

Matula, Guy

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Matula, Guy
Date: 2023.01.13
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PO 167431
DMS
REC 653420

AGENDA



PAS Property Acquisition Services, LLC

November 30, 2022

Invoice # 8655

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	25,665.00	\$ 1,557.50	\$ 13,977.50
Beechnut St. - 17410	\$ 130,000.00	100,331.25	\$ 4,540.00	\$ 25,128.75
John Sharp -17421x	\$ 68,400.00	66,873.75	\$ -	\$ 1,526.25
FM 521Phase I - 17111	\$ 189,600.00	274,575.00	\$ 2,142.50	\$ (87,117.50)
South Post Oak Blvd.- 13112	\$ 55,000.00	5,787.50	\$ -	\$ 49,212.50
Voss Rd. Intersections-17404-13	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -
FM 521 Phase II - 17113	\$ 291,600.00	14,002.50	\$ 1,750.00	\$ 275,847.50
W Sycamore Road- 17122x, 17123x	\$ 208,500.00	105,580.00	\$ 57,355.00	\$ 45,565.00
	\$ 1,748,650.00	1,438,942.50	\$ 67,345.00	\$ 242,362.50

Work Requested:		Performed Right-of-Way Services for Fort Bend County		
Acquisition	Rate (\$)	Hours	Amount (\$)	
Mark Heidaker	175.00	49.50	8,662.50	
Steve Bonjonia	115.00	18.00	2,070.00	
Chris Provence	115.00	1.00	115.00	
Cade Killingsworth	115.00	24.50	2,817.50	
Randy Parasiliti	115.00	-	0.00	
Courtney Hippler	80.00	33.50	2,680.00	
Totals		126.50	\$	16,345.00
Expense		Amount (\$)		
Whitney & Assoc	1.00	\$ 3,000.00	3,000.00	
Whitney & Assoc	1.00	\$ 48,000.00	48,000.00	
Whitney & Assoc	-	\$ -	0.00	
Whitney & Assoc	-	\$ -	0.00	
Total Expenses		\$	\$	51,000.00
Total			\$	67,345.00

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	12.00	1,380.00
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		14.00	\$ 1,540.00

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

Total \$ 4,540.00

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	-	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	6.00	480.00
Totals		15.50	\$ 2,142.50

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

Total \$ 2,142.50

PAS Property Acquisition Services, LLC.
Job Detail

Location: FM 521II

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	10.00	1,750.00
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		10.00	\$ 1,750.00

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

Total \$ 1,750.00

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sycamore Rd Seg 2

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	11.00	1,925.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	18.00	2,070.00
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		29.00	\$ 3,995.00

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

Total \$ 3,995.00

PAS Property Acquisition Services, LLC.

Job Detail

Location: Sycamore Rd Seg 3

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	19.00	3,325.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	1.00	115.00
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	24.00	1,920.00
Totals		44.00	\$ 5,360.00

Expenses			Amount (\$)
Whitney	1.00	48,000.00	48,000.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ 48,000.00

Total \$ 53,360.00

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		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	1.50	120.00
Totals		14.00	\$ 1,557.50

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

Total \$ 1,557.50

Invoice

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

Date	Invoice No.
11/8/2022	209-22C

Bill To

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

Due Date	Tax ID No.
11/8/2022	██████████

Description	Amount
APPRAISAL REPORT OF A 1.1967-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF BEECHNUT STREET, APPROXIMATELY 50 FEET WEST OF S. PEEK ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77407 TRACT 12 – BEECHNUT STREET PROPERTY OWNER: 3535 WILCREST, LTD	3,000.00

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

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Invoice

Date	Invoice No.
11/1/2022	124-22C

Bill To

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

Due Date	Tax ID No.
11/1/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 1.1606-ACRE TRACT OF LAND LOCATED AT 1002 W. SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 1 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: WAYNE E. CLAYTON	5,000.00
APPRAISAL REPORT OF A 2.627-ACRE TRACT OF LAND LOCATED AT 902 W. SYCAMORE ROAD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 2 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: LUIS ALONSO ALVARENGA, ET UX	5,000.00
APPRAISAL REPORT OF THREE ECONOMIC UNITS TOTALING 10.035 ACRES (WHOLE PROPERTY) LOCATED ALONG THE NORTH LINE OF W. SYCAMORE ROAD, ±150 FEET WEST OF EMERALD STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 3 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: ADAN DIAZ AND PAULA DIAZ	4,000.00
APPRAISAL REPORT OF A 0.2037-ACRE TRACT OF LAND LOCATED AT THE NORTHWEST CORNER OF W. SYCAMORE ROAD AND EMERALD STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 4 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: CHERYL L. PLEASANT AND THE HEIRS OF THE ESTATE OF GREGORY A. PLEASANT	4,000.00

Total
Payments/Credits
Balance Due

Invoice

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Due Date	Tax ID No.
11/1/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 0.6241-ACRE TRACT OF LAND LOCATED ALONG THE NORTH LINE OF W. SYCAMORE ROAD, BETWEEN EMERALD STREET AND PERIDOT STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 5 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: ADELINA CRUZ-MIRANDA	4,000.00
APPRAISAL REPORT OF A 0.2127-ACRE TRACT OF LAND LOCATED AT 4139 PERIDOT STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 6 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: ARCHIE L. PENRY AND WIFE, DOROTHY M. PENRY	5,500.00
APPRAISAL REPORT OF THREE ECONOMIC UNITS TOTALING 19.613 ACRES (WHOLE PROPERTY) LOCATED ALONG THE NORTH LINE OF W. SYCAMORE ROAD, ±150 FEET WEST OF FM 521, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCELS 7A & 7B - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: SYCAMORE FRESNO PROPERTIES, LLC	4,000.00
APPRAISAL REPORT OF A 4.778-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, AT S. POST OAK BOULEVARD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 8 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23	3,000.00

Total
Payments/Credits
Balance Due

Invoice

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Date	Invoice No.
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Property Acquisition Services, LLC
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 Sugar Land, Texas 77479

Due Date	Tax ID No.
11/1/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 10.00-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, ±100 FEET WEST OF EMERALD STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 9 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: AMANDA VENTURES, LLC AND DEAN A. HRBACEK AND HEALTH WAVES, LLC	3,500.00
APPRAISAL REPORT OF A 4.9666-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, ±700 FEET WEST OF KANSAS STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 10 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: BMJD INVESTMENTS, LLC	3,000.00
APPRAISAL REPORT OF A 10.00-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF W. SYCAMORE ROAD AND KANSAS STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 11 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: NATHAN TILDEN ROGERS, ET AL	3,000.00
APPRAISAL REPORT OF A 5.00-ACRE TRACT OF LAND LOCATED ALONG THE SOUTH LINE OF W. SYCAMORE ROAD, ±150 FEET WEST OF FM 521, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 12 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: R. SALINAS FAMILY LIMITED PARTNERSHIP	4,000.00

Total	\$48,000.00
Payments/Credits	\$0.00
Balance Due	\$48,000.00

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