



**PAS Property Acquisition Services, LLC**

May 31, 2022  
**Invoice # 8369**

**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
Harlem Rd. - 17402	\$ 41,200.00	21,385.00	\$ 350.00	\$ 19,465.00
Beechnut St. - 17410	\$ 68,400.00	96,020.00	\$ 1,035.00	\$ (28,655.00)
John Sharp -17421x	\$ 68,400.00	64,347.50	\$ 820.00	\$ 3,232.50
FM 521Phase I - 17111	\$ 189,600.00	262,910.00	\$ 4,558.75	\$ (77,868.75)
South Post Oak Blvd.- 13112	\$ 55,000.00	5,787.50	\$ -	\$ 49,212.50
FM 521 Phase II - 17113	\$ 291,600.00	9,190.00	\$ 393.75	\$ 282,016.25
W Sycamore Road- 17122x, 17123x	\$ 119,700.00	6,088.75	\$ 55,626.25	\$ 57,985.00
	\$ 1,748,650.00	1,309,456.25	\$ 62,783.75	\$ 376,410.00

<b>Work Requested:</b>		Performed Right-of-Way Services for Fort Bend County		
<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>	
Mark Heidaker	175.00	42.50	7,437.50	
Steve Bonjonia	115.00	24.00	2,760.00	
Tim Compton	115.00		0.00	
Cade Killingsworth	115.00	38.75	4,456.25	
Randy Parasiliti	115.00		0.00	
Courtney Hippler	80.00	23.50	1,880.00	
<b>Totals</b>		<b>128.75</b>	<b>\$</b>	<b>16,533.75</b>
<b>Expense</b>			<b>Amount (\$)</b>	
Whitney & Assoc	1.00	\$ 46,250.00	46,250.00	
Whitney & Assoc	-	\$ -	0.00	
Whitney & Assoc	-	\$ -	0.00	
Whitney & Assoc	-	\$ -	0.00	
<b>Total Expenses</b>		<b>\$</b>	<b>\$</b>	<b>46,250.00</b>
			<b>Total \$</b>	<b>62,783.75</b>

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

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**Location:** Beechnut

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	-	0.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	9.00	1,035.00
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>9.00</b>	<b>\$ 1,035.00</b>

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

**Total \$ 1,035.00**

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

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**Location:** FM 521

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	6.50	1,137.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	29.75	3,421.25
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>36.25</b>	<b>\$ 4,558.75</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 \$ 4,558.75**

# PAS Property Acquisition Services, LLC.

## Job Detail

**Location:** Sycamore Rd

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	27.75	4,856.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	24.00	2,760.00
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	22.00	1,760.00
<b>Totals</b>		<b>73.75</b>	<b>\$ 9,376.25</b>

<b>Expenses</b>			<b>Amount (\$)</b>
Whitney	1.00	46,250.00	46,250.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ 46,250.00</b>

**Total \$ 55,626.25**

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

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**Location:** FM 521II

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	2.25	393.75
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
<b>Totals</b>		<b>2.25</b>	<b>\$ 393.75</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 \$ 393.75**

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

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**Location:** John Sharp

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

<b>Acquisition</b>	<b>Rate (\$)</b>	<b>Hours</b>	<b>Amount (\$)</b>
Principal	175.00	4.00	700.00
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	1.50	120.00
<b>Totals</b>			<b>\$ 820.00</b>

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

**Total \$ 820.00**

# 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	2.00	350.00
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
<b>Totals</b>		<b>2.00</b>	<b>\$ 350.00</b>

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

**Total \$ 350.00**

Courtney Hippler  
 NAME: (please print)

5/31/2022  
 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
John Sharp						1.50																										1.50
W Sayamore Seg 2																	4.00	4.00	4.00													22.00
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
Bamora Rd																																0.00
FM 521																																0.00
Clodine																																0.00
<b>Total</b>																															<b>23.50</b>	

*[Signature]*  
 Employee Signature

5/31/22  
 Date

\_\_\_\_\_  
 Manager Signature

\_\_\_\_\_  
 Date

Steven Bonjonia  
 NAME: (please print)

5/31/2022  
 Date

Project Name/Description	List below the number of hours worked each day on each individual project to which you are assigned																															Total Hours				
	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					
Old Needville																																			0.00	
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
Banmore Rd																																				0.00
FM 521																																				0.00
Clodine																																				0.00
W. Sycamore																																				0.00
																																				24.00

SEI Song  
 Employee Signature

5-31-22  
 Date

\_\_\_\_\_  
 Manager Signature

\_\_\_\_\_  
 Date





# Invoice

<b>Date</b>	5/17/2022
<b>Invoice No.</b>	63-22C

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](http://www.whitney-appraisals.com)

## Bill To

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

<b>Due Date</b>	5/17/2022
<b>Tax ID No.</b>	40-0001863

Amount	Description
3,750.00	APPRaisal REPORT OF A 3.32-ACRE TRACT OF LAND LOCATED AT 1214 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 1 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: CHRIST CHARACTER CHURCH, INC
3,750.00	APPRaisal REPORT OF A 6.445-ACRE TRACT OF LAND LOCATED AT 1212 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 2 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: THOMAS AND MARY CHERIAN REVOCABLE TRUST
6,500.00	APPRaisal REPORT OF A 1.70-ACRE TRACT OF LAND LOCATED AT 1210 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 3 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: JESSIE E. WILHITE
6,500.00	APPRaisal REPORT OF A 0.8626-ACRE TRACT OF LAND LOCATED AT 1210 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 4 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: CONNIE WOLFGRAM ASHLEY & WILLIAM WOLF
4,000.00	APPRaisal REPORT OF A 0.333-ACRE TRACT OF LAND LOCATED AT 1202 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 5 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: ALISA D. THAYER

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

# Invoice

<b>Date</b>	5/17/2022
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Property Acquisition Services, LLC  
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<b>Due Date</b>	5/17/2022
<b>Tax ID No.</b>	40-0001863

Description	Amount
APPRaisal REPORT OF A 2.00-ACRE TRACT OF LAND LOCATED AT 1138 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 6 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: SERVANDO AND LUISA RODRIGUEZ	3,500.00
APPRaisal REPORT OF A 1.66-ACRE TRACT OF LAND LOCATED AT 1110 SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 7 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: LUIS SERVANDO RODRIGUEZ AND TAYNARA RODRIGUEZ	3,500.00
APPRaisal REPORT OF A 0.1775-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF W. SYCAMORE ROAD AND EAGLEWOOD TRAIL DRIVE, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 8 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: FORT BEND MUD No 23	3,750.00
APPRaisal REPORT OF A 4.036-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF W. SYCAMORE ROAD AND EAGLEWOOD TRAIL DRIVE, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 9 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: FORT BEND MUD No 23	3,500.00
APPRaisal REPORT OF A 3.50-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, ±850 FEET WEST OF S. POST OAK BOULEVARD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 10 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: FORT BEND MUD No 23	3,500.00
<b>Total</b>	
<b>Payments/Credits</b>	
<b>Balance Due</b>	

<b>Balance Due</b>	\$46,250.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$46,250.00

Amount	Description
4,000.00	APPRAISAL REPORT OF A 0.8418-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, 750 FEET WEST OF S. POST OAK BOULEVARD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 11 - W. SYCAMORE ROAD SEGMENT 2 PROPERTY OWNER: ROSLYN JORDAN

<b>Due Date</b>	5/17/2022
<b>Tax ID No.</b>	40-0001863

<b>Date</b>	5/17/2022
<b>Invoice No.</b>	63-22C

# Invoice

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Bill To

**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.  
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.