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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		Pre	ev. Billed	Cu	rrent	Amo	unt Remaining
Harlem Rd 17402	S	41,200.00		21,735.00	S	3,930.00	\$	15,535.00
Beechnut St 17410	S	130,000.00		98,952.50	S	1,378.75	\$	29,668.75
John Sharp -17421x	S	68,400.00		66,873.75	S	-	\$	1,526.25
FM 521Phase I - 17111	S	189,600.00		273,306.25	5	1,268.75	\$	(84,975.00
South Post Oak Blvd 13112	S	55,000.00		5,787.50	\$	-	\$	49,212.50
Voss Rd. Intersections-17404-13	S	2,400.00	\$	2,400.00	\$	-	\$	
FM 521 Phase II - 17113	S	291,600.00		12,821.25	\$	1,181.25	\$	277,597.50
W Sycamore Road- 17122x, 17123x	S	208,500.00		98,042.50	\$	7,537.50	\$	102,920.00
	S	1,748,650.00	1	,423,646.25	\$	15,296.25	\$	309,707.50

Work Requested:	Performed Right-o	f-Way Services for Fort I	Bend	County	
Acquisition	SISTEMATICAL PROPERTY.	Rate (S)	PORT.	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				2.500.00	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

Terms: Total due upon receipt

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	<u>-</u>	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
	-	<u>-</u>	0.00
<b>Total Expenses</b>			\$ 2,500.00

Total \$ 3,930.00

Job Detail

Location:

Beechnut

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

Acquisition	<b>Rate (\$)</b>	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
<b>Total Expenses</b>			\$

Total \$ 1,378.75

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	- T	0.00
Totals		7.25	1,268.75

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

Total \$ 1,268.75

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

Total \$ 1,181.25

Job Detail

Location:

Sycamore Rd Seg 2

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

Acquisition	<b>Rate (\$)</b>	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
<b>Total Expenses</b>			\$

Total \$ 5,218.75

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	- M-	0.00
Right of Way Agent	115.00	<u>-</u>	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	<u>-</u>	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
<b>Total Expenses</b>		\$	3

Total \$ 2,318.75

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

Mark Heidaker

NAME: (please print)

10/31/2022 Date

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Employee Signature

August Signature

Manager Signature

//-2-2023

Steven Bonjonia	10/31/2022
NAME: (please print)	Date

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St Bonjan . | 10-31-2022

Employee Signature Date

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

Cade Killingsworth	
NAME: (please print)	

10/31/2022

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Employee Signature | M/31/22

Manager Signature

Courtney Hippler	10/31/2022
NAME: (please print)	Date

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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.
10/13/2022	188-22C

#### Bill To

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

	Due D	ate	Tax ID No.
	10/13/2	022	
Description	推	f	Amount
APPRAISAL REPORT OF A 6.2171-ACRE TRACT (WHOLE PROPERTY) F PROPOSED 0.087-ACRE ACQUISITION LOCATED AT THE SOUTHWEST CORNER OF GRAND PARKWAY AND HARLEM ROAD, RICHMOND, FOR COUNTY, TEXAS 77406 PARCEL 3B – HARLEM ROAD PROPERTY OWNER: LIDL US OPERATIONS, LLC			2,500.00
	Total		\$2,500.00
	Paymen	ts/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.

#### 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

#### 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