



PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 572545

AGENDA

March 31, 2021
Invoice # 7806

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	83,263.75	\$ 345.00	\$ (32,308.75)
Old Needville Fairchilds Rd.	\$ 216,650.00	101,422.50	\$ -	\$ 115,227.50
Benton Rd.--Segment 1	\$ 59,850.00	106,675.00	\$ 6,201.25	\$ (53,026.25)
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	53,832.50	\$ 831.25	\$ (29,013.75)
Mason Rd. (401)	\$ 76,950.00	92,247.50	\$ 1,487.50	\$ (16,785.00)
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	70,771.25	\$ 345.00	\$ (2,716.25)
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	54,191.25	\$ 1,662.50	\$ (21,653.75)
John Sharp	\$ 42,750.00	44,083.75	\$ 517.50	\$ (1,851.25)
FM 521	\$ 189,600.00	158,917.50	\$ 12,412.50	\$ 18,270.00
Reading Road	\$ 42,000.00	19,007.50	\$ 21,875.00	\$ 1,117.50
Ransom Rd	\$ 6,000.00	5,016.25	\$ 1,408.75	\$ (425.00)
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	862,588.75	\$ 47,086.25	\$ 34,475.00

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	10.50	1,207.50
Cade Killingsworth	115.00	75.50	8,682.50
Steve Bonjonia	115.00	12.25	1,408.75
Courtney Hippler	80.00	-	0.00
Totals		202.75	\$ 29,586.25

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 17,500.00
The Watts Group	1.00 \$ -
	1.00 \$ -
Total Expenses	\$ 17,500.00

Total \$ 47,086.25

Terms: Total due upon receipt

Okay - 04/06/2021

Casanello

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	25.00	4,375.00
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		25.00	\$ 4,375.00

Expenses			Amount (\$)
Whitney	1.00	17,500.00	17,500.00
	-	-	0.00
Total Expenses			\$ 17,500.00

Total \$ 21,875.00

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	9.50	1,662.50
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		9.50	\$ 1,662.50

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

Total \$ 1,662.50

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	4.75	831.25
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		4.75	\$ 831.25

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

Total \$ 831.25

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	8.50	1,487.50
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		8.50	\$ 1,487.50

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

Total **\$ 1,487.50**

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	13.75	2,406.25
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	33.00	3,795.00
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		46.75	\$ 6,201.25

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

Total **\$ 6,201.25**

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	43.00	7,525.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	42.50	4,887.50
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		85.50	\$ 12,412.50

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

Total \$ 12,412.50

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	3.00	345.00
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		3.00	\$ 345.00

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

Total \$ 345.00

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	-	0.00
Right of Way Agent	115.00	3.00	345.00
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		3.00	\$ 345.00

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

Total \$ 345.00

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	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		4.50	\$ 517.50

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

Total \$ 517.50

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	12.25	1,408.75
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	\$ 1,408.75

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

Total \$ 1,408.75

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)

3/31/2021
 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	
Rohan Road				1.50	1.00			2.25	1.00						0.75		1.00										1.25				0.75		9.50
																																0.00	
Bryan Road		1.00							0.75		0.75				1.00											0.75					0.50		4.75
																																0.00	
Mason Road																													3.50	2.75	2.25		8.50
																																0.00	
Benton Road			0.75					2.50	2.25	0.50					1.00	2.25	1.25					1.00			0.75				1.00	0.50		13.75	
																																0.00	
FM 521	2.75	1.75	0.75	2.50	2.00			1.50	2.00		2.25	2.75			2.25	2.25	3.25					2.50	1.75	2.50	1.75	0.75			1.75	2.50	3.50	43.00	
																																0.00	
Clodine																																0.00	
																																0.00	
Beechnut Rd																																0.00	
																																0.00	
Reading Road		0.50		0.75	1.50			1.50		2.00		2.00			1.25	2.00	1.75	2.25	3.75			4.25		1.50	1.00					0.75	0.50	25.00	
																																0.00	
Ransom Road																																0.00	
																																0.00	
																																104.50	

Employee Signature
 Manager Signature

Date
 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)

3/31/2021
 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
Benton Road																																0.00
Sims Road																																0.00
Bryan Road																																0.00
Mason Road (401)																																0.00
Madden Road																																0.00
Rohan Rd																																0.00
Beechnut Rd										1.00	1.00	1.00																				3.00
Bamore Rd				1.00					1.00												1.00											3.00
FM 521																																0.00
John Sharp									1.50		1.00					1.00														1.00		4.50
Clodine																																0.00
																																0.00
																																10.50


 Employee Signature

4/1/2021
 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)

3/31/2021
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	2.00	1.50	1.50	1.00	2.00			2.00	1.50	1.00	2.00	1.50			2.00	1.00	1.50	1.50				1.00	1.50	1.50	2.00	1.00			2.00	2.00		33.00
																																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	1.50	2.50	2.00	2.50	1.50			2.00	1.50	2.50	2.00	1.00			2.00	2.50	2.00	2.00	1.50			2.00	1.50	2.50	1.50	2.00			2.00	2.00		42.50
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																75.50

Cade Killingsworth 3/31/21
Employee Signature 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)

3/31/2021
 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
Benton Road																																0.00
Sims Road																																0.00
Bryan Road																																0.00
Ransom		0.75		0.75				1.25			2.50	0.50				1.50	0.50					0.25	0.50		2.50				1.25			12.25
Mason Road (401)																																0.00
Madden Road																																0.00
Rohan Rd																																0.00
Beechnut Rd																																0.00
Bamore Rd																																0.00
FM 521																																0.00
John Sharp																																0.00
Clodine																																0.00
																																0.00
																																12.25

Steven Bonjonia
 Employee Signature

3/31/2021
 Date

Manager Signature

Date

Fort Bend County
Status Report for Month of March 2021

South Post Oak Road –

Acquisition: 51 Parcels - All parcels closed that PAS was working on besides the ED parcels handled by County Attorney's office.

Old Needville Phase 2

Number of Parcels: 7 parcels
Parcel 7 in ED.

Benton Road

Number of Parcels: 9 parcels
All parcels closed but waiting on title policies for Booth Family parcels.

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 waiting on funding request submitted on 2/23, 1 ED

Rohan Road

Number of Parcels: 5
3 closed, 2 ED, Parcel 4 & 5 owned by NRG and working to get agreements in place.

Clodine Road

Number of Parcels: 5
4 closed

Beechnut Road

Number of Parcels: 9

4 parcels closed, 2 parcels with Ferguson requested funds for closing on parcel 4 and 5 on March 4th.

John Sharp Road

Number of Parcels: 5

Parcel 2 – Requested funds on 3/11 and still need signed easement document back by MUD, 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. Parcels 102A, 102B, 102C, 102D, 108 have funds requested. Parcel 107 waiting on closing documents from title company, parcel 113 requested closing on 3/23 and parcel 105 sent to ED due to bankruptcy on title. We are also still working with TxDOT on parcel 100 due to waterline issue with the City and such. Had several meetings and waiting on counter after meeting was held on 4/1.

Reading Road Project

Number of Parcels: 24

Still fielding calls from owners and worked with appraisers on questions regarding the surveys. We received all appraisals and have them printed and reviewed and waiting on the go ahead from the County to make all the offers.

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.
3/22/2021	153-20C

Bill To

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

Due Date	Tax ID No.
3/22/2021	40-0001863

Description	Amount
Highway: Reading Road County: Fort Bend Parcel: 1 Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Reading Road County: Fort Bend Parcel: 2 Appraiser: Matthew C. Whitney Description: Appraisal Report	4,000.00
Highway: Reading Road County: Fort Bend Parcel: 3 Appraiser: Matthew C. Whitney Description: Appraisal Report	4,500.00
Highway: Reading Road County: Fort Bend Parcel: 4 Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00

Total
Payments/Credits
Balance Due

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

Date	Invoice No.
3/22/2021	153-20C

Bill To

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

Due Date	Tax ID No.
3/22/2021	40-0001863

Description	Amount
Highway: Reading Road County: Fort Bend Parcel: 5 Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	\$17,500.00
Payments/Credits	\$0.00
Balance Due	\$17,500.00