



PAS Property Acquisition Services, LLC

AGENDA

October 31, 2022
Invoice #8600

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 - 20106	\$ 641,000.00	\$ 515,295.00	\$ 17,307.50	\$ 108,397.50
Fairgrounds Hwy 36- 20124x	\$ 34,200.00	\$ 34,730.00	\$ 1,881.25	\$ (2,411.25)
Vacek Road- 20111	\$ 202,750.00	\$ 24,440.00	\$ 17,008.75	\$ 161,301.25
Rohan Road- 20105	\$ 42,750.00	\$ 4,637.50	\$ 5,458.75	\$ 32,653.75
Church Street-20119	\$ 8,550.00	\$ 632.50	\$ 4,545.00	\$ 3,372.50
Stella Road-20116	\$ 8,550.00	\$ -	\$ 3,000.00	\$ 5,550.00
Reading Road- 20117	\$ 42,000.00	\$ 1,881.25	\$ -	\$ 40,118.75
	\$ 675,200.00	581,616.25	\$ 49,201.25	\$ 44,382.50

Work Requested:	Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	74.75	13,081.25
Chris Provenece	115.00	15.50	1,782.50
Dara Mahar	115.00	43.00	4,945.00
Steve Bonjonia	115.00	11.00	1,265.00
Cade Killingsworth	115.00	33.75	3,881.25
Randy Parasiliti	115.00	80.75	9,286.25
Courtney Hippler	80.00	62.00	4,960.00
Totals		320.75	\$ 39,201.25
Expense			Amount (\$)
Whitney & Assoc	1.00	\$ 4,000.00	4,000.00
Whitney & Assoc	1.00	\$ 3,000.00	3,000.00
Whitney & Assoc	1.00	\$ 3,000.00	3,000.00
Whitney & Assoc	-	\$ -	0.00
Total Expenses		\$	\$ 10,000.00
		Total	\$ 49,201.25

Terms: Total due upon receipt

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	28.75	5,031.25
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	80.75	9,286.25
Right of Way Agent	115.00	2.50	287.50
Right of Way Agent	115.00	23.50	2,702.50
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Data Analyst	80.00	-	0.00
Totals		135.50	\$ 17,307.50

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

Total \$ 17,307.50

PAS Property Acquisition Services, LLC.

Job Detail

Location: Fairgrounds Hwy 36

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	10.75	1,881.25
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		10.75	\$ 1,881.25

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

Total \$ 1,881.25

PAS Property Acquisition Services, LLC.

Job Detail

Location: Vacek

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	35.25	6,168.75
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	43.00	4,945.00
Right of Way Agent	115.00	13.00	1,495.00
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	55.00	4,400.00
Totals		146.25	\$ 17,008.75

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

Total \$ 17,008.75

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	10.25	1,178.75
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	3.50	280.00
Totals		13.75	\$ 1,458.75

Expenses			Amount (\$)
Whitney	1.00	4,000.00	4,000.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ 4,000.00

Total \$ 5,458.75

PAS Property Acquisition Services, LLC.

Job Detail

Location: Chruch

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	11.00	1,265.00
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
Data Analyst	80.00	3.50	280.00
Totals		14.50	\$ 1,545.00

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
	-	-	0.00
Total Expenses			\$ 3,000.00

Total \$ 4,545.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Stella

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
Right of Way Agent	115.00		0.00
Data Analyst	80.00	-	0.00
Totals		-	\$ -

Expenses			Amount (\$)
Whitney	1.00	3,000.00	3,000.00
	-	-	0.00
Total Expenses			\$ 3,000.00

Total \$ 3,000.00

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

PROJECT TIME SHEET
 Fort Bend County
 2020 Mobility Bond Program

Dara Mahar
 NAME: (please print)

10/31/2022
 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.																																
Tenth Street - 20106																																	0.00
Fairgrounds (Hwy. 36) 20124x																																	0.00
Vacek Rd - 20111			2.50	0.75	2.50	3.00	1.25			4.25	1.50	6.75	3.75	2.50		0.50	2.00	3.50	2.25	0.75				1.75	0.25	1.00	0.75	1.50				43.00	
Rohan Rd -20105																																	0.00
Reading - 20117																																	0.00
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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.
10/31/2022	208-22C

Bill To

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

Due Date	Tax ID No.
10/31/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 4.039-ACRE TRACT OF LAND LOCATED AT THE SOUTH CORNER OF COTTONWOOD SCHOOL ROAD AND STELLA ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471 STELLA ROAD PROPERTY OWNER: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC	3,000.00

Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

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.
10/3/2022	174-22C

Bill To

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

Due Date	Tax ID No.
10/3/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF AN 8.788-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF CHURCH STREET AND COLONY ROAD, NEEDVILLE, FORT BEND COUNTY, TEXAS 77461 TRACT 1 - CHURCH STREET PROPERTY OWNER: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC	3,000.00
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Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00

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Invoice

Date	Invoice No.
10/17/2022	191-22C

Bill To

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

Due Date	Tax ID No.
10/17/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 16.00-ACRE TRACT OF LAND LOCATED ALONG THE SOUTHWEST LINE OF ROHAN ROAD, ~1,700' SOUTHEAST OF FM 2977, ROSENBERG, FORT BEND COUNTY, TEXAS 77469 TRACT 1 PROPERTY OWNER: MICHEL GOHSN	4,000.00

Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

Fort Bend County
Status Report for Month of October 2022

Rohan Road

Number of Parcels: 9
1 parcel just Added, parcel 1A/B, removing A and appraising B.
1 offer went out
3 closed, Parcel 4 & 5 owned by NRG and easements were recorded. Parcel 1A/1B,
3 and 2A/2B sent to ED.

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
Funding Requests submitted to County for processing.

FM 521 Project (TxDOT)

Number of Parcels: 17
14 parcels closed
3 Parcels in ED, one has hearing and 2 others are still waiting for processing with
County attorneys office. Updated DBE for the TxDOT reports.

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 - County Attorney working on
settlement/PUA
8 parcels sent to ED – Shouse Family – County Attorney working on
settlement/PUA

FM 762/Williams Way

Number of Parcels: 1, Possible 4 relocations.
Terry Crocket working with contractors and engineering on the driveway
elevation.

FM 521 Phase II

Number of parcels: 26

Worked with Binkley Barfield on ROW estimates for land and costs associated.
Fielded calls from owners concerning access due to median cuts being allowed and not.

10th Street

Number of Parcels: 43,
43 initial offers; 43 final offers
21 parcels closed via deed
3 parcels sent to ED.

Relocation

Working on 28 of the parcels that have relocation either, personal property, residential, or business.
20 90-day letters went out.
4 30-day letters went out.

W. Sycamore Seg 2

Number of parcels: 11
11 FOL went out
3 closing via deed
2 at title company

W. Sycamore Seg. 3

Number of parcels 12
12 Final Appraisals were sent over, and with a new title company, will open up title commitments. Working to put appraisals into Fort Bend Masterworks program.

Relocation

Parcel 6A/B – Working with owners to discuss relocation

Vacek Road

Number of parcels 23
23 Offers went out and working on negotiations with property owners.
22 Final offers sent
__ closing via deed

Beechnut

Number of parcels 1
Intro Letter/BOR has gone out

Church St.

Number of parcels 1
1 offer has gone out, CenterPoint is reviewing

Harlem

Number of parcels 1
1 offer has gone out

Stella Rd

Number of parcels 1
Received Appraisal
Initial offer to go out November