



**PAS Property Acquisition Services , LLC**

**May 31, 2022**  
**Invoice # 8368**

**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:** PO 210754  
Fort Bend County  
Mobility Bond Program

| Project:           | Estimate      | Prev. Billed | Current       | Amount Remaining |
|--------------------|---------------|--------------|---------------|------------------|
| 10th Street        | \$ 641,000.00 | 278,907.50   | \$ 132,816.25 | \$ 229,276.25    |
| Fairgrounds Hwy 36 | \$ 34,200.00  | 14,780.00    | \$ 6,431.25   | \$ 12,988.75     |
|                    | \$ 675,200.00 | 293,687.50   | \$ 139,247.50 | \$ 242,265.00    |

| Work Requested:       |           | Performed Right-of-Way Services for Fort Bend County |                      |  |
|-----------------------|-----------|--|----------------------|--|
| Acquisition           | Rate (\$) | Hours  | Amount (\$)          |  |
| Mark Heidaker         | 175.00    | 98.00  | 17,150.00            |  |
| Chris Provenece       | 115.00    | 56.00  | 6,440.00             |  |
| Tim Compton           | 115.00    | 60.00  | 6,900.00             |  |
| Cade Killingsworth    | 115.00    | 63.00  | 7,245.00             |  |
| Randy Parasiliti      | 115.00    | 65.50  | 7,532.50             |  |
| Courtney Hippler      | 80.00     | 18.50  | 1,480.00             |  |
| <b>Totals</b>         |           | <b>361.00</b>  | <b>\$ 46,747.50</b>  |  |
| Expense               |           |  | Amount (\$)          |  |
| Whitney & Assoc       | 1.00      | \$ 92,500.00   | 92,500.00            |  |
| Whitney & Assoc       | -         | \$ -   | 0.00                 |  |
| Whitney & Assoc       | -         | \$ -   | 0.00                 |  |
| Whitney & Assoc       | -         | \$ -   | 0.00                 |  |
| <b>Total Expenses</b> |           | <b>\$</b>  | <b>\$ 92,500.00</b>  |  |
| <b>Total</b>          |           |  | <b>\$ 139,247.50</b> |  |

Terms: Total due upon receipt

# PAS Property Acquisition Services, LLC.

## Job Detail

**Location:** 10th Street

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

| <b>Acquisition</b>  | <b>Rate (\$)</b> | <b>Hours</b>  | <b>Amount (\$)</b>  |
|---------------------|------------------|---------------|---------------------|
| Principal           | 175.00           | 61.25         | 10,718.75           |
| Sr. Project Manager | 150.00           |               | 0.00                |
| Right of Way Agent  | 115.00           | 60.00         | 6,900.00            |
| Right of Way Agent  | 115.00           | 56.00         | 6,440.00            |
| Right of Way Agent  | 115.00           | 63.00         | 7,245.00            |
| Right of Way Agent  | 115.00           | 65.50         | 7,532.50            |
| Relocation Agent    | 115.00           |               | 0.00                |
| Data Analyst        | 80.00            | 18.50         | 1,480.00            |
| <b>Totals</b>       |                  | <b>324.25</b> | <b>\$ 40,316.25</b> |

| <b>Expenses</b>       |      |           | <b>Amount (\$)</b>  |
|-----------------------|------|-----------|---------------------|
| Whitney               | 1.00 | 92,500.00 | 92,500.00           |
|                       | -    | -         | 0.00                |
| <b>Total Expenses</b> |      |           | <b>\$ 92,500.00</b> |

**Total \$ 132,816.25**

# PAS Property Acquisition Services, LLC.

## Job Detail

**Location:** Fairgrounds Hwy 36

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

| <b>Acquisition</b>  | <b>Rate (\$)</b> | <b>Hours</b> | <b>Amount (\$)</b> |
|---------------------|------------------|--------------|--------------------|
| Principal           | 175.00           | 36.75        | 6,431.25           |
| 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               |
| Relocation Agent    | 115.00           | -            | 0.00               |
| Data Analyst        | 80.00            | -            | 0.00               |
| <b>Totals</b>       |                  | <b>36.75</b> | <b>\$ 6,431.25</b> |

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

**Total \$ 6,431.25**













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. |
|-----------|-------------|
| 5/11/2022 | 276-21C-1   |

**Bill To**

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

| Due Date  | Tax ID No. |
|-----------|------------|
| 5/11/2022 | 40-0001863 |

| Description  | Amount   |
|--|----------|
| Highway: 10th Street<br>Parcel: R110923<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R377910<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R112770<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 14 hours @ \$250/hr | 3,500.00 |
| Highway: 10th Street<br>Parcel: R112775<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |

|                         |
|-------------------------|
| <b>Total</b>            |
| <b>Payments/Credits</b> |
| <b>Balance Due</b>      |

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| 5/11/2022 | 40-0001863 |

| Description  | Amount   |
|--|----------|
| Highway: 10th Street<br>Parcel: R112812<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R112811<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R62756<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr  | 6,750.00 |
| Highway: 10th Street<br>Parcel: R32357<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr  | 6,750.00 |

|                         |
|-------------------------|
| <b>Total</b>            |
| <b>Payments/Credits</b> |
| <b>Balance Due</b>      |

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| Due Date  | Tax ID No. |
|-----------|------------|
| 5/11/2022 | 40-0001863 |

| Description  | Amount   |
|--|----------|
| Highway: 10th Street<br>Parcel: R78973<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr  | 6,750.00 |
| Highway: 10th Street<br>Parcel: R124226<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R78975<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 14 hours @ \$250/hr  | 3,500.00 |
| Highway: 10th Street<br>Parcel: R339121<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 14 hours @ \$250/hr | 3,500.00 |

|                         |
|-------------------------|
| <b>Total</b>            |
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| <b>Balance Due</b>      |

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| Due Date  | Tax ID No. |
|-----------|------------|
| 5/11/2022 | 40-0001863 |

| Description  | Amount   |
|--|----------|
| Highway: 10th Street<br>Parcel: R107103<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 28 hours @ \$250/hr | 7,000.00 |
| Highway: 10th Street<br>Parcel: R103253<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 27 hours @ \$250/hr | 6,750.00 |
| Highway: 10th Street<br>Parcel: R32319<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 16 hours @ \$250/hr  | 4,000.00 |
| Highway: 10th Street<br>Parcel: R32318<br>County: Fort Bend<br>Appraiser: Matthew C. Whitney<br>Description: Appraisal Report / 14 hours @ \$250/hr  | 3,500.00 |

|                         |             |
|-------------------------|-------------|
| <b>Total</b>            | \$92,500.00 |
| <b>Payments/Credits</b> | \$0.00      |
| <b>Balance Due</b>      | \$92,500.00 |

**Fort Bend County**  
**Status Report for Month of May 2022**

**Bryan Road**

Number of Parcels: 5 parcels  
2 parcels donated and 1 closed, 1 parcel dedicated via plat. Parcel 3 sent over for ED to the County Attorney's 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 sent the file over for ED. Parcel 2A/2B sent to ED 5/2.

**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  
This parcel is with TDCJ, they were not interested, County is looking at maybe getting Commissioner involved to help with negotiations.

**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

**Reading Road Project**

Number of Parcels: 24  
2 parcels closed at title company.  
1 parcel HOA , waiting on revised survey, engineering is working to get a surveyor under contract.  
13 parcels under LBM, Church or Bishop and all files sent to ED  
8 parcels sent to ED – Shouse Family.

**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. Waiting on construction to begin.

**FM 521 Phase II**

Number of parcels: 26

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

Working with TxDOT on mapping and advanced funding agreement. Waiting on TxDOT to approve mapping.

**Harlem**

Number of parcels: 4

Prepared offers on 3 of the 4 appraisals. Parcel 2 no longer needed per engineers. Parcel 4 – CLOSED 5/25/22

**10<sup>th</sup> Street**

Number of Parcels: 42,

42 initial offers; 38 final offers

9 parcels closed via deed

7 parcels sent to ED.

**Relocation**

Working on 28 of the parcels that have relocation either, personal property, residential, or business.

**W. Sycamore Seg 2**

Number of parcels: 11

Received all appraisals and entered into Masterworks, got approval and made all initial offers sent out.