



PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 565580

AGENDA

January 31, 2021
7696

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	81,136.25	\$ 920.00	\$ (30,756.25)
Old Needville Fairchilds Rd.	\$ 216,650.00	100,328.75	\$ 1,093.75	\$ 115,227.50
Benton Rd.--Segment 1	\$ 59,850.00	100,960.00	\$ 2,342.50	\$ (43,452.50)
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	51,513.75	\$ 1,181.25	\$ (27,045.00)
Mason Rd. (401)	\$ 76,950.00	89,666.25	\$ 1,050.00	\$ (13,766.25)
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	67,900.00	\$ 1,893.75	\$ (1,393.75)
Madden Rd.	\$ 25,650.00	15,331.25	\$ -	\$ 10,318.75
Clodine Rd.	\$ 17,100.00	36,806.25	\$ -	\$ (19,706.25)
Rohan Rd	\$ 34,200.00	51,392.50	\$ 1,406.25	\$ (18,598.75)
John Sharp	\$ 42,750.00	42,358.75	\$ 1,150.00	\$ (758.75)
FM 521	\$ 189,600.00	136,991.25	\$ 11,655.00	\$ 40,953.75
Reading Road	\$ 42,000.00	11,613.75	\$ 4,331.25	\$ 26,055.00
Ransom Rd	\$ 6,000.00	-	\$ 3,665.00	\$ 2,335.00
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	807,021.25	\$ 30,688.75	\$ 106,440.00

Work Requested: Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	104.50	18,287.50
Mark Davis	150.00	-	0.00
Tim Compton	115.00	22.00	2,530.00
Cade Killingsworth	115.00	40.00	4,600.00
Steve Bonjonia	115.00	19.75	2,271.25
Courtney Hippler	80.00	-	0.00
Totals		186.25	\$ 27,688.75

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 3,000.00 3,000.00
The Watts Group	1.00 \$ - 0.00
	1.00 \$ - 0.00
Total Expenses	\$ 3,000.00

Total \$ 30,688.75

Okay - 02/04/2021

Casanello

Terms: Total due upon receipt

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. #167431

Mark Heidaker
 NAME: (please print)

1/31/2021
 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.																															
Old Needville															1.00			1.25	2.25			1.00					0.75					6.25
																																0.00
Rohan Road						0.25		0.50					1.00					0.75		0.50				1.00		0.25		0.50				4.75
																																0.00
Bryan Road							0.50							1.00				0.75	0.50		1.00					1.25	0.50	0.75	0.50			6.75
																																0.00
Mason Road					0.25									1.25						0.75	1.00					1.00	0.50	1.25				6.00
																																0.00
Benton Road															0.50		1.00		1.25		0.50			1.50		0.25	0.50					5.50
																																0.00
FM 521				1.25		0.50	0.75	1.00		0.50	1.00	1.25	2.50	1.75		2.25	2.75	3.50	3.00	2.25			1.50	3.25	2.25	1.50	2.25					35.00
																																0.00
Clodine																																0.00
																																0.00
Beechnut						0.50					1.00	2.00		0.75																		4.25
																																0.00
Reading Road				0.75		1.00		1.25				1.75	1.00			2.50		1.75	2.00	2.25			1.75	2.25	3.00	2.00	1.50					24.75
																																0.00
Ransom Road					1.25	1.00		0.50		1.25		1.00	2.25				1.00		0.50				0.75		0.50	1.25						11.25
																																0.00
																																0.00
																																104.50

Employee Signature
 Mark Heidaker
 Manager Signature

Date
 2-2-2021
 Date

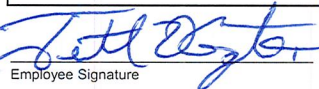
PAS Property Acquisition Services, LLC
19855 Southwest Freeway, Ste. 200
Sugar Land, TX 77479
281-343-7171

PROJECT TIME SHEET
Fort Bend County
P.O. #167431

Tim Compton
NAME: (please print)

1/31/2021
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.																															
Old Needville																																0.00
																																0.00
Benton Road																																0.00
																																0.00
Sims Road																																0.00
																																0.00
Bryan Road																																0.00
																																0.00
Mason Road (401)																																0.00
																																0.00
Madden Road																																0.00
																																0.00
Rohan Rd																																0.00
																																0.00
Beechnut Rd					1.00		1.50				1.00	1.50							2.50							1.00		1.5				10.00
																																0.00
Bamore Rd					1.50						1.00			1.50				1.00		1.00		1.00				1.00		1.00				8.00
																																0.00
FM 521																																0.00
																																0.00
John Sharp					1.50													1.00								1.50						4.00
																																0.00
Clodine																																0.00
																																0.00
																																22.00


Employee Signature

2/1/2021
Date

Manager Signature

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. #167431

Cade Killingsworth
 NAME: (please print)

1/31/2021
 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.																															
Old Needville																																0.00
																																0.00
Benton Road								1.50	2.00					2.00	1.00	1.00	1.00															12.00
																																0.00
Sims Road																																0.00
																																0.00
Bryan Road																																0.00
																																0.00
Mason Road (401)																																0.00
																																0.00
Madden Road																																0.00
																																0.00
Rohan Rd																																0.00
																																0.00
Beechnut Rd																																0.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521				1.00		1.00	1.00	1.00				2.00	1.00	2.00	2.00				1.00	2.00		1.00	2.00				2.00	2.00	1.00			22.00
																																0.00
John Sharp				2.00		4.00																										6.00
																																0.00
Clodine																																0.00
																																0.00
																																40.00

Cade Killingsworth
 Employee Signature

1/29/21
 Date

Manager Signature

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. #167431

Steven Bonjonia
 NAME: (please print)

1/31/2021
 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.																															
Old Needville																																0.00
																																0.00
Benton Road																																0.00
																																0.00
Sims Road																																0.00
																																0.00
Bryan Road																																0.00
																																0.00
Mason Road (401)																																0.00
																																0.00
Madden Road																																0.00
																																0.00
Rohan Rd				0.75	0.5			1.25			0.5									0.75	1.25											5.00
																																0.00
Ransom Rd				2.25	1.5		0.75					1.25		2.25					0.25	0.75		1.25				2.5	0.75		1.25			14.75
																																0.00
Beechnut Rd																																0.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521																																0.00
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																19.75


 Employee Signature

1-31-21
 Date

 Manager Signature

 Date

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	6.25	1,093.75
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		6.25	\$ 1,093.75

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

Total \$ 1,093.75

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	5.50	962.50
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	-	0.00
Totals		17.50	\$ 2,342.50

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

Total **\$ 2,342.50**

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	6.75	1,181.25
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		6.75	\$ 1,181.25

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

Total \$ 1,181.25

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	8.00	920.00
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		8.00	\$ 920.00

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

Total **\$ 920.00**

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	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
	-	-	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	10.00	1,150.00
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		14.25	\$ 1,893.75

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

Total \$ 1,893.75

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	4.75	831.25
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	5.00	575.00
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		9.75	\$ 1,406.25

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

Total \$ 1,406.25

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	6.00	690.00
Right of Way Agent	115.00	4.00	460.00
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		10.00	\$ 1,150.00

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

Total \$ 1,150.00

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	35.00	6,125.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	22.00	2,530.00
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		57.00	\$ 8,655.00

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
The Watts Group	16.00	-	0.00
Total Expenses			\$ 3,000.00

Total \$ 11,655.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Reading

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	24.75	4,331.25
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		24.75	\$ 4,331.25

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

Total \$ 4,331.25

PAS Property Acquisition Services, LLC.

Job Detail

Location: Ransom

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	-	0.00
Right of Way Agent	115.00	14.75	1,696.25
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		26.00	\$ 3,665.00

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

Total \$ 3,665.00

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.
1/6/2021	41-20C-1

Bill To

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

Due Date	Tax ID No.
1/6/2021	40-0001863

Description	Amount
Highway: FM 521 Parcel: 100 County: Fort Bend Property Owner: A-S 143 SC Ranch, L.P Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

Fort Bend County
Status Report for Month of January 2021

South Post Oak Road –

Acquisition: 51 Parcels - Parcel 4 is signing PUA on 2/5 and we will request funds following week. Parcel 50 we have a PUA but waiting on release of lien to close. Parcel 21 still need revised release of lien, we provided and waiting on Bank of America to sign and return.

Old Needville Phase 2

Number of Parcels: 7 parcels
Parcel 7 in ED.

Benton Road

Number of Parcels: 9 parcels
2 parcels sent closing requests to title and working on Deed changes with Booth legal and County. (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 ED

Bamore Road

Number of Parcels: 9
7 closed, 1 signed PUA but in Negotiations (waiting on new owner), 1 ED

Rohan Road

Number of Parcels: 5
3 closed, 2 ED, Parcel 4 & 5 owned by NRG

Clodine Road

Number of Parcels: 5

4 closed

Beechnut Road

Number of Parcels: 9

4 parcels closed, 2 parcels with Ferguson (Submitted values to Title Company for closing docs) and 1 waiting on release of lien to close.

John Sharp Road

Number of Parcels: 5

Parcel 2 – County is working on issues with counter submitted, Parcels 1, 3, 4, and 5 sent to ED

OEM Project

Number of Parcels: 6

4 closed, 1 parcel sent back to Fort Bend County Attorneys office to handle closing since title company wouldn't close since all documents were in Spanish and owners in Mexico. and 1 in ED.

FM 521 Project (TxDOT)

Number of Parcels: 18

Initial offers made – 15 with 2 additional parcels in the name of the County. 1 appraisals waiting to be approved by TxDOT for initial offers. Parcel 113 funding requested and parcel 105 waiting on 1295 to submit for funding.

Reading Road Project

Number of Parcels: 24

Initial Notices- all notices have been sent including the 2 new parcels we received this week. Appraisers are ready to finalize the appraisals but waiting on a few minor corrections to the surveys showing the remainders and such.