



PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 568716

AGENDA

January 31, 2021

Invoice # 7760

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	82,056.25	\$ 1,207.50	\$ (31,963.75)
Old Needville Fairchilds Rd.	\$ 216,650.00	101,422.50	\$ -	\$ 115,227.50
Benton Rd.--Segment 1	\$ 59,850.00	103,302.50	\$ 3,372.50	\$ (46,825.00)
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	52,695.00	\$ 1,137.50	\$ (28,182.50)
Mason Rd. (401)	\$ 76,950.00	90,716.25	\$ 1,531.25	\$ (15,297.50)
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	69,793.75	\$ 977.50	\$ (2,371.25)
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	52,798.75	\$ 1,392.50	\$ (19,991.25)
John Sharp	\$ 42,750.00	43,508.75	\$ 575.00	\$ (1,333.75)
FM 521	\$ 189,600.00	148,646.25	\$ 10,271.25	\$ 30,682.50
Reading Road	\$ 42,000.00	15,945.00	\$ 3,062.50	\$ 22,992.50
Ransom Rd	\$ 6,000.00	3,665.00	\$ 1,351.25	\$ 983.75
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	837,710.00	\$ 24,878.75	\$ 81,561.25

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	97.50	17,062.50
Mark Davis	150.00		0.00
Tim Compton	115.00	24.00	2,760.00
Cade Killingsworth	115.00	12.50	1,437.50
Steve Bonjonia	115.00	16.25	1,868.75
Courtney Hippler	80.00	-	0.00
Totals		150.25	\$ 23,128.75

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ - 0.00
The Watts Group	1.00 \$ 1,750.00 1,750.00
	1.00 \$ - 0.00
Total Expenses	\$ 1,750.00

Total \$ 24,878.75

Terms: Total due upon receipt

Okay - 04/06/2021

Casand

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	10.50	1,207.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		10.50	\$ 1,207.50

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

Total \$ 1,207.50

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	15.00	2,625.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	6.50	747.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		21.50	\$ 3,372.50

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

Total **\$ 3,372.50**

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	6.50	1,137.50
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		6.50	\$ 1,137.50

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

Total **\$ 1,137.50**

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	8.75	1,531.25
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		8.75	\$ 1,531.25

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

Total \$ 1,531.25

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	-	0.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	8.50	977.50
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		8.50	\$ 977.50

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

Total \$ 977.50

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	5.00	875.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	4.50	517.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		9.50	\$ 1,392.50

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

Total **\$ 1,392.50**

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	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		5.00	\$ 575.00

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

Total **\$ 575.00**

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	44.75	7,831.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	6.00	690.00
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		50.75	\$ 8,521.25

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	1,750.00	1,750.00
Total Expenses			\$ 1,750.00

Total \$ 10,271.25

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	17.50	3,062.50
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		17.50	\$ 3,062.50

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

Total **\$ 3,062.50**

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	-	0.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	11.75	1,351.25
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		11.75	\$ 1,351.25

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

Total **\$ 1,351.25**

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

2/28/2021
Date

NAME: (please print)

Project Name/Description	List below the number of hours worked each day on each individual project to which you are assigned.																															Total Hours	
	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		
Old Needville																																	0.00
																																	0.00
Rohan Road							0.75	1.00	1.50	0.75											1.00												5.00
																																	0.00
Bryan Road			0.75				1.00					0.75								0.75			0.50	1.25			1.50						6.50
																																	0.00
Mason Road		1.25		0.75				1.25		0.50	1.00								0.75			1.00	1.25			1.00							8.75
																																	0.00
Benton Road		2.00	2.00		1.50		0.50	1.75		2.25								0.75	0.75			1.00	0.25	1.25	1.00								15.00
																																	0.00
FM 521	2.50		3.50	1.50	2.50		3.50	2.75	3.50	3.25	2.75						2.75	3.00			2.75	3.50	2.50	1.00	3.50								44.75
																																	0.00
Clodine																																	0.00
																																	0.00
Beechnut																																	0.00
																																	0.00
Reading Road	1.25		0.50	1.00	1.50			2.25	1.00		0.75						0.50	1.25			2.00	1.50	1.75			2.25							17.50
																																	0.00
Ransom Road																																	0.00
																																	0.00
																																	97.50

Employee Signature
Manager Signature

Date
3-1-2021
Date

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

2/28/2021
Date[illegible]

281-343-7171

P.O. #167431

NAME: (please print)

Date _____

[illegible]

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

2/28/2021
Date

Date _____

Project Name	Description	List below the number of hours worked each day on each individual project to which you are assigned.																															Total Hours	
		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		
Old Neckville																																		0.00
Benton Road					2.00																													6.50
Sims Road																																		0.00
Bryan Road																																		0.00
Mason Road (401)																																		0.00
Madden Road																																		0.00
Rohan Rd																																		0.00
Beechnut Rd																																		0.00
Barnore Rd																																		0.00
FM 521																																		6.00
John Sharp																																		0.00
Clocline																																		0.00
																																	12.50	

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

January 7, 2021

Invoice No. FM521-100

Property Acquisition Services, LLC
Attn: Mark Heidaker
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

RE: Initial Appraisal Review of Parcel No. 100, FM 521 Project, Fort Bend County,
Texas

Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 100

Description of Services: Initial Appraisal Review of Parcel No. 100 of the FM 521 Project,
Fort Bend County, Texas

10 Hours @ \$200/Hour \$1,750.00

Total Amount Due \$1,750.00

Please Remit Payment as follows:

Please Remit To:
The Watts Group
5622 Ballina Canyon Lane
Houston, Texas 77041
FEIN# 20-5090538

I certify that the above bill is correct and just and that payment therefore has not been received.



Brian W. Watts, MAI
Contracted Appraiser

January 7, 2021

Date

Fort Bend County
Status Report for Month of February 2021

South Post Oak Road –

Acquisition: 51 Parcels - Parcel 4 signed PUA and we requested funds for deed closing on 2/8. Parcel 50 we have a PUA but waiting on funds from county to close via deed submitted 2/11. Parcel 21 closed and we have final title policy.

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 have received signed documents back from Booth Family. They are now with the Judges office waiting to be signed and then it can close.

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, Parcel 10 signed PUA but waiting on funds to close via deed submitted on 2/23, 1 ED

Rohan Road

Number of Parcels: 5
3 closed, 2 ED, Parcel 4 & 5 owned by NRG and working on document approval with survey requests

Clodine Road

Number of Parcels: 5

4 closed

Beechnut Road

Number of Parcels: 9

4 parcels closed, 2 parcels with Ferguson waiting on closing documents to submit for closing funds to the County. We did get release of line and had recorded for Ferguson

John Sharp Road

Number of Parcels: 5

Parcel 2 – Counter approved, waiting on MUD to provide signed easement document as part of the MOA, Parcels 1, 3, 4, and 5 sent to ED

OEM Project

Number of Parcels: 6

6 parcels closed

FM 521 Project (TxDOT)

Number of Parcels: 18

Initial offers made – 16 with 2 additional parcels in the name of the County. Parcel 113 funding requested 2/2 and received 5 counters back from TxDOT approved so working on funding requests.

Reading Road Project

Number of Parcels: 24

Initial Notices- all notices have been sent including the 2 new parcels we received this week. Appraisals are almost completed on all parcels and working with owners on questions regarding project and discussing offer process.