,800.00

Total
Payments/Credits
Balance Due

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Invoice

Date	Invoice No.
10/25/2019	119-19C

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 19855 Southwest Freeway, Suite 200
 Sugar Land, Texas 77479

Due Date	Tax ID No.
10/25/2019	40-0001863

Description	Amount
APPRAISAL REPORT OF A 22.576-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHEAST LINE OF COTTONWOOD SCHOOL ROAD, APPROXIMATELY 1,800 FEET SOUTHWEST OF KLAUKE ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 6 - BAMORE ROAD PROPERTY OWNER: KE-HE RUAN AND KATHY TANG	4,000.00
APPRAISAL REPORT OF A 10.00-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHEAST LINE OF COTTONWOOD SCHOOL ROAD, APPROXIMATELY 500 FEET NORTHEAST OF SHADY OAKS LANE, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 7 - BAMORE ROAD PROPERTY OWNER: CHAD WLECZYK	2,800.00
APPRAISAL REPORT OF A 1.00-ACRE TRACT OF LAND LOCATED AT 2321 COTTONWOOD SCHOOL ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 PARCEL 8 - BAMORE ROAD PROPERTY OWNER: PETE WLECZYK, JR.	2,800.00

Total	\$23,900.00
Payments/Credits	\$0.00
Balance Due	\$23,900.00