



PAS Property Acquisition Services, LLC

November 30, 2022

Invoice #8654

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	\$ 532,602.50	\$ 17,121.25	\$ 91,276.25
Fairgrounds Hwy 36- 20124x	\$ 34,200.00	\$ 36,611.25	\$ 1,137.50	\$ (3,548.75)
Vacek Road- 20111	\$ 205,200.00	\$ 41,448.75	\$ 96,838.75	\$ 66,912.50
Rohan Road- 20105	\$ 42,750.00	\$ 10,096.25	\$ 1,437.50	\$ 31,216.25
Church Street-20119	\$ 8,550.00	\$ 5,177.50	\$ 2,141.25	\$ 1,231.25
Stella Road-20116	\$ 8,550.00	\$ 3,000.00	\$ 2,115.00	\$ 3,435.00
Reading Road- 20117	\$ 8,550.00	\$ 1,881.25	\$ -	\$ 6,668.75
	\$ 940,250.00	630,817.50	\$ 120,791.25	\$ 188,641.25

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	71.00	12,425.00
Chris Provenece	115.00	8.50	977.50
Dara Mahar	115.00	40.25	4,628.75
Steve Bonjonia	115.00	20.75	2,386.25
Cade Killingsworth	115.00	42.50	4,887.50
Randy Parasiliti	115.00	72.75	8,366.25
Courtney Hippler	80.00	1.50	120.00
Totals		257.25	\$ 33,791.25

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 87,000.00 87,000.00
Whitney & Assoc	1.00 \$ - 0.00
Whitney & Assoc	1.00 \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 87,000.00

Total \$ 120,791.25

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	29.00	5,075.00
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	30.00	3,450.00
Right of Way Agent	115.00	72.75	8,366.25
Right of Way Agent	115.00	2.00	230.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Data Analyst	80.00	-	0.00
Totals		133.75	\$ 17,121.25

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

Total \$ 17,121.25

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	6.50	1,137.50
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		6.50	\$ 1,137.50

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

Total \$ 1,137.50

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	25.50	4,462.50
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	40.25	4,628.75
Right of Way Agent	115.00	6.50	747.50
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		72.25	\$ 9,838.75

Expenses			Amount (\$)
Whitney	1.00	87,000.00	87,000.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ 87,000.00

Total \$ 96,838.75

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	12.50	1,437.50
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		12.50	\$ 1,437.50

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

Total \$ 1,437.50

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	3.50	612.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	12.25	1,408.75
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Data Analyst	80.00	1.50	120.00
Totals		17.25	\$ 2,141.25

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

Total \$ 2,141.25

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	6.50	1,137.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	8.50	977.50
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Right of Way Agent	115.00		0.00
Data Analyst	80.00	-	0.00
Totals		15.00	\$ 2,115.00

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

Total \$ 2,115.00

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

Randy Parasiliti
 NAME: (please print)

11/30/2022
 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	2.50	4.75	1.50	3.75			4.75	6.25	0.75	3.75	4.75			5.50	6.25						4.50	5.75	3.75					5.75	4.75	3.75		72.75	
Fairgrounds (Hwy. 36) 20124x																																	0.00
Vacek Rd - 20111																																	0.00
Rohan Rd -20105																																	0.00
Reading - 20117																																	0.00
Church St.-20119																																	0.00
Stella Rd.-20116																																	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.
9/13/2022	128-22C

Bill To

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

Due Date	Tax ID No.
9/13/2022	██████████

Description	Amount
Highway: Vacek Road Parcel: 1 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: Vacek Road Parcel: 2 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 3 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 4 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Total	
Payments/Credits	
Balance Due	

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 Sugar Land, Texas 77479

Due Date	Tax ID No.
9/13/2022	██████████

Description	Amount
Highway: Vacek Road Parcel: 5 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 6 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: Vacek Road Parcel: 7 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	4,000.00
Highway: Vacek Road Parcel: 8 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Total	
Payments/Credits	
Balance Due	

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Property Acquisition Services, LLC
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 Sugar Land, Texas 77479

Due Date	Tax ID No.
9/13/2022	

Description	Amount
Highway: Vacek Road Parcel: 9 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	4,500.00
Highway: Vacek Road Parcel: 10 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	4,000.00
Highway: Vacek Road Parcel: 11 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	5,500.00
Highway: Vacek Road Parcel: 12 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	
Payments/Credits	
Balance Due	

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Due Date	Tax ID No.
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Description	Amount
Highway: Vacek Road Parcel: 13 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	5,500.00
Highway: Vacek Road Parcel: 14 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	5,500.00
Highway: Vacek Road Parcel: 15 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 16 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	
Payments/Credits	
Balance Due	

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Due Date	Tax ID No.
9/13/2022	

Description	Amount
Highway: Vacek Road Parcel: 17 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: Vacek Road Parcel: 18 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 19A County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 19B County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Total	
Payments/Credits	
Balance Due	

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 Sugar Land, Texas 77479

Due Date	Tax ID No.
9/13/2022	

Description	Amount
Highway: Vacek Road Parcel: 20 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: Vacek Road Parcel: 21 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,000.00
Highway: Vacek Road Parcel: 22 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Highway: Vacek Road Parcel: 23 County: Fort Bend Appraiser: Matthew C. Whitney Description: Appraisal Report	3,500.00
Total	\$87,000.00
Payments/Credits	\$0.00
Balance Due	\$87,000.00

Fort Bend County
Status Report for Month of November 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.
1 open title – will close via deed

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
Fundings at the title company waiting to close

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 attorney's office. Received updated appraisal for ED hearing.

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.
4 parcels waiting to close
6 parcels open title

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
5 closing via deed
7 at title company to open title

W. Sycamore Seg. 3

Number of parcels 12
12 Initial offers have been sent out

Relocation

Parcel 6A/B – Working with owners to discuss relocation
Parcel 002 – Working with shop owners to discuss personal property relo/business.

Vacek Road

Number of parcels 23
23 Offers went out and working on negotiations with property owners.
22 Final offers sent
Opening new title commitments.

8 closing via deed

Beechnut

Number of parcels 1

Intro Letter/BOR has gone out

Church St.

Number of parcels 1

Initial offer has gone out, CenterPoint is reviewing, CenterPoint Energy has accepted offer. CenterPoint Energy is preparing easement.

Harlem

Number of parcels 1

Initial offer has gone out

Stella Rd

Number of parcels 1

Received Appraisal

Initial offer sent out

Offer received and being reviewed CenterPoint Energy Transmission Group

Fairgrounds

1 parcel – title opened – will close via donation deed