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PO 167431 **DMS** REC 653420

AGENDA



PAS Property Acquisition Services, LLC

November 30, 2022 **Invoice #8655**

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		Pr	ev. Billed	Cu	rrent	Amou	nt Remaining
Harlem Rd 17402	\$	41,200.00		25,665.00	S	1,557.50	\$	13,977.50
Beechnut St 17410	\$	130,000.00		100,331.25	\$	4,540.00	\$	25,128.75
John Sharp -17421x	S	68,400.00		66,873.75	\$	-	\$	1,526.25
FM 521Phase I - 17111	\$	189,600.00		274,575.00	\$	2,142.50	\$	(87,117.50)
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		14,002.50	\$	1,750.00	\$	275,847.50
W Sycamore Road- 17122x, 17123x	\$	208,500.00		105,580.00	\$	57,355.00	\$	45,565.00
	\$	1,748,650.00	1	,438,942.50	\$	67,345.00	\$	242,362.50

Work Requested:	Performed Right-of-Way Services for Fort Bend County						
Acquisition		Rate (S)		Hours		Amount (\$)	
Mark Heidaker		175.00		49.50		8,662.50	
Steve Bonjonia		115.00		18.00		2,070.00	
Chris Provence		115.00		1.00		115.00	
Cade Killingsworth		115.00		24.50		2,817.50	
Randy Parasiliti		115.00		-		0.00	
Courtney Hippler		80.00		33.50		2,680.00	
	Totals			126.50	\$	16,345.00	
Expense			0/2000			Amount (\$)	
Whitney & Assoc		1.00	\$	3,000.00		3,000.00	
Whitney & Assoc		1.00	\$	48,000.00		48,000.00	
Whitney & Assoc			\$	-		0.00	
Whitney & Assoc			\$	-		0.00	
	Total Expenses		\$		\$	51,000.00	
				Total	0	67,345.00	

Terms: Total due upon receipt

Job Detail

Location:

Beechnut

Total Expenses

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	12.00	1,380.00
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	2.00	160.00
Totals		14.00	\$ 1,540.00
Expenses			Amount (\$)
Whitney	1.00	-	3,000.00
	-	-	0.00

Total \$ 4,540.00

3,000.00

\$

Job Detail

Location:

FM 521

Total Expenses

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	9.50	1,662.50
Sr. Project Manager	150.00		0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	2005	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	6.00	480.00
Totals		15.50	\$ 2,142.50
Expenses			Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00

Total	\$ 2,142.50

\$

Job Detail

Location:

FM 521II

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	10.00	1,750.00
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		10.00	\$ 1,750.00
Evnonges			A 0 (C)
Expenses	1.00		Amount (\$)
Whitney	1.00	-	0.00
The Watts Group	1.00	-	0.00
Total Expenses			\$

Total	\$ 1,750.00
	-,

Job Detail

Location:

Sycamore Rd Seg 2

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	11.00	1,925.00
Sr. Project Manager	150.00	<u>-</u> -	0.00
Right of Way Agent	115.00	18.00	2,070.00
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		29.00	\$ 3,995.00

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

Total \$ 3,995.00

Job Detail

Location:

Sycamore Rd Seg 3

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

Acquisition	Rate (\$)	Hours	Amount (\$)
Principal	175.00	19.00	3,325.00
Sr. Project Manager	150.00	-	0.00
Right of Way Agent	115.00	-	0.00
Right of Way Agent	115.00	1.00	115.00
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	24.00	1,920.00
Totals		44.00	\$ 5,360.00
Expenses			Amount (\$)
Whitney	1.00	48,000.00	48,000.00
The Watts Group	1.00	-	0.00
Total Expenses			\$ 48,000.00

Total	\$ 53,360.00
	The second secon

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	12.50	1,437.50
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		14.00	\$ 1,557.50
Expenses			Amount (\$)
Whitney	1.00		0.00
William	-		0.00
Total Expenses			-

Total	\$ 1,557.50

Mark Heidaker

NAME: (please print)

Date

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Project Name/Description		200		SEE SEE				1847	List	below t	he num	ber of I	hours w	orked e	ach day	on eac	h indiv	dual pi	roject to	which	you are	assigne	ed.	-	35000			Sec.		35230	4000	Total Hour
John Sharp 17421x																														-		0
Beechnut Rd - 17410																																0.
FM 521 Phase I - 17111	0.75	0.75	0.50					1.00	0.50						0.75		0.50						1.25					1.25	1.25	1.00	0	9.
FM 521 Phase II - 17113				1.00	0		- 3	1.25			1.50			1.25	0.75			1.00			0.75		0.50					1.00	0.50	0.50	0	10,0
W Sycamore Seg 2 -17122x				1.25	5		1.00	2.00	0.75		1.00					0.75		1.25			0.75		0.50					1.00		0.75	5	11.0
W Sycamore Seg 3 -17123x	1.50	2.25	2.00				1.25		1.00		1.75			0.75		1.50	1.00	1.25				1.00	0.75					1.00	0.50	1.5	0	19.0
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Manager Signature
Manager Signature

/2-5-202 2

Steven Bonjonia

NAME: (please print)

11/30/2022 Date

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Project Name/Description				25165					List	below to	he num	ber of	hours w	vorked e	each day	on eac	h indiv	idual pi	oject to	which	you are	assigne	d.	1914 (S)							Total Hou
ohn Sharp 17421x																															-
eechnut Rd - 17410																															
M 521 Phase I - 17111																														8	
M 521 Phase II - 17113																															
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St. Jan	11.30-12
Employee Signature	Date
Manager Signature	Date

Cade Killingsworth

NAME: (please print)

11/30/2022 Date

Project Name/Description	1	2	1 3	4		6	1	8					13	14	15	16	17	18	19	20	21	22	23	24	25	26	2	28	29	30	31	-
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Employee Signature

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Manager Signature

Date

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Chris Provence NAME: (please print) 11/30/2022 Date 11 12 13 14 15 16 Project Name/Description 19 20 21 22 23 24 25 List below the number of hours worked each day on each individual project to which you are assigned. Total Hours John Sharp 17421x 0.00 Beechnut Rd - 17410 0.00 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 1.00 Harlem - 17402 0.00 0.00 0.00 0.00

Epoployee Signature

12/1/2022

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)	

11/30/2022

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Project Name/Description						To all			below th	e numi	ber of h	ours wo	rked ea	ch day	on each	indivi	18 dual or	niect to	20 which	21	22	23	24	25	26	27	28	29	30	31	1000
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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

Date	Invoice No.
11/8/2022	209-22C

Bill To

8	Due Date	Tax ID No.
**	11/8/2022	
APPRAISAL REPORT OF A 1.1967-ACRE TRACT OF LAND LOCATED AL THE SOUTH LINE OF BEECHNUT STREET, APPROXIMATELY 50 FEET IS. PEEK ROAD, RICHMOND, FORT BEND COUNTY, TEXAS 77407 TRACT 12 – BEECHNUT STREET PROPERTY OWNER: 3535 WILCREST, LTD	ONG WEST OF	Amount 3,000.00
	Total	\$3,000.00
	Payments/Cred	dits \$0.00
	Balance Due	\$3,000.00

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

Date	Invoice No.
11/1/2022	124-22C

Bill To

Due Date	Tax ID No.
11/1/2022	40-0001863

5,000.00
5,000.00
4,000.00
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

Date Invoice No.	
11/1/2022	124-22C

Bill To

Due Date Tax ID No.		
11/1/2022	40-0001863	

Description	Amount
APPRAISAL REPORT OF A 0.6241-ACRE TRACT OF LAND LOCATED ALO THE NORTH LINE OF W. SYCAMORE ROAD, BETWEEN EMERALD STREI PERIDOT STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 5 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: ADELINA CRUZ-MIRANDA	1,100.00
APPRAISAL REPORT OF A 0.2127-ACRE TRACT OF LAND LOCATED AT 4 PERIDOT STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 6 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: ARCHIE L. PENRY AND WIFE, DOROTHY M. PENRY	5,555.55
APPRAISAL REPORT OF THREE ECONOMIC UNITS TOTALING 19.613 AC (WHOLE PROPERTY) LOCATED ALONG THE NORTH LINE OF W. SYCAM ROAD, ±150 FEET WEST OF FM 521, FRESNO, FORT BEND COUNTY, TE: 77545 PARCELS 7A & 7B – W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: SYCAMORE FRESNO PROPERTIES, LLC	ORE
APPRAISAL REPORT OF A 4.778-ACRE TRACT OF LAND LOCATED ALON SOUTH LINE OF W. SYCAMORE ROAD, AT S. POST OAK BOULEVARD, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 8 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: FORT BEND COUNTY MUNICIPAL UTILITY DISTRIC: 23	5,000.00
	Total

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

Date	Invoice No.
11/1/2022	124-22C

Bill To

	Due Date	Tax ID No.
	11/1/2022	40-0001863
Description		Amount
APPRAISAL REPORT OF A 10.00-ACRE TRACT OF LAND LOCATED ALG SOUTH LINE OF W. SYCAMORE ROAD, ±100 FEET WEST OF EMERAL STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 9 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: AMANDA VENTURES, LLC AND DEAN A. HRBACE HEALTH WAVES, LLC	D	3,500.00
APPRAISAL REPORT OF A 4.9666-ACRE TRACT OF LAND LOCATED AI THE SOUTH LINE OF W. SYCAMORE ROAD, ±700 FEET WEST OF KAN STREET, FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 10 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: BMJD INVESTMENTS, LLC		3,000.00
APPRAISAL REPORT OF A 10.00-ACRE TRACT OF LAND LOCATED AT SOUTHEAST CORNER OF W. SYCAMORE ROAD AND KANSAS STREE FRESNO, FORT BEND COUNTY, TEXAS 77545 PARCEL 11 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: NATHAN TILDEN ROGERS, ET AL		3,000.00
APPRAISAL REPORT OF A 5.00-ACRE TRACT OF LAND LOCATED ALO SOUTH LINE OF W. SYCAMORE ROAD, ±150 FEET WEST OF FM 521, F FORT BEND COUNTY, TEXAS 77545 PARCEL 12 - W. SYCAMORE ROAD SEGMENT 3 PROPERTY OWNER: R. SALINAS FAMILY LIMITED PARTNERSHIP		4,000.00
	Total	\$48,000.00
	Payments/Cred	lits \$0.00
	Balance Due	\$48,000.00

Fort Bend County Status Report for Month of November 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.

1 open title – will close via deed

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

Fundings at the title company waiting to close

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 attorney's office. Received updated appraisal for ED hearing.

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.

4 parcels waiting to close

6 parcels open title

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 closing via deed

7 at title company to open title

W. Sycamore Seg. 3

Number of parcels 12

12 Initial offers have been sent out

Relocation

Parcel 6A/B – Working with owners to discuss relocation

Parcel 002 – Working with shop owners to discuss personal property relo/business.

Vacek Road

Number of parcels 23

23 Offers went out and working on negotiations with property owners.

22 Final offers sent

Opening new title commitments.

8 closing via deed

Beechnut

Number of parcels 1

Intro Letter/BOR has gone out

Church St.

Number of parcels 1

Initial offer has gone out, CenterPoint is reviewing, CenterPoint Energy has accepted offer. CenterPoint Energy is preparing easement.

Harlem

Number of parcels 1 Initial offer has gone out

Stella Rd

Number of parcels 1 Received Appraisal Initial offer sent out

Offer received and being reviewed CenterPoint Energy Transmission Group

Fairgrounds

1 parcel - title opened - will close via donation deed