



PAS Property Acquisition Services, LLC

PO 167431
DMS
REC 619784

AGENDA

March 31, 2022

Invoice # 8286

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	64,301.25	\$ -	\$ (38,651.25)
Mason Rd. (401)	\$ 76,950.00	98,416.25		\$ (21,466.25)
Harlem Rd.	\$ 41,200.00	19,503.75	\$ 1,225.00	\$ 20,471.25
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	93,921.25	\$ 575.00	\$ (26,096.25)
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	95,125.00	\$ 1,850.00	\$ (62,775.00)
John Sharp	\$ 68,400.00	55,356.25	\$ 6,672.50	\$ 6,371.25
FM 521	\$ 189,600.00	256,828.75	\$ 4,287.50	\$ (71,516.25)
Reading Road	\$ 42,000.00	138,128.75	\$ 2,275.00	\$ (98,403.75)
Ransom Rd	\$ 6,000.00	7,086.25		\$ (1,086.25)
South Post Oak Blvd.	\$ 55,000.00	5,787.50	\$ -	\$ 49,212.50
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	8,840.00	\$ -	\$ 282,760.00
10th Street	\$ 33,481.25	33,481.25	\$ -	
Sycamore Road	\$ 119,700.00	831.25	\$ 1,487.50	\$ 117,381.25
	\$ 1,748,650.00	1,276,752.50	\$ 18,372.50	\$ 453,525.00

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	53.50	9,362.50
Chris Provenece	115.00		0.00
Tim Compton	115.00		0.00
Cade Killingsworth	115.00	34.00	3,910.00
Randy Parasiliti	115.00		0.00
Courtney Hippler	80.00	7.50	600.00
Totals		95.00	\$ 13,872.50

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 4,500.00 4,500.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 4,500.00

Total \$ 18,372.50

Terms: Total due upon receipt

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	4.00	700.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	10.00	1,150.00
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		14.00	\$ 1,850.00

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

Total \$ 1,850.00

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	-	0.00
Totals		7.00	\$ 1,225.00

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

Total \$ 1,225.00

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	-	0.00
Totals		13.00	\$ 2,275.00

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

Total \$ 2,275.00

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	9.50	1,662.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	19.00	2,185.00
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	5.50	440.00
Totals		34.00	\$ 4,287.50

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

Total \$ 4,287.50

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sycamore 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	1.00	-	0.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ -

Total \$ 1,487.50

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	-	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
Totals		5.00	\$ 575.00

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

Total \$ 575.00

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	11.50	2,012.50
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	2.00	160.00
Totals			\$ 2,172.50

Expenses			Amount (\$)
Whitney	1.00	4,500.00	4,500.00
	-	-	0.00
Total Expenses			\$ 4,500.00

Total \$ 6,672.50

Mark Heidaker
 NAME: (please print)

3/31/2022
 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.																																
Harlem				1.00			0.50								0.75		2.00				0.50		1.50							0.50	0.25	7.00	
Rohan Road		0.50	0.25				1.00	0.50								0.75		0.50			0.50											4.00	
South Post Oak																																0.00	
John Sharp Seg 3								0.50	0.50	1.25	0.75				0.50	0.25							0.75	0.50					2.25	1.50	2.25	0.50	11.50
Reading Road	0.50		1.25	0.50			1.25	0.50	0.75	0.50	1.50			0.25	0.50	1.00		1.25			0.50	0.75						0.50	1.00		0.50	13.00	
Madden Road																																0.00	
FM 521 (TxDOT)		1.50		1.25			0.75	0.75						1.50		1.25	0.50					0.75								0.50	0.75	9.50	
FM 521 Phase II																																0.00	
Sycamore Road	1.25		0.75	1.00			0.50	0.25					0.50				1.00			0.75	1.25								0.50	0.75	8.50		
																																0.00	
																															53.50		

Employee Signature
 Mark Heidaker
 Manager Signature

Date
 3-31-2022
 Date

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

3/31/2022

Date

Code Killingsworth 4/1/22

Employee Signature Date

Date _____

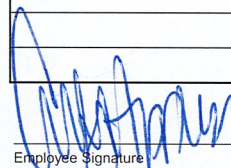
PAS Property Acquisition Services, LLC
 19855 Southwest Freeway, Ste. 200
 Sugar Land, TX 77479
 281-343-7171

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

Courtney Hippler
 NAME: (please print)

3/31/2022
 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.																															
John Sharp Seg 3																													2.00			2.00
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																																0.00
FM 521				2.00						1.50																				2.00		5.50
Clodine																																0.00
																																7.50


 Employee Signature

3/31/22
 Date

 Manager Signature

 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.
3/28/2022	19-22C

Bill To

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

Due Date	Tax ID No.
3/28/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 3.495-ACRE TRACT OF LAND LOCATED ALONG THE NORTH LINE OF OWENS ROAD, ±600 FEET WEST OF FM 1464, RICHMOND, FORT BEND COUNTY, TEXAS DETENTION POND – JOHN SHARP DRIVE SEGMENT 3 PROPERTY OWNER: STATE OF TEXAS	4,500.00
Total	\$4,500.00
Payments/Credits	\$0.00
Balance Due	\$4,500.00

Fort Bend County
Status Report for Month of March 2022

Reading Road Project

Number of Parcels: 24
2 parcels closed at title company.
1 parcel HOA questioning the ownership of road, wants payment. Sent request to engineers
13 parcels under LBM, Church or Bishop and all files sent to ED
8 parcels sent to ED – Shouse Family, petitions filed.

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. Owner is still asking about driveway being built, notified him of contractor on board.

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. Parcel 2 no longer needed per engineers. Also, parcel 4 with Centerpoint requested funds from County, waiting on check to close.

10th Street

Number of Parcels: 43,
36 initial offers; 31 final offers
1 waiting on survey; 7 parcels waiting on appraisals
3 parcels closed
2 parcels waiting to close

Relocation

33 parcels have some type of relocation

Sycamore

Number of parcels: 11
Received all title commitments and have sent corrections to engineer for surveys that has corrections. Appraisers have gone out and inspected sites, just waiting on final signed and sealed surveys in order to finalize appraisals.

Fort Bend County
Status Report for Month of March 2022

Bryan Road

Number of Parcels: 5 parcels

2 parcels donated and 1 closed, 1 parcel is being deeded by plat. Parcel 3 has the final offer days expired and was turned over for ED to the County Attorneys office.

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. Parcel 3 was working on a counter by their attorney but we have received nothing yet, we sent the file over for ED. Parcel 2A/2B owned waiting on counter offer.

John Sharp Road

Number of Parcels: 5

Parcel 2 – Closed

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

John Sharp Road Seg. 3

Number of Parcels: 1

Made the offer to Caren Glover with the TDCJ and she is taking the offer to the Board. We did discuss the tenant, and they are working to have them removed.

FM 521 Project (TxDOT)

Number of Parcels: 17

13 parcels closed

2 parcels waiting on survey approval from TxDOT

1 parcel, Overhead Sign/Billboard – closed

1 parcel with billboard is filing ED petition

Hwy 36 Fairgrounds

Number of Parcels: 3

1 parcel waiting on Funds from County