

Matula, Guy

Digitally signed by
Matula, Guy
Date: 2023.01.13
14:55:39 -06'00'

PO 167431
DMS
REC 653419

AGENDA



PAS Property Acquisition Services, LLC

October 31, 2022

Invoice # 8599

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 | 21,735.00 | \$ 3,930.00 | \$ 15,535.00 |
| Beechnut St. - 17410 | \$ 130,000.00 | 98,952.50 | \$ 1,378.75 | \$ 29,668.75 |
| John Sharp -17421x | \$ 68,400.00 | 66,873.75 | \$ - | \$ 1,526.25 |
| FM 521Phase I - 17111 | \$ 189,600.00 | 273,306.25 | \$ 1,268.75 | \$ (84,975.00) |
| 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 | 12,821.25 | \$ 1,181.25 | \$ 277,597.50 |
| W Sycamore Road- 17122x, 17123x | \$ 208,500.00 | 98,042.50 | \$ 7,537.50 | \$ 102,920.00 |
| | \$ 1,748,650.00 | 1,423,646.25 | \$ 15,296.25 | \$ 309,707.50 |

Work Requested:

Performed Right-of-Way Services for Fort Bend County

| Acquisition | Rate (\$) | Hours | Amount (\$) |
|--------------------|-----------|--------------|---------------------|
| Mark Heidaker | 175.00 | 44.75 | 7,831.25 |
| Steve Bonjonia | 115.00 | 18.75 | 2,156.25 |
| Tim Compton | 115.00 | - | 0.00 |
| Cade Killingsworth | 115.00 | 20.25 | 2,328.75 |
| Randy Parasiliti | 115.00 | - | 0.00 |
| Courtney Hippler | 80.00 | 6.00 | 480.00 |
| Totals | | 89.75 | \$ 12,796.25 |

| Expense | Amount (\$) |
|-----------------------|--------------------|
| Whitney & Assoc | 1.00 \$ 2,500.00 |
| Whitney & Assoc | - \$ - |
| Whitney & Assoc | - \$ - |
| Whitney & Assoc | - \$ - |
| Total Expenses | \$ 2,500.00 |

Total \$ 15,296.25

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 | 10.00 | 1,150.00 |
| 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 | 3.50 | 280.00 |
| Totals | | 13.50 | \$ 1,430.00 |

| Expenses | | | Amount (\$) |
|-----------------------|------|----------|--------------------|
| Whitney | 1.00 | 2,500.00 | 2,500.00 |
| | - | - | 0.00 |
| Total Expenses | | | \$ 2,500.00 |

Total \$ 3,930.00

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 | 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 | 2.50 | 200.00 |
| Totals | | 12.75 | \$ 1,378.75 |

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

Total \$ 1,378.75

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 | 7.25 | 1,268.75 |
| 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 |
| Totals | | 7.25 | \$ 1,268.75 |

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

Total \$ 1,268.75

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 | 6.75 | 1,181.25 |
| 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 | | 6.75 | \$ 1,181.25 |

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

Total \$ 1,181.25

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 | 17.50 | 3,062.50 |
| Sr. Project Manager | 150.00 | - | 0.00 |
| Right of Way Agent | 115.00 | 18.75 | 2,156.25 |
| 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 |
| Totals | | 36.25 | \$ 5,218.75 |

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

Total \$ 5,218.75

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 | 13.25 | 2,318.75 |
| 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 |
| Totals | | 13.25 | \$ 2,318.75 |

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

Total \$ 2,318.75

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. |
|------------|-------------|
| 10/13/2022 | 188-22C |

Bill To

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

| Due Date | Tax ID No. |
|------------|------------|
| 10/13/2022 | [REDACTED] |

| Description | Amount |
|--|----------|
| APPRAISAL REPORT OF A 6.2171-ACRE TRACT (WHOLE PROPERTY) FOR A PROPOSED 0.087-ACRE ACQUISITION LOCATED AT THE SOUTHWEST CORNER OF GRAND PARKWAY AND HARLEM ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77406 PARCEL 3B – HARLEM ROAD PROPERTY OWNER: LIDL US OPERATIONS, LLC | 2,500.00 |

| | |
|------------------|------------|
| Total | \$2,500.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$2,500.00 |

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
