



PAS Property Acquisition Services, LLC

August 31, 2022
Invoice # 8512

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	\$ -	\$ 19,465.00
Beechnut St. - 17410	\$ 130,000.00	98,952.50	\$ -	\$ 31,047.50
John Sharp -17421x	\$ 68,400.00	65,648.75	\$ 1,225.00	\$ 1,526.25
FM 521Phase I - 17111	\$ 189,600.00	270,812.50	\$ 1,093.75	\$ (82,306.25)
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	9,846.25	\$ 1,050.00	\$ 280,703.75
W Sycamore Road- 17122x, 17123x	\$ 208,500.00	83,927.50	\$ 7,473.75	\$ 117,098.75
	\$ 1,748,650.00	1,400,437.50	\$ 13,242.50	\$ 334,970.00

Work Requested:

Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Heidaker	175.00	47.50	8,312.50
Steve Bonjonia	115.00	20.00	2,300.00
Tim Compton	115.00	-	0.00
Cade Killingsworth	115.00	-	0.00
Randy Parasiliti	115.00	2.00	230.00
Courtney Hippler	80.00	-	0.00
Totals		69.50	\$ 10,842.50

Expense	Amount (\$)
Whitney & Assoc	1.00 \$ 2,400.00 2,400.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 2,400.00

Total \$ 13,242.50

PAS Property Acquisition Services, LLC.
Job Detail

Location: Jon Sharp

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	7.00	1,225.00
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		7.00	\$ 1,225.00

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

Total \$ 1,225.00

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	6.25	1,093.75
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		6.25	\$ 1,093.75

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

Total \$ 1,093.75

PAS Property Acquisition Services, LLC.

Job Detail

Location: Voss Rd Intersections

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
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		-	\$ -

Expenses			Amount (\$)
Whitney	1.00	2,400.00	2,400.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ 2,400.00

Total \$ 2,400.00

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	6.00	1,050.00
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		6.00	\$ 1,050.00

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

Total \$ 1,050.00

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	17.75	3,106.25
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	20.00	2,300.00
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		37.75	\$ 5,406.25

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

Total \$ 5,406.25

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	10.50	1,837.50
Sr. Project Manager	150.00	-	0.00
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
Right of Way Agent	115.00	-	0.00
Relocation Agent	115.00	-	0.00
Data Analyst	80.00	-	0.00
Totals		12.50	\$ 2,067.50

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

Total \$ 2,067.50

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.
8/31/2022	236-21C-1

Bill To

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

Due Date	Tax ID No.
8/31/2022	40-0001863

Description	Amount
APPRAISAL REPORT OF A 49.9595-ACRE TRACT OF LAND LOCATED ALONG THE WEST LINE OF OLD RICHMOND ROAD, AT VOSS ROAD, FORT BEND COUNTY, TEXAS 77498 PARCEL 1 – DUHACSEK PARK PROPERTY OWNER: CITY OF SUGAR LAND	2,400.00

Total	\$2,400.00
Payments/Credits	\$0.00
Balance Due	\$2,400.00

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

8/31/2022
Date

Employee Signature: Mark Smith Date: 9-2-2022

Manager Signature: _____ Date: _____

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

8/31/2022
Date

[illegible]

8-31-2022
Date

Date _____

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

8/31/2022
Date


 Employee Signature

9-2-22
 Date

 Manager Signature

 Date

Fort Bend County
Status Report for Month of August 2022

Rohan Road

Number of Parcels: 8

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

TDCJ is now willing to sell said tract of land, working with Caren Glover and Amber Long on letter of intent that County Attorney's office is reviewing.

FM 521 Project (TxDOT)

Number of Parcels: 17

14 parcels closed

2 parcels waiting on survey – received notice that these parcels are being combined with Lake Olympia project right of way per engineer.

1 parcel has filed 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 - 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.

Worked with Terry Crocket since he is upset regarding the building of the driveway and is requesting additional funds to cover cost.

Payment has been made to owner for denial of access and damages. Working on 2 relocations for tenants. Construction has begun, waiting to see when driveway will be built.

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

Parcel 4 – CLOSED

Parcel 2 - cancelled per engineers

10th Street

Number of Parcels: 42,

42 initial offers; 42 final offers

15 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

5 funding request uploaded to MW

W. Sycamore Seg. 3

Number of parcels 12

12 Initial Notices went out. Received all title commitments and received final surveys. The appraisals are in the final stages should be in Masterworks in September.

Relocation

Parcel 6A/B – Will set up initial interview once appraisal is received and offer goes out.

Vacek Road

Number of parcels 23

23 Initial Notices went out this month. Received all the title commitments. Started receiving appraisals and will input into Masterworks for the County approval.