



PAS Property Acquisition Services, LLC

Guy Matula

August 31, 2021

Invoice # 7976

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	86,541.25	\$ 345.00	\$ (35,586.25)
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	58,732.50	\$ 568.75	\$ (33,651.25)
Mason Rd. (401)	\$ 76,950.00	98,416.25		\$ (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	82,071.25	\$ 3,196.25	\$ (16,867.50)
Madden Rd.	\$ 25,650.00	19,482.50	\$ 2,837.50	\$ 3,330.00
Clodine Rd.	\$ 17,100.00	36,806.25	\$ 517.50	\$ (20,223.75)
Rohan Rd	\$ 34,200.00	65,992.50	\$ 9,627.50	\$ (41,420.00)
John Sharp	\$ 42,750.00	46,728.75	\$ 3,555.00	\$ (7,533.75)
FM 521	\$ 189,600.00	225,758.75		\$ (36,158.75)
Reading Road	\$ 42,000.00	119,175.00		\$ (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	5,201.25	\$ 1,296.25	\$ 1,002.50
	\$ 1,270,500.00	1,096,653.75	\$ 21,943.75	\$ 151,902.50

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	57.00	9,975.00
Mark Davis	150.00		0.00
Tim Compton	115.00	8.50	977.50
Cade Killingsworth	115.00	41.75	4,801.25
Steve Bonjonia	115.00		0.00
Courtney Hippler	80.00	18.00	1,440.00
Totals		125.25	\$ 17,193.75

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 3,000.00 3,000.00
The Watts Group	1.00 \$ 1,750.00 1,750.00
Whitney & Assoc	1.00 \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 4,750.00

Total \$ 21,943.75

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

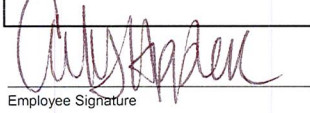
Courtney Hippler

8/31/2021

NAME: (please print)

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.																															
Reading Rd																							6.00	6.00	4.00							16.00
																																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																																0.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521																2.00																2.00
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																18.00



Employee Signature

8/31/21

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

Tim Compton
 NAME: (please print)

8/31/2021
 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																																0.00	
																																0.00	
Bamore Rd					0.50					0.50						1.00		1.00															3.00
																																0.00	
FM 521																																0.00	
																																0.00	
John Sharp		1.50			0.50					0.50						1.00		1.00															4.50
FM 762 at Williams Way									0.50	0.50																						1.00	
Clodine																																0.00	
																																0.00	
																																8.50	


 Employee Signature

8/31/2021
 Date

 Manager Signature

 Date

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

8/31/2021
Date

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

Cade Killingsworth
 NAME: (please print)

8/31/2021
 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		0.50	0.50	0.50	1.00	0.50			0.75	0.25	0.25	0.50				1.00	0.75	0.50	0.50	0.50			1.00	0.75	0.50	1.00				0.75	0.50	12.50
																																0.00
Beechnut Rd		0.50	0.50	1.00	1.00	0.50			1.00	0.75	1.25	0.50				0.75	1.00	1.00	1.25	1.00			0.50	1.00	0.75	0.75				0.50	0.50	16.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521		0.50	0.50	0.75	0.50	0.50			1.00	0.75	1.00	0.50				1.00	0.75	0.50	0.75	0.50			0.50	1.00	0.75	0.75				0.50	0.25	13.25
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																41.75

Cade Killingsworth 9/7/21
 Employee Signature Date

Manager Signature Date

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	3.25	568.75
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		3.25	\$ 568.75

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

Total \$ 568.75

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	13.00	2,275.00
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	16.00	1,280.00
Totals		29.00	\$ 3,555.00

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

Total **\$ 3,555.00**

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: FM 762/8 Williams Way

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	1.00	115.00
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		7.75	\$ 1,296.25

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

Total \$ 1,296.25

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	8.00	1,400.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	12.50	1,437.50
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		20.50	\$ 2,837.50

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

Total \$ 2,837.50

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	7.75	1,356.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	16.00	1,840.00
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		23.75	\$ 3,196.25

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

Total \$ 3,196.25

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	18.25	3,193.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	13.25	1,523.75
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	2.00	160.00
Totals		33.50	\$ 4,877.50

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
The Watts Group	1.00	1,750.00	1,750.00
Total Expenses			\$ 4,750.00

Total \$ 9,627.50

THE WATTS GROUP

REAL ESTATE APPRAISAL AND CONSULTING

August 6, 2021

Invoice No. FM521-110U

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

RE: Update Appraisal Review of Parcel No. 110, FM 521 Project, Fort Bend County,
Texas


Project: FM 521 Project
CSJ #: 0111-03-066
Parcel #: 110

Description of Services: Update Appraisal Review of Parcel No. 110 of the FM 521 Project,
Fort Bend County, Texas


7 Hours @ \$250/Hour **\$1,750.00**

Total Amount Due **\$1,750.00**

Please Remit Payment as follows:

<p>Please Remit To: The Watts Group 5622 Ballina Canyon Lane Houston, Texas 77041</p> 

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


Brian W. Watts, MAI
Contracted Appraiser

August 6, 2021

Date

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.
8/4/2021	41-20C-2

Bill To

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

Due Date	Tax ID No.
8/4/2021	40-0001863

Description	Amount
Highway: FM 521 Parcel: 110 County: Fort Bend Property Owner: Opuntia, Ltd. Appraiser: Matthew C. Whitney Description: Appraisal Update	3,000.00
Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

Fort Bend County
Status Report for Month of August 2021

South Post Oak Road –

Acquisition: 51 Parcels - All parcels closed that PAS was working on.

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 is being deeded by plat.

Mason Road (401)

Number of Parcels: 9

7 parcels closed, and 2 ED

Madden Road

Number of Parcels: 1

Parcel put on hold after getting appraisal.

Rohan Road

Number of Parcels: 8

3 closed, 2 ED, Parcel 4 & 5 owned by NRG and easements were recorded. 3 new parcels added. For parcel 001, attorney is waiting on us to provide corrected survey. Parcel 2, just got revised survey and waiting on final appraisal. Parcel 3 offer sent and working with attorney since they are getting their own appraisal.

Beechnut Road

Number of Parcels: 8

7 parcels closed, 1 new parcel that had an initial offer made for the MUD and they are taking it to the Board meeting on the 20th of September.

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 (1 of them County attorney working with lawyers on bank release since bank not willing to sign over)

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. All the Little Polly Creek parcels have had the initial offers made and working with all the family members.

FM 762/Williams Way

Number of Parcels: 1, Possible 4 relocations

Payment has been made to owner. He has called/emailed about contractor for utilities messing up his entrance and wants to know a date of when new entrance will be installed.