



**PAS Property Acquisition Services, LLC**

*Guy Matula*

September 30, 2021

Invoice # 8014

**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	86,886.25	\$ 575.00	\$ (36,161.25)
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	59,301.25	\$ -	\$ (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	85,267.50	\$ 1,831.25	\$ (18,698.75)
Madden Rd.	\$ 25,650.00	22,320.00	\$ -	\$ 3,330.00
Clodine Rd.	\$ 17,100.00	37,323.75	\$ -	\$ (20,223.75)
Rohan Rd	\$ 34,200.00	75,620.00	\$ 10,817.50	\$ (52,237.50)
John Sharp	\$ 42,750.00	50,283.75	\$ 2,713.75	\$ (10,247.50)
FM 521	\$ 189,600.00	225,758.75	\$ 6,133.75	\$ (42,292.50)
Reading Road	\$ 42,000.00	119,175.00	\$ 3,486.25	\$ (80,661.25)
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
Duhacsek Park	\$ 3,000.00		\$ 3,000.00	\$ -
FM 762 Williams Way	\$ 7,500.00	6,497.50	\$ 536.25	\$ 466.25
	\$ 1,270,500.00	1,118,597.50	\$ 29,093.75	\$ 122,808.75

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	49.25	8,618.75
Mark Davis	150.00		0.00
Tim Compton	115.00	8.50	977.50
Cade Killingsworth	115.00	64.50	7,417.50
Steve Bonjonia	115.00		0.00
Courtney Hippler	80.00	13.50	1,080.00
<b>Totals</b>		<b>135.75</b>	<b>\$ 18,093.75</b>

Expense	Amount (\$)
Whitney & Assoc	2.00 \$ 4,000.00 8,000.00
Whitney & Assoc Parcel 1 Duhacsek Park	1.00 \$ 3,000.00 3,000.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
<b>Total Expenses</b>	<b>\$ 11,000.00</b>

**Total \$ 29,093.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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	5.00	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
<b>Totals</b>		<b>5.00</b>	<b>\$ 575.00</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 575.00**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Beechnut

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	2.25	393.75
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
<b>Totals</b>		<b>14.75</b>	<b>\$ 1,831.25</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 1,831.25**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** FM 521

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	21.25	3,718.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	21.00	2,415.00
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
<b>Totals</b>		<b>42.25</b>	<b>\$ 6,133.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 6,133.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** FM 762/8Williams Way

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	1.75	306.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	2.00	230.00
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
<b>Totals</b>		<b>3.75</b>	<b>\$ 536.25</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 536.25**

# 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	4.50	787.50
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	1.50	172.50
Right of Way Agent	115.00	15.25	1,753.75
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
<b>Totals</b>		<b>21.25</b>	<b>\$ 2,713.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 2,713.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:**                Reading

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	13.75	2,406.25
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	13.50	1,080.00
<b>Totals</b>		<b>27.25</b>	<b>\$ 3,486.25</b>

<b>Expenses</b>			<b>Amount (\$)</b>
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 3,486.25**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**Location:** Rohan

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	5.75	1,006.25
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	15.75	1,811.25
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
<b>Totals</b>		<b>21.50</b>	<b>\$ 2,817.50</b>

Expenses			Amount (\$)
Whitney	2.00	4,000.00	8,000.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ 8,000.00</b>

**Total \$ 10,817.50**



Date  
9/30/2021

*Cade Kelling*  
Employee Signature

Date \_\_\_\_\_

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

Date 9/30/2021

[illegible]



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

NAME: (please print)

9/30/2021  
Date

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

[illegible]

Employee Signature

Date 10/4/2021

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

Courtney Hippler

NAME: (please print)

9/30/2021

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																																0.00
FM 521																																
																																0.00
John Sharp																																0.00
																																0.00
Reading																											5.5	5.5	2.5			13.50
																																0.00
																																13.50

*Courtney Hippler*

Employee Signature

Date

Manager Signature

Date

**Fort Bend County**  
**Status Report for Month of September 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. Parcel 1A/1B Initial offer just went out on 9/24 and they have Anson Howard as attorney. Parcel 2A/2B initial offer went out on 9/24. Parcel 3 is represented by attorney and they are working on a counter with their own appraisal but we are sending file to ED first week of October.

**Beechnut Road**

Number of Parcels: 8

7 parcels closed, 1 new parcel owned by MUD and we have reached an agreement but there are 2 liens that need releases and board is signing documents to allow PAS to work with lender.

**John Sharp Road**

Number of Parcels: 5

Parcel 2 – Received signed documents from County and title company sent closing documents to MUD attorney, waiting on them to be signed and returned for closing

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

### **FM 521 Project (TxDOT)**

Number of Parcels: 18

2 parcels ready to go to ED (101 and 101OAS)

1 parcel landowner working with County Attorney/Possible ED (111)

1 parcel being remapped (110)

9 parcels closed (106, 109, 102a,b,c,d, 100, 108, 112)

2 parcels in closing (107 and 112)

1 parcel close but transferring to State per County Attorney (105)

2 parcels owned by the County

### **Reading Road Project**

Number of Parcels: 24

All appraisals have been turned over to the County

11 parcels had initial offers sent out to landowners, 1 counter accepted and working on closing, 1 parcel with HOA and one parcel lienholder will not sign release so County Attorney is working on ROE and we are scheduling a delayed closing. All the Little Polly Creek parcels have had the initial offers made and final offers sent out. Files will all be ready to go to ED once time has expired. Also, waiting on County approval to submit initial offers on the remaining parcels.

### **FM 762/Williams Way**

Number of Parcels: 1, Possible 4 relocations

Payment has been made to owner. Working on 2 relocations for tenants and County stipulated project will not start till Mid Oct for driveway.

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.
9/14/2021	236-21C

**Bill To**

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

Due Date	Tax ID No.
9/14/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 49.9595-ACRE TRACT OF LAND LOCATED ALONG THE WEST LINE OF OLD RICHMOND ROAD, AT VOSS ROAD, FORT BEND COUNTY, TEXAS 77498 PARCEL 1 – DUHACSEK PARK PROPERTY OWNER: CITY OF SUGAR LAND	3,000.00
<b>Total</b>	<b>\$3,000.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,000.00</b>

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.
9/24/2021	166-21C-1

## Bill To

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

Due Date	Tax ID No.
9/24/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 32.3821-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF ROHAN ROAD AND BENTON ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PART II – PARCELS 1A & 1B – ROHAN ROAD PROPERTY OWNER: WILBERT L. ULLRICH, TRUSTEE	4,000.00
APPRAISAL REPORT OF A 36.6218-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHWEST LINE OF ROHAN ROAD, ±900 FEET NORTHWEST OF BENTON ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 PART II – PARCELS 2A & 2B – ROHAN ROAD PROPERTY OWNER: ZION HILL BAPTIST CHURCH, INC. CRABB, TEXAS	4,000.00

<b>Total</b>	\$8,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$8,000.00