

MEMORANDUM

TO: FILE

FROM: DJC

DATE: 8/17/09

RE: FM 1460—Nelson driveway reconstruction

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- As part of our possession and use agreement with John Nelson for the FM1460 right of way we agreed that we would continue to negotiate for the construction of a realigned driveway to FM1460 in return for a deed for the right of way (see attached pages of PUA).\
- We have obtained general approval of a driveway permit for the new location, and now we need approval from the County for the construction. The permit is only good for 6 months so we need to move this process along toward completion.
- The estimated cost for the driveway improvements is between \$75-\$100K (see attached opinion of probable costs from Bill Huggins).
- We are acquiring approximately 1.5 acres of land from the Nelson family. Using a conservative estimate of \$5.00/SF, if we were to pay that unit value for the right of way the cost would be \$327K. The value could be much higher given that Texas A&M paid \$11/SF to Avery for their property.
- If this is approved, we need to decide whether this can be done with County forces or needs to be bid to an outside entity.

Acknowledge County's contractual  
duty to construct driveway for Mr.  
Nelson.