



Guy Matula

PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 591788

AGENDA

July 31, 2021
Invoice # 7947

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	85,908.75	\$ 632.50	\$ (35,241.25)
Old Needville Fairchilds Rd.	\$ 216,650.00	101,422.50	\$ -	\$ 115,227.50
Benton Rd.--Segment 1	\$ 59,850.00	122,216.25	\$ -	\$ (62,366.25)
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	57,245.00	\$ 1,487.50	\$ (33,082.50)
Mason Rd. (401)	\$ 76,950.00	97,497.50	\$ 918.75	\$ (21,466.25)
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	74,953.75	\$ 7,117.50	\$ (13,671.25)
Madden Rd.	\$ 25,650.00	16,282.50	\$ 3,200.00	\$ 6,167.50
Clodine Rd.	\$ 17,100.00	36,806.25		\$ (19,706.25)
Rohan Rd	\$ 34,200.00	59,255.00	\$ 6,737.50	\$ (31,792.50)
John Sharp	\$ 42,750.00	46,383.75	\$ 345.00	\$ (3,978.75)
FM 521	\$ 189,600.00	215,748.75	\$ 10,010.00	\$ (36,158.75)
Reading Road	\$ 42,000.00	117,775.00	\$ 1,400.00	\$ (77,175.00)
Ransom Rd	\$ 6,000.00	7,086.25		\$ (1,086.25)
South Post Oak Blvd.	\$ 55,000.00	3,000.00		\$ 52,000.00
Land Planning, Demo & Est.	\$ 42,000.00	-		\$ 42,000.00
FM 762 Williams Way	\$ 7,500.00	3,670.00	\$ 1,531.25	\$ 2,298.75
	\$ 1,270,500.00	1,063,273.75	\$ 33,380.00	\$ 173,846.25

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	76.75	13,431.25
Mark Davis	150.00		0.00
Tim Compton	115.00	8.50	977.50
Cade Killingsworth	115.00	83.75	9,631.25
Steve Bonjonia	115.00		0.00
Courtney Hippler	80.00	10.50	840.00
Totals		179.50	\$ 24,880.00

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 3,000.00 3,000.00
Whitney & Assoc	1.00 \$ 3,000.00 3,000.00
Whitney & Assoc	1.00 \$ 2,500.00 2,500.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 8,500.00

Total \$ 33,380.00

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

Cade Killingsworth
NAME: (please print)

7/31/2021
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	1.00	1.25	1.00			1.00	1.25	1.25	1.00	1.50			1.25	1.50	1.00	1.00	1.25			1.00	1.00	0.75	1.50	1.00		21.25
																																0.00
Beechnut Rd						1.00	0.75	1.25	0.75			1.25	1.00	1.25	1.25	1.00			1.00	1.00	1.25	1.75	1.25			1.25	1.00	1.50	0.50	0.75		20.75
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521	2.00	2.25				2.25	1.00	1.50	2.00			2.50	1.25	2.00	2.50	2.50			1.50	1.50	2.00	2.25	2.50			2.00	2.50	1.00	2.50	2.25		41.75
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																83.75

Employee Signature

Date

Manager Signature

Date

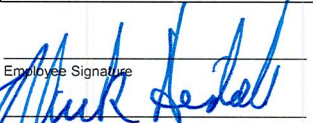
PAS Property Acquisition Services, LLC
19855 Southwest Freeway, Ste. 200
Sugar Land, TX 77479
281-343-7171

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

Mark Heidaker
NAME: (please print)

7/31/2021
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.																															
Rohan Road		0.50						1.00					0.25		0.75				1.00		0.25	0.50				0.50		0.25	1.25			6.25
																																0.00
Bryan Road	1.25					0.50	0.75		0.50				0.50		0.50	0.25				0.50		0.75	1.00				0.25		0.75	1.00		8.50
																																0.00
Mason Road		0.50					0.25	0.50					0.75		0.50				0.25			0.25				0.75	1.00			0.50		5.25
																																0.00
Benton Road																																0.00
																																0.00
FM 521	1.25	1.00				2.25	1.00		1.50				0.75		1.00	1.25	2.25			1.25	2.00	1.50		2.25			2.00		1.75	2.25	2.00	27.25
																																0.00
Beechnut Road		0.75					0.50		0.25				0.75	1.00		0.50			1.00		0.50	0.75					1.25	1.00		0.50		8.75
																																0.00
Reading Road		0.50				1.00		1.25					0.50		0.75		0.25			0.50	0.75		1.00				0.50	0.75		0.25		8.00
																																0.00
Madden Road		0.25				0.50	1.00		0.25				0.50	0.75					0.75													4.00
																																0.00
FM 762/Williams Way	0.50						0.75	1.25					1.00	0.75	0.50				1.00	0.50			0.75			0.50			1.25		8.75	
																																76.75

Employee Signature

Manager Signature

Date
8-3-2021
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

Courtney Hippler
 NAME: (please print)

7/31/2021
 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 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																2.50																2.50
Beechnut Rd																2.50																2.50
Bamore Rd																																0.00
FM 521														2.00						2.00				1.50								5.50
John Sharp																																0.00
Glodine																																0.00
																																0.00
																																10.50

Employee Signature
 Manager Signature

7-31-21
 Date
 8-3-21
 Date

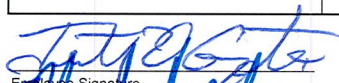
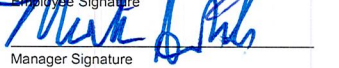
PAS Property Acquisition Services, LLC
19855 Southwest Freeway, Ste. 200
Sugar Land, TX 77479
281-343-7171

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

Tim Compton
NAME: (please print)

7/31/2021
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																															0.00	
Bamore Rd									0.50			2.00	0.50	1.00		0.50							0.50						0.50		5.50	
FM 521																															0.00	
John Sharp					0.50			0.50			0.50				0.50							0.50						0.50			3.00	
Clodine																															0.00	
																															0.00	
																															8.50	


Employee Signature

Manager Signature

8/2/2021
Date
8/3/2021
Date

PAS Property Acquisition Services, LLC.

Job Detail

Location: Madden

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	4.00	700.00
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		4.00	\$ 700.00

Expenses			Amount (\$)
Whitney	1.00	2,500.00	2,500.00
	-	-	0.00
Total Expenses			\$ 2,500.00

Total \$ 3,200.00

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	8.75	1,531.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	20.75	2,386.25
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	2.50	200.00
Totals		32.00	\$ 4,117.50

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
	-	-	0.00
Total Expenses			\$ 3,000.00

Total \$ 7,117.50

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	6.25	1,093.75
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	21.25	2,443.75
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	2.50	200.00
Totals		30.00	\$ 3,737.50

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
	-	-	0.00
Total Expenses			\$ 3,000.00

Total **\$ 6,737.50**

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	8.00	1,400.00
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		8.00	\$ 1,400.00

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

Total \$ 1,400.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Mason

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	5.25	918.75
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		5.25	\$ 918.75

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

Total \$ 918.75

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	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: FM 762/8 Williams Way

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: Bryan Rd

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	2,500.00	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 1,487.50

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	5.50	632.50
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		5.50	\$ 632.50

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

Total \$ 632.50

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	27.25	4,768.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	41.75	4,801.25
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	5.50	440.00
Totals		74.50	\$ 10,010.00

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

Total \$ 10,010.00

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.
7/16/2021	166-21C

Bill To

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

Due Date	Tax ID No.
7/16/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 32.6177-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHWEST LINE OF ROHAN ROAD, ±2,800 FEET SOUTHEAST OF MINONITE ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PART II – PARCEL 3 – ROHAN ROAD PROPERTY OWNER: VERTICAL CAPITAL HOLDINGS, LLC	3,000.00

Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

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.
7/16/2021	168-21C

Bill To

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

Due Date	Tax ID No.
7/16/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 130.0-ACRE TRACT OF LAND LOCATED AT THE NORTHWEST CORNER OF MADDEN ROAD AND FM 1464, RICHMOND, FORT BEND COUNTY, TEXAS 77407 PARCEL EASEMENT MADDEN ROAD PROPERTY OWNER: BENNIE P. BONO, ET AL	2,500.00

Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00

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.
7/16/2021	167-21C

Bill To

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

Due Date	Tax ID No.
7/16/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 0.4329-ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF BEECHNUT STREET AND MARBLE ORCHARD DRIVE, RICHMOND, FORT BEND COUNTY, TEXAS 77407 PARCEL 11 – BEECHNUT STREET PROPERTY OWNER: GRAND MISSION MUD #2	3,000.00

Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

Fort Bend County
Status Report for Month of July 2021

South Post Oak Road –

Acquisition: 51 Parcels - All parcels closed that PAS was working on. All relocations closed out and relocation agent met with County staff on site to review parcels to be cleared in clearing contract.

Benton Road

Number of Parcels: 9 parcels
All parcels have been closed and all TCE's provided to engineering.

Bryan Road

Number of Parcels: 5 parcels
2 parcels donated and 1 closed, 1 ED, 1 parcel in negotiation

Mason Road (401)

Number of Parcels: 9
7 parcels closed, and 2 ED

Madden Road

Number of Parcels: 1
New parcel working on title and appraisal and sent out initial notice. Got word from County once received appraisal that parcel is no longer needed so didn't not make the offer.

Rohan Road

Number of Parcels: 8
3 closed, 2 ED, Parcel 4 & 5 owned by NRG and easements were recorded. 1 new parcel added and sent out initial offer to owners and working to negotiate the offer.

Beechnut Road

Number of Parcels: 8
7 parcels closed, 1 new parcel that had an initial offer made this month and working to negotiate in order to close.

John Sharp Road

Number of Parcels: 5

Parcel 2 – Still waiting on signed easement agreement by County to get through Commissioners Court.

Parcels 1, 3, 4, and 5 sent to ED

FM 521 Project (TxDOT)

Number of Parcels: 18

5 parcels waiting on funds/closing/executed documents

4 parcels closed

4 parcels being transferred to State of Texas

1 parcels being appraised due to survey corrections

1 parcels being submitted to ED

1 parcel pulled from ED with a settlement agreement amount

2 parcels owned by the County

Reading Road Project

Number of Parcels: 24

All appraisals have been turned over to the County

3 parcels had initial offers sent out to landowners, 1 counter accepted and working on closing, 1 parcel with HOA and one reached a counter to settle.

FM 762/Williams Way

Number of Parcels: 1, Possible 4 relocations

Received funds and delivered to owner and obtained signed agreement. Waiting on County to inform when construction will begin to construct new driveway before relocation can begin for tenants.