



PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 604546

AGENDA

Guy Matula

November 30, 2021

Invoice # 8100

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	87,576.25	\$ -	\$ (36,276.25)
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	59,563.75	\$ 80.00	\$ (33,993.75)
Mason Rd. (401)	\$ 76,950.00	98,416.25		\$ (21,466.25)
Harlem Rd.	\$ 41,200.00	1,078.75	\$ 13,865.00	\$ 26,256.25
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	88,910.00	\$ 2,797.50	\$ (23,307.50)
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	88,886.25	\$ 2,127.50	\$ (56,813.75)
John Sharp	\$ 42,750.00	53,572.50	\$ 230.00	\$ (11,052.50)
FM 521	\$ 189,600.00	238,938.75	\$ 5,750.00	\$ (55,088.75)
Reading Road	\$ 42,000.00	129,160.00	\$ 2,143.75	\$ (89,303.75)
Ransom Rd	\$ 6,000.00	7,086.25		\$ (1,086.25)
South Post Oak Blvd.	\$ 55,000.00	3,230.00	\$ 1,367.50	\$ 50,402.50
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	7,263.75	\$ -	\$ 236.25
FM 521 Phase II	\$ 291,600.00	1,293.75	\$ 2,143.75	\$ 288,162.50
10th Street	\$ 641,000.00	9,031.25	\$ 8,222.50	\$ 623,746.25
	\$ 1,270,500.00	1,178,312.50	\$ 38,727.50	\$ 53,460.00

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	85.25	14,918.75
Mark Davis	150.00		0.00
Tim Compton	115.00	15.00	1,725.00
Cade Killingsworth	115.00	48.50	5,577.50
Randy Parasiliti	115.00	20.75	2,386.25
Courtney Hippler	80.00	26.50	2,120.00
Totals		196.00	\$ 26,727.50

Expense	Amount (\$)
Whitney & Assoc	4.00 \$ 3,000.00 12,000.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 12,000.00

Total \$ 38,727.50

Terms: Total due upon receipt

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

11/30/2021
Date

Employee Signature: Mark Leish Date: 12-1-21

Manager Signature: _____ Date: _____

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

Date _____

[illegible]

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

Randy Parasiliti
NAME: (please print)

11/30/2021
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
																																0.00
10th Street				2						2		1.5				6			3.25				2.75						3.25			20.75
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																20.75


Employee Signature

12-2-21
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

Cade Killingsworth
 NAME: (please print)

11/30/2021
 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	1.00	1.25	0.75	0.50	1.50			1.25	0.50	1.00	0.75	1.25			1.50	1.00	0.50	0.25	1.00			1.00	1.00	1.50					0.50	0.50	18.50	
																																0.00
Beechnut Rd	1.00	0.75	1.00	0.75	1.25			1.25	1.50	1.00	0.50	0.50			1.25	0.50	0.75	0.50	1.00			1.00	0.75	0.75					0.50	1.00	17.50	
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521	0.25	0.50	0.50	0.50	0.75			1.00	0.50	0.75	0.75	0.25			1.00	0.50	0.50	0.50	1.00			0.50	0.50	1.25					0.50	0.50	12.50	
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																48.50

Cade Killingsworth 12/1/21
 Employee Signature Date

Manager Signature Date

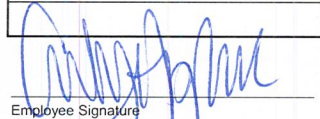
PAS Property Acquisition Services, LLC
 19855 Southwest Freeway, Ste. 200
 Sugar Land, TX 77479
 281-343-7171

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

Courtney Hippler
 NAME: (please print)

11/30/2021
 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				1.00																												1.00
																																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			0.50									0.50						1.50														2.50
																																0.00
10th Street								3.00				3.00					4.00	2.00					1.00							2.00		15.00
																																0.00
Harlem			1.00						1.00														6.00									8.00
																																0.00
																																26.50


 Employee Signature

11/30/21
 Date

Manager Signature

Date

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	-	0.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	18.50	2,127.50
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		18.50	\$ 2,127.50

Expenses			Amount (\$)
Whitney	-	4,000.00	0.00
	-	-	0.00
Total Expenses			\$ -

Total \$ 2,127.50

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	12.25	2,143.75
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		12.25	\$ 2,143.75

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

Total **\$ 2,143.75**

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	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
Totals		2.00	\$ 230.00

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

Total **\$ 230.00**

PAS Property Acquisition Services, LLC.

Job Detail

Location: S Post Oak

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	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
Totals		8.50	\$ 1,367.50

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

Total \$ 1,367.50

PAS Property Acquisition Services, LLC.

Job Detail

Location: Harlem

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	7.00	1,225.00
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	8.00	640.00
Totals		15.00	\$ 1,865.00

Expenses			Amount (\$)
Whitney	4.00	3,000.00	12,000.00
	-	-	0.00
Total Expenses			\$ 12,000.00

Total **\$ 13,865.00**

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	23.50	4,112.50
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	2.50	200.00
Totals		38.50	\$ 5,750.00

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

Total \$ 5,750.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: 10th Street

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	20.25	3,543.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	9.50	1,092.50
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	20.75	2,386.25
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	15.00	1,200.00
Totals		65.50	\$ 8,222.50

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

Total **\$ 8,222.50**

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	-	0.00
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	1.00	80.00
Totals		1.00	\$ 80.00

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

Total \$ 80.00

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	3.50	612.50
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	17.50	2,012.50
Right of Way Agent	115.00	1.50	172.50
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		22.50	\$ 2,797.50

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

Total \$ 2,797.50

PAS Property Acquisition Services, LLC.

Job Detail

Location: FM 521Phase II

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	12.25	2,143.75
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		12.25	\$ 2,143.75

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

Total \$ 2,143.75

Fort Bend County
Status Report for Month of November 2021

Bryan Road

Number of Parcels: 5 parcels

2 parcels donated and 1 closed, 1 ED, 1 parcel is being deeded by plat.

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 and have forwarded files over for ED. 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 have sent file over to ED with County Attorneys office.

Beechnut Road

Number of Parcels: 8

7 parcels closed, 1 new parcel owned by MUD and we have reached an agreement and have release of liens just waiting on check from County to close. Was approved at last Commissioners Court in Nov.

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)

1 parcel, (101OAS) Approved County and working to close.

1 parcel (111) Put on hold due to Engineering working on dedication

1 parcel being remapped (110), new offer went out and extension granted

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
All initial offers sent out to landowners this month, 1 counter accepted and working on closing, 1 parcel with HOA and one parcel that was an issue with lienholder has been resolved and closing. All the Little Polly Creek parcels have been submitted for ED this month and sent to County Attorney's office. The remaining parcels are being negotiated by Lee Leahman and we have approved an extension till Dec. 15th per engineering.

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.

FM 521 Phase II

Number of parcels: 26
Working with engineering to assist with the ROW costs and provided budget analysis for land acquisition of real property. Started receiving signed/sealed surveys and preparing initial notices to owners and opening title along with the appraisal process.

Harlem

Number of parcels: 4
Prepared offers on 3 of the 4 appraisals and engineering is working to verify parcel 2 is still needed after getting deed from the Utility District.

10th Street

Number of Parcels: 44,
Received 32 surveys, 3 offers have gone out, Requested title commitments on all 32 parcels. Started the Relocation process on those effective parcels.

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.
11/30/2021	261-21C

Bill To

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

Due Date	Tax ID No.
11/30/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 68.41-ACRE TRACT (WHOLE PROPERTY) FOR A PROPOSED 0.141-ACRE ACQUISITION LOCATED AT THE SOUTHWEST CORNER OF HARLEM ROAD AND HARVEST CORNER DRIVE, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 1 – HARLEM ROAD PROPERTY OWNER: FORT BEND INDEPENDENT SCHOOL DISTRICT	3,000.00
APPRAISAL REPORT OF A 0.118-ACRE TRACT LOCATED ALONG THE WEST LINE OF HARLEM ROAD, AT HARVEST CORNER DRIVE, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 2 – HARLEM ROAD PROPERTY OWNER: FORT BEND COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1	3,000.00
APPRAISAL REPORT OF A 6.2171-ACRE TRACT (WHOLE PROPERTY) FOR A PROPOSED 0.138-ACRE ACQUISITION LOCATED AT THE SOUTHWEST CORNER OF GRAND PARKWAY AND HARLEM ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 3 – HARLEM ROAD PROPERTY OWNER: LIDL US OPERATIONS, LLC	3,000.00
APPRAISAL REPORT OF A 1.738-ACRE TRACT (WHOLE PROPERTY) FOR A PROPOSED 0.014-ACRE ACQUISITION LOCATED AT THE NORTHWEST CORNER OF HARLEM ROAD AND MORTON ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 4 – HARLEM ROAD PROPERTY OWNER: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC	3,000.00

Total	\$12,000.00
Payments/Credits	\$0.00
Balance Due	\$12,000.00