

# Matula, Guy

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Matula, Guy  
Date: 2023.01.13  
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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 2,500.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Whitney & Assoc	- \$ - 0.00
Total Expenses	\$ 2,500.00

Total \$ 15,296.25

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>13.50</b>	<b>\$ 1,430.00</b>

Expenses			Amount (\$)
Whitney	1.00	2,500.00	2,500.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ 2,500.00</b>

**Total \$ 3,930.00**



**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>12.75</b>	<b>\$ 1,378.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
	-	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 1,378.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>7.25</b>	<b>\$ 1,268.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 1,268.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>6.75</b>	<b>\$ 1,181.25</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 1,181.25**



**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>36.25</b>	<b>\$ 5,218.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 5,218.75**

**PAS Property Acquisition Services, LLC.**  
*Job Detail*

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**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
<b>Totals</b>		<b>13.25</b>	<b>\$ 2,318.75</b>

Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
<b>Total Expenses</b>			<b>\$ -</b>

**Total \$ 2,318.75**



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

10/31/2022  
Date

Employee Signature: Mark Deutsch

Manager Signature: \_\_\_\_\_

Date  
11-2-2022  
Date



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

10/31/2022  
Date




Employee Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

Manager Signature \_\_\_\_\_ Date \_\_\_\_\_

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

10/31/2022  
Date

\_\_\_\_\_  
 Manager Signature Date



PAS Property Acquisition Services, LLC  
 19855 Southwest Freeway, Ste. 200  
 Sugar Land, TX 77479  
 281-343-7171

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

Courtney Hippler  
 NAME: (please print)

10/31/2022  
 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 17421x																																0.00
Beechnut Rd - 17410																				2.50												2.50
FM 521 Phase I - 17111																																0.00
FM 521 Phase II - 17113																																0.00
W Sycamore Seg 2 -17122x																																0.00
W Sycamore Seg 3 -17123x																																0.00
Harlem - 17402													3.5																			3.50
																																0.00
																																0.00
																																0.00
																																0.00
																																0.00
																																6.00

  
 Employee Signature

10/31/22  
 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](http://www.whitney-appraisals.com)

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	

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**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.

## **10<sup>th</sup> 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

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## **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

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