



PAS Property Acquisition Services, LLC

AGENDA

Guy Matula

December 31, 2021

Invoice # 8154

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	59,643.75	\$ 3,651.25	\$ (37,645.00)
Mason Rd. (401)	\$ 76,950.00	98,416.25		\$ (21,466.25)
Harlem Rd.	\$ 41,200.00	14,943.75	\$ 831.25	\$ 25,425.00
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	91,707.50	\$ -	\$ (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	91,013.75	\$ 1,926.25	\$ (58,740.00)
John Sharp	\$ 42,750.00	53,802.50	\$ 460.00	\$ (11,512.50)
FM 521	\$ 189,600.00	244,688.75	\$ 4,567.50	\$ (59,656.25)
Reading Road	\$ 42,000.00	131,303.75	\$ 1,531.25	\$ (90,835.00)
Ransom Rd	\$ 6,000.00	7,086.25		\$ (1,086.25)
South Post Oak Blvd.	\$ 55,000.00	4,597.50	\$ 796.25	\$ 49,606.25
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	3,437.50	\$ 4,527.50	\$ 283,635.00
10th Street	\$ 641,000.00	17,253.75	\$ 16,227.50	\$ 607,518.75
	\$ 1,270,500.00	1,217,040.00	\$ 34,518.75	\$ 18,941.25

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	122.75	21,481.25
Chris Provenece	115.00	2.50	287.50
Tim Compton	115.00	22.50	2,587.50
Cade Killingsworth	115.00	23.75	2,731.25
Randy Parasiliti	115.00	27.75	3,191.25
Courtney Hippler	80.00	28.00	2,240.00
Totals		227.25	\$ 32,518.75

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

Total \$ 34,518.75

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	21.50	3,762.50
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	7.00	805.00
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		28.50	\$ 4,567.50

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

Total \$ 4,567.50

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	52.25	9,143.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	15.00	1,725.00
Right of Way Agent	115.00	27.75	3,191.25
Right of Way Agent	115.00	2.50	287.50
Right of Way Agent	115.00		0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	23.50	1,880.00
Totals		121.00	\$ 16,227.50

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

Total \$ 16,227.50

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	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	-	-	0.00
	-	-	0.00
Total Expenses			\$ -

Total **\$ 831.25**

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	8.75	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	1.50	120.00
Totals		10.25	\$ 1,651.25

Expenses			Amount (\$)
Whitney	2,000.00	1.00	2,000.00
	-	-	0.00
Total Expenses			\$ 2,000.00

Total \$ 3,651.25

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	2.25	393.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	3.50	402.50
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		5.75	\$ 796.25

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

Total **\$ 796.25**

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	8.75	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: 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	16.75	1,926.25
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
Totals		16.75	\$ 1,926.25

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

Total \$ 1,926.25

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	24.50	4,287.50
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	3.00	240.00
Totals		27.50	\$ 4,527.50

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

Total \$ 4,527.50

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	4.00	460.00
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	\$ 460.00

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

Total **\$ 460.00**

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.
12/15/2021	33-19C-1

Bill To

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

Due Date	Tax ID No.
12/15/2021	40-0001863

Description	Amount
APPRAISAL REPORT OF A 15.432-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF BRYAN ROAD AND MINONITE ROAD, FORT BEND COUNTY, ROSENBERG, TEXAS 77469 PARCEL 3 – BRYAN ROAD – PHASE 2 PROPERTY OWNER: TIDWELL TRACT, LTD.	2,000.00

Total	\$2,000.00
Payments/Credits	\$0.00
Balance Due	\$2,000.00

Fort Bend County
Status Report for Month of December 2021

Bryan Road

Number of Parcels: 5 parcels

2 parcels donated and 1 closed, 1 parcel is being deeded by plat. Parcel 3 is ED but we had to get new appraisal and send another final offer per County attorneys office which went out 12/16. Will forward ED package to County next week when expiration of 14 days.

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 forwarded files over for ED, attorney Anson Howard R. Parcel 2A/2B owned by Zion Baptist Church, sent counter and was denied, will have to go to ED. Parcel 3 is represented by attorney and they are working on a counter with their own appraisal but we have not received a counter so we sent file over to ED with County Attorneys office.

Beechnut Road

Number of Parcels: 8

8 parcels closed

John Sharp Road

Number of Parcels: 5

Parcel 2 – Closed at Title Company

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 waiting to close billboard first)

1 parcel, (101OAS) Requested funds from County

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

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

10 parcels closed (106, 107, 109, 102a,b,c,d, 100, 108, 112)

2 parcels owned by the County

Reading Road Project

Number of Parcels: 24

All appraisals have been turned over to the County.

2 parcels closed at title company.

All the Little Polly Creek parcels have been submitted for ED and petitions filed for ED. The remaining parcels are being negotiated by Lee Leahman and engineering has given him an extension till the middle of January per our meeting with the County.

FM 762/Williams Way

Number of Parcels: 1, Possible 4 relocations

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

FM 521 Phase II

Number of parcels: 26

Started receiving signed/sealed surveys and preparing initial notices to owners.

Received 8 title commitments

Sent 8 initial notices to impacted property owners.

Harlem

Number of parcels: 4

Prepared offers on 3 of the 4 appraisals. Still waiting to get answer from engineering in regards to parcel 2 if still needed after getting deed from the Utility District. Also, parcel 4 with Centerpoint needs some survey corrections and we have sent to Robert McBride for corrections.

10th Street

Number of Parcels: 44,

We have sent 28 Intro letters out and have ordered the appraisals for those as well. We have received 13 appraisals and made 13 offers. We have sent one final offer so far and gotten agreements and funds submitted on 3 parcels. We are scheduling meetings for 1/6 with property owners to meet with appraiser and discuss relocation. We have received 39 surveys and ordered 39 title commitments so far and received 28. Currently we are only missing 5 surveys for this project.

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)

12/31/2021
 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
10th Street	2						3.5			2.5			4		4.5				4		2.25							3	2			27.75
																																0.00
FM 521																																0.00
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																27.75


 Employee Signature

1-4-21
 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

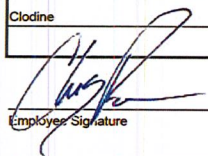
Chris Provence

NAME: (please print)

12/31/2021

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.																															
10th Street													0.50			1.00						0.50							0.50			2.50
																																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
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																																0.00
Rohan Rd																																0.00
																																0.00
Beechnut Rd																																0.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521																																0.00
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																2.50



Employer Signature

12/31/2021

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

Courtney Hippler
 NAME: (please print)

12/31/2021
 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
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Old Needville																																0.00
																																0.00
Benton Road																																0.00
																																0.00
Sims Road																																0.00
																																0.00
Bryan Road																1.50																1.50
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Mason Road (401)																																0.00
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Bamore Rd																																0.00
																																0.00
FM 521																																0.00
																																0.00
FM 521 Phase II			2.00				1.00																									3.00
																																0.00
10th Street	4.00						2.00	4.00		2.00			6.00	2.00	2.00												1.50					23.50
																																0.00
																																28.00

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)

12/31/2021
 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
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Mason Road (401)																																0.00
																																0.00
Madden Road																																0.00
																																0.00
Rohan Rd	0.75	0.75	1.00			1.00	0.75	1.00	1.25	0.50			0.75	0.50	1.25	1.00	0.50			1.25	1.00	1.25					1.00	1.25				16.75
																																0.00
Beechnut Rd																																0.00
																																0.00
Bamore Rd																																0.00
																																0.00
FM 521	1.00	1.00			0.50		0.50	0.50	0.50			0.50	0.50		0.50	0.50			0.50	0.50												7.00
																																0.00
John Sharp																																0.00
																																0.00
Clodine																																0.00
																																0.00
																																23.75

Cade Killingsworth 1/4/22
 Employee Signature Date

Manager Signature Date

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

Date _____

[illegible]

Employee Signature

Date _____

Manager Signature

Date _____

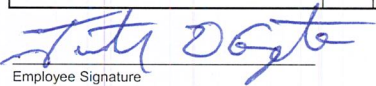
PAS Property Acquisition Services, LLC
19855 Southwest Freeway, Ste. 200
Sugar Land, TX 77479
281-343-7171

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

Tim Compton
NAME: (please print)

12/31/2021
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
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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
10th Street	3.00		2.50				2.00						1.00							3.00	1.50						2.00					15.00
John Sharp								1.00					2.00															1.00				4.00
South Post Oak Blvd																											2.00	1.50				3.50
Clodine																																0.00
																																0.00
																																22.50


Employee Signature

12/30/2021
Date

Manager Signature

Date