

Matula, Guy



Digitally signed by Matula, Guy
DN: dc=us, dc=tx, dc=fort-bend,
dc=co, dc=fortbend, ou=Fortbend,
ou=Departments, ou=Engineering,
ou=Users, cn=Matula, Guy
Date: 2022.07.20 16:13:55 -05'00'

PO 167431
DMS
REC 632371

AGENDA

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

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
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
Totals		128.75	\$ 16,533.75

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 46,250.00 46,250.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 46,250.00

Total \$ 62,783.75

Terms: Total due upon receipt

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	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
Totals		9.00	\$ 1,035.00

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

Total \$ 1,035.00

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	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
Totals		36.25	\$ 4,558.75

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

Total \$ 4,558.75

PAS Property Acquisition Services, LLC.
Job Detail

Location: Sycamore Rd

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

Acquisition	Rate (\$)	Hours	Amount (\$)
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
Totals		73.75	\$ 9,376.25

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

Total \$ 55,626.25

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	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
Totals		2.25	\$ 393.75

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

Total \$ 393.75

PAS Property Acquisition Services, LLC.

Job Detail

Location: John Sharp

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

Acquisition	Rate (\$)	Hours	Amount (\$)
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

Totals

\$ 820.00

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

Total Expenses

\$ -

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
Totals		2.00	\$ 350.00


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

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
	List below the number of hours worked each day on each individual project to which you are assigned.																															
John Sharp					1.50																											1.50
W Saycamore Seg 2																4.00	4.00	4.00					3.00	3.00	2.00		2.00					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
Bamore Rd																																0.00
FM 521																																0.00
Clodine																																0.00
																																23.50


 Employee Signature

5/31/22
 Date

 Manager Signature

 Date

Steven Bonjonia
 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
	List below the number of hours worked each day on each individual project to which you are assigned.																															
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
Bamore Rd																																0.00
FM 521																																0.00
Clodine																																0.00
																																0.00
W. Sycamore																			4	1.25			1.5	1.5	6.5	3.5	2.25			3.5	24.00	
																																24.00

SE Bonjonia
 Employee Signature

5-31-22
 Date

 Manager Signature

 Date

PROJECT TIME SHEET
Fort Bend County
P.O. #167431

5/31/2022
Date

[illegible]

Employee Signature _____ Date _____
Manager Signature _____ Date _____

5/31/2022
Date

[illegible]

7/8/22
Date

Employee Signature

Date _____

Manager Signature _____

Date _____

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.
5/17/2022	63-22C

Bill To

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

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

Description	Amount
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	3,750.00
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	6,500.00
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	4,000.00

Total
Payments/Credits
Balance Due

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.
5/17/2022	63-22C

Bill To

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

Due Date	Tax ID No.
5/17/2022	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

Total
Payments/Credits
Balance Due

Whitney & Associates
Real Estate Valuation and Consulting
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Invoice

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

Bill To

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

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

Description	Amount
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	4,000.00

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

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.

Harlem

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

10th 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.