

Texas General Land Office



Jerry Patterson, Commissioner



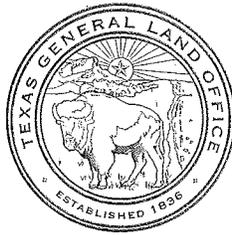
REAL PROPERTY EVALUATION REPORTS

Texas Department of Criminal Justice
Texas State Library & Archives Commission

For the 82nd Legislature



TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2010

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives
82nd Legislature

I am pleased to present the 2010 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Texas Department of Criminal Justice, and the Texas State Library and Archives Commission.

Mandated by the Texas Natural Resources Code, Sections 31.157, et seq, this report provides market value analyses, highest and best use recommendations, and other pertinent information to assist legislators in making land-use decisions.

Information and recommendations herein are based on market conditions at the time of the appraisal. Subsequent real estate market fluctuations should be taken into account when reviewing this report.

Please contact me with any questions you have or if you would like additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jerry Patterson".

JERRY PATTERSON
Commissioner, General Land Office

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OVERVIEW

THE EVALUATION PROCESS



AN OVERVIEW

CONTENTS

This report contains evaluations of state real property for the following agencies:

- ◆ Texas Department of Criminal Justice
- ◆ Texas State Library and Archives Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

The agency's enabling legislation, operational mission, and real property management procedure.

Real Property Assets:

The agency's real property holdings including function, location, size, physical and legal characteristics.

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and the General Land Office's (GLO) recommendations regarding future disposition of the property.

Recommendations for sale or lease of the properties are based on the following:

- ◆ an examination of appraisal data
- ◆ legal and physical limitations
- ◆ need for the property by other state agencies
- ◆ market conditions; and/or
- ◆ other factors influencing the value of the property to the state

Texas Facilities Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Facilities Commission (TFC) to determine whether any reviewed properties are needed by other state agencies. Any TFC staff comments are included in the agency's summary section of the report and are attached to the specific site analysis.

EVALUATION REPORTS

**TEXAS DEPARTMENT OF
CRIMINAL JUSTICE
AGENCY SUMMARY**



Texas Department of Criminal Justice

Background/Authorities

Texas Department of Criminal Justice (TDCJ) was formed in 1989 when the Legislature combined the Texas Board of Pardons and Paroles, the Adult Probation Commission, and the Department of Corrections.

The mission of the TDCJ is to provide public safety, promote positive change in offender behavior, reintegrate offenders into society, and assist victims of crime.

TDCJ, under the supervision of the Board of Criminal Justice, may lease state-owned lands and grant easements according to Sec. 496.003 and Sec. 496.004 of the Government Code. Proceeds from these leases and easements are deposited into the appropriate special account of the State Treasury as authorized in Chapter 34 of the Texas Natural Resources Code.

HB 1979 (74th Legislature, 1995) provides authorization to the Board to sell state-owned real property. The Texas General Land Office (GLO) is responsible for marketing identified properties on behalf of the Board in accordance with procedures in Sec. 31.158 (c) of the Texas Natural Resources Code.

Real Property Assets

TDCJ owns 86 properties ranging from 0.54 acres to 20,527.74 acres. TDCJ currently utilizes over 122,374 acres, both owned and leased, for agricultural operations. Many TDCJ units are located in proximity to suburban centers including the greater Houston area. TDCJ has determined that the minimum acceptable

size for a prison unit is 300 acres, including the compound, operational, and security buffer areas.

GLO Recommendations

The GLO recommends disposing of two TDCJ properties; the Mineral Wells Site, 16.37 acres valued at \$94,000.00, and a portion of the Estelle Unit, 895.99 acres valued at \$2,239,975.

Agency Comments

All agency comments and updates have been incorporated into the evaluation.

Texas Facilities Commission Comments

No comments were received from TFC regarding TDCJ properties.



TDCJ Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
702	Estelle Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	5,458.73	\$73,170,000.00	895.99	\$2,239,975.00
2381	Mineral Wells Site	Vacant	Speculative Investment	16.37	\$94,000.00	16.37	\$94,000.00
Total:				5,475.10	\$73,264,000.00	912.36	\$2,333,975.00

TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2214	Allred Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	320.00	\$79,052,273.00
2322	B. Moore Unit	State Prison Facility	State Prison Facility	209.71	\$10,535,000.00
2314	Bartlett Unit	State Prison Facility	State Prison Facility	61.77	\$9,595,993.00
2056	Boyd/Teague Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	733.65	\$15,073,839.00
2320	Bradshaw Unit	State Jail Facility	State Jail Facility	99.74	\$12,752,000.00
2350	Bridgeport Unit	State Prison Facility	State Prison Facility	38.29	\$10,075,000.00
2057	Briscoe Unit	Correctional Facility	Correctional Facility/ Agricultural	425.90	\$17,760,000.00
2207	C. Moore/Cole Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	698.41	\$16,618,000.00
718	Central Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	325.74	\$33,500,000.00
2318	Chase Field-Garza East and West Units	Correctional Facilities	Correctional Facilities/ Agricultural	303.55	\$47,400,000.00
717	Clemens Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	8,007.73	\$38,500,000.00



TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1996	Clements/Neal Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	592.28	\$134,429,000.00
2349	Cleveland Unit	State Prison Facility	State Prison Facility	39.50	\$8,800,000.00
706	Coffield, Beto, Gurney, Michael, and Powledge Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	20,527.74	\$234,930,000.00
2215	Connally Unit	State Prison Facility	State Prison Facility	813.35	\$95,000,000.00
2191	Cotulla Unit	Correctional Facility	Correctional Facility	36.00	\$7,600,000.00
704	Crain/Hilltop/Murray/ Woodman Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	1,166.44	\$51,101,435.00
2212	Dalhart Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	1,520.42	\$26,200,000.00
2001	Daniel Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	579.36	\$17,775,000.00
716	Darrington Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	6,770.13	\$36,250,000.00
2312	Dawson Unit	State Prison Facility	State Prison Facility	0.91	\$34,036,000.00
2308	Diboll Unit	Correctional Facility	Correctional Facility	100.00	\$8,200,000.00
2309	Dominguez Unit	State Prison Facility	State Prison Facility	71.72	\$17,260,000.00
2188	Duncan Unit	Correctional Facility	Correctional Facility	25.00	\$5,355,000.00
715	Eastham Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	12,788.86	\$44,988,085.00
707	Ellis Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	11,426.68	\$44,578,000.00
2351	Estes Unit	State Prison Facility	State Prison Facility	40.00	\$16,221,000.00
714	Ferguson Unit	State Prison Facility/ Agricultural	State Prison Facility/Agricultural	4,354.74	\$38,600,000.00
2190	Fort Stockton Unit	State Prison Facility	State Prison Facility	25.01	\$6,023,000.00
2199	Glossbrenner Unit	State Prison Facility	State Prison Facility	283.33	\$4,270,000.00



TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2201	Goodman Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	493.84	\$4,162,000.00
713	Goree Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	717.47	\$8,746,000.00
2202	Halbert Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	222.74	\$6,589,487.00
2209	Hamilton Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	349.63	\$11,972,296.00
2204	Havins Unit	State Prison Facility	State Prison Facility	300.00	\$9,088,837.00
1997	Hightower/Henley/Plane Units	State Prison Facility	State Prison Facility	394.39	\$31,900,000.00
1999	Hobby Unit	State Prison Facility/ Cropland	State Prison Facility/ Cropland	388.04	\$16,988,533.00
2003	Hodge Unit	State Prison Facility	State Prison Facility	58.04	\$17,412,760.00
2593	Houston Regional Office	Regional Office	Regional Office	2.49	\$1,130,000.00
1998	Hughes Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	390.00	\$58,915,529.00
711	Huntsville (Walls) Unit	State Prison Facility	State Prison Facility	54.36	\$11,785,000.00
2310	Hutchins Unit	State Prison Facility	State Prison Facility	68.90	\$19,558,000.00
712	Jester I, III, IV Vance Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	939.21	\$84,870,000.00
2198	Johnston Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	342.24	\$6,454,000.00
2197	Jordan Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	1,211.36	\$24,895,000.00
2321	Kegans Unit	Correctional Facility	Correctional Facility	0.81	\$7,282,000.00
2354	Kyle Unit	State Prison Facility	State Prison Facility	12.20	\$12,488,447.00
2025	Lewis Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	360.00	\$25,621,000.00
2316	Lindsey Unit	State Prison Facility	State Prison Facility	64.40	\$8,723,300.00
2313	Lockhart Unit	State Prison Facility	State Prison Facility	31.13	\$21,984,647.00
2323	Lychner Unit	Correctional Facility	Correctional Facility	63.97	\$25,940,000.00



TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2211	Lynaugh Unit	State Prison Facility	State Prison Facility	1,312.43	\$22,736,000.00
2586	Marlin Unit	State Prison Facility	State Prison Facility	25.00	\$8,930,830.00
2059	McConnell Unit	Correctional Facility	Correctional Facility/ Agriculture	298.85	\$54,240,000.00
2194	Montford Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	1,303.50	\$35,450,000.00
705	Mountain View Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	97.28	\$6,488,389.00
2196	Ney Unit	State Prison Facility	State Prison Facility	24.44	\$3,720,000.00
703	Pack/Luther Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	7,002.00	\$49,940,000.00
2195	Polunsky Unit	State Prison Facility	State Prison Facility	472.25	\$40,157,000.00
710	Ramsey/Stringfellow/ Terrell Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	16,843.95	\$69,000,000.00
2319	Region V Headquarters	Regional Headquarters	Commercial	0.60	\$185,000.00
2054	Roach Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	1,651.00	\$24,110,683.00
2058	Robertson/Middleton Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	402.23	\$66,089,035.00
2205	Rudd Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	303.85	\$4,900,000.00
2587	San Saba Unit	State Prison Facility	State Prison Facility	25.00	\$7,351,139.00
2311	Sanchez Unit	State Prison Facility	State Prison Facility	102.00	\$14,407,000.00
2206	Sayle Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	402.36	\$7,770,957.00
709	Scott Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	5,766.41	\$19,975,000.00
2208	Segovia/Lopez Units	Correctional Facility	Correctional Facility	300.00	\$17,000,000.00
2187	Smith Unit	State Prison Facility	State Prison Facility	562.58	\$36,000,000.00
2000	Snyder Distribution Center	State Warehouse Distribu- tion Center	State Warehouse Distribu- tion Center	20.00	\$4,085,000.00
2499	South Texas Unit	State Correctional Facility	State Correctional Facility	0.54	\$3,610,000.00
2213	Stevenson Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	464.03	\$27,775,000.00
2055	Stiles/LeBlanc/Gist Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	775.55	\$49,000,000.00
2002	TDCJ Administrative Headquarters	State Prison Office Facility	State Prison Office Facility	72.55	\$10,838,000.00



TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2216	Telford Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	1,205.79	\$102,192,000.00
2203	Torres Unit	State Prison Facility/ Agricultural	State Prison Facility/ Agricultural	350.00	\$18,482,092.00
2253	Travis County Unit	State Prison Facility	State Prison Facility	95.04	\$14,201,209.00
2192	Tulia Unit	State Prison Facility	State Prison Facility	25.00	\$4,786,000.00
2210	Wallace/Ware Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	546.51	\$26,694,000.00
2200	Wheeler/Formby Units	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	601.63	\$15,170,000.00
2315	Willacy Unit	State Prison Facility	State Prison Facility	100.00	\$7,000,000.00
708	Wynne/Byrd (Diagnostic)/Holliday	State Prison Facilities/ Agricultural	State Prison Facilities/ Agricultural	1,416.17	\$46,100,000.00
2317	Young Unit	State Correctional Facility	State Correctional Facility	42.79	\$10,690,000.00
Total:				121,462.28	\$2,368,059,795.00

**TEXAS DEPARTMENT OF
CRIMINAL JUSTICE
PROPERTIES
RECOMMENDED FOR
SALE OR LEASE**

GLO ID#: 702

Estelle Unit

Location:

FM 980 and FM 3478, Huntsville, Walker County, Texas

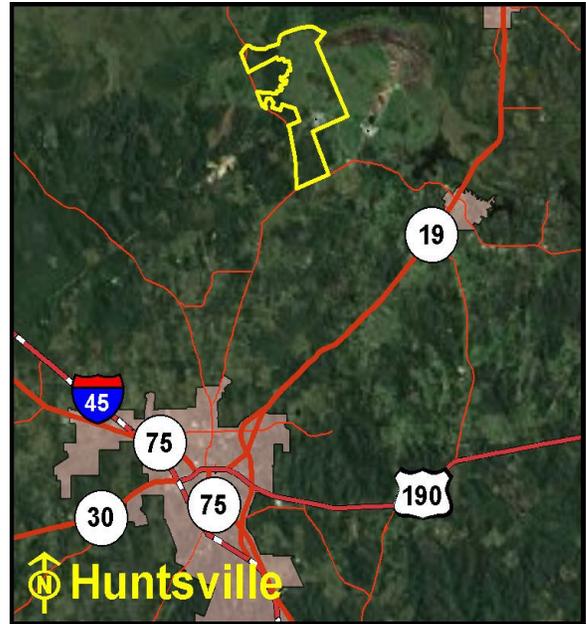
Legal Description:

Volume 392, Page 114, Walker County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility, ROW



Location Map

Appraisal Date: ..3/29/2010	Acres: 5,458.73	Bldgs.:75	Bldg Sq Ft.916,270 sq. ft.
Sen. Dist.:5	Rep. Dist.:13	FAR: .. 0.01	Building Value: \$62,945,232
% in Floodplain: 75%	Slope:Level		Land Value: \$10,224,768
Zoning:Unzoned			Total Market Value: \$73,170,000
Frontage:FM 980, FM 3478			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Residential, Governmental			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

Analysis

The Texas Department of Criminal Justice owns and utilizes this site as agricultural production and a prison facility. The site consists of two parcels, Parcel A (4,562.74 acres) and Parcel B (895.99 acres). It is located north of Huntsville on the corner of FM 980 and FM 3478. The site is improved with 75 buildings, interior fencing and security lighting, exterior high security fencing and lighting, recreational areas, a sewage treatment plant, and concrete parking. Parcel A encompasses the prison unit and most of the agricultural production. Parcel B is utilized for cattle grazing, timber production, and recreational hunting.

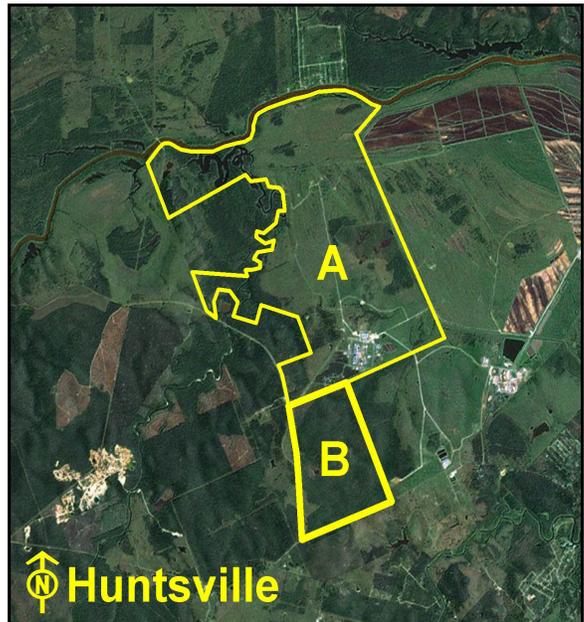
In accordance with a previous recommendation and approval, the GLO has marketed Parcel B for the past two years and recommends continuing that effort. The site was included on the 1999 and 2005 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A (4,562.74 acres) for continued agency operations. GLO recommends the sale/lease of the underutilized Parcel B (895.99 acres).

Agency Comments:

Site Map



GLO ID#: 2381

Mineral Wells Site

Location:

Fort Wolters Industrial Park on Grant Road, Mineral Wells, Parker County, Texas

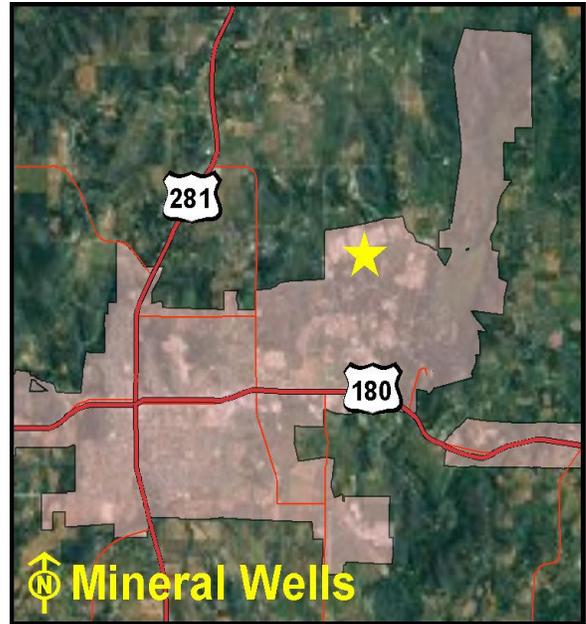
Legal Description:

Volume 1734, Page 1055, Parker County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility



Location Map

Appraisal Date: ..4/19/2010	Acres: 16.37	Bldgs.:8	Bldg Sq Ft.: 43,842 sq. ft.
Sen. Dist.:30	Rep. Dist.:61	FAR: .. 0.06	Building Value: \$0
% in Floodplain: 0%	Slope:Level	Land Value:	\$94,000
Zoning:Mixed-Use	Total Market Value: ..		\$94,000
Frontage:Cross Post Rd, Grant Rd			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Industrial, Vacant			
Current Use:Vacant			
Highest and Best Use:Speculative Investment			
Agency Projected Use:Speculative Investment			

Analysis

This Texas Department of Criminal Justice vacant site is located in Mineral Wells at the Fort Wolters Industrial Park on Grant Road. There are eight buildings of minimal value. It is highly probable that the improvements contain hazardous materials. There is also the likelihood of soil/groundwater contamination. A deed restriction states that the site shall be used and maintained for a minimum security correctional facility, and shall not be sold except to another governmental agency for the same purpose. Surrounding land uses include industrial development and vacant land.

The appraisal indicates the highest and best use is for speculative investment.

GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Agency Comments:

Site Map



**TEXAS DEPARTMENT OF
CRIMINAL JUSTICE
PROPERTIES TO BE
RETAINED**

Texas General Land Office

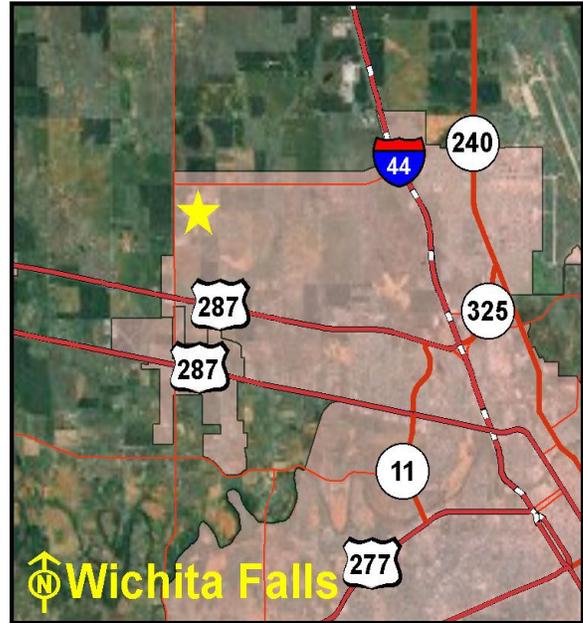
Allred Unit

Location:

2101 FM 369 North, Iowa Park, Wichita County, Texas

Legal Description:

Volume 1621, Page 34, Wichita County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: ...4/27/2010	Acres: 320.00	Bldgs.:23	Bldg Sq Ft1,026,012 sq.ft.
Sen. Dist.:30	Rep. Dist.:69	FAR: 0.07	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$79,052,273
Zoning:Unzoned			
Frontage:FM 369 N			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Agricultural		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice owns and utilizes this site as a prison facility and for agricultural production. It is located on FM 369 North in Wichita Falls. The site is improved with 23 buildings, security lighting and cameras, chain-link fencing, and concrete parking. The surrounding land use includes agricultural development and a drag race track.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

B. Moore Unit

Location:

8500 North FM 3053, Overton, Rusk County, Texas

Legal Description:

Volume 2087, Page 227, Rusk County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility, ROW

Appraisal Date: ...1/22/2010	Acres: 209.71	Bldgs.:2	Bldg Sq Ft 92,059 sq.ft.
Sen. Dist.:1	Rep. Dist.:11	FAR: 0.01	
% in Floodplain:10%	Slope:Moderate	Total Market Value:	\$10,535,000
Zoning:Unzoned			
Frontage:FM 3053			
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Woodlands, Residential, School		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on FM 3053 north of Overton. The site is improved with two buildings, perimeter and interior fencing, security lighting, and paved parking. The surrounding land uses include a Texas A&M Research Center, timber production, and residential development. There are easements for installing, repairing, maintaining, altering, and operating utilities on or across the property.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Bartlett Unit

Location:

1018 Arnold Drive (CR 342), Bartlett, Williamson County, Texas

Legal Description:

Volume 2591, Page 437, Williamson County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Drainage

Appraisal Date: 12/17/2009	Acres: 61.77	Bldgs.:10	Bldg Sq Ft 139,736 sq.ft.
Sen. Dist.:5	Rep. Dist.:20	FAR: 0.05	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$9,595,993
Zoning:Unzoned			
Frontage:Arnold Dr (CR 342)			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a state prison facility. It is located in West Bartlett on Arnold Drive, also known as CR 342. The site is improved with 10 permanent buildings, a greenhouse, two storage buildings, paved parking, security fencing, and security lighting. The surrounding land uses include agricultural and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Boyd/Teague Unit

Location:

Hwy 84, Fairfield, Freestone County, Texas

Legal Description:

J.T. Faulkenbury Svy ,A-233; A. Anglin Svy, A-46; I. Caradine Svy, A-116; R.P. Kelly Svy, A-351; and E.L. Hale Svy, A-295, Freestone County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date:3/1/2010	Acres: 733.65	Bldgs.:18	Bldg Sq Ft 271,850 sq.ft.
Sen. Dist.:5	Rep. Dist.:12	FAR: 0.01	
% in Floodplain:2%	Slope:Moderate	Total Market Value:	\$15,073,839
Zoning:Unzoned			
Frontage:US Hwy 84, Spur 113			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Ranching, Residential, Agricultural			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as agricultural production and a prison facility. It is located northeast of Teague, on US Highway 84 and Spur 113. The site is improved with 18 buildings, interior/exterior security fencing, recreational areas, security lighting, and concrete parking. The surrounding land use includes ranching, residential, and agricultural development. About 2% of the site lies in the floodplain. There is a deed restriction of mineral rights reserved to the grantor. Five new gas wells have been put into operation since 2006.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

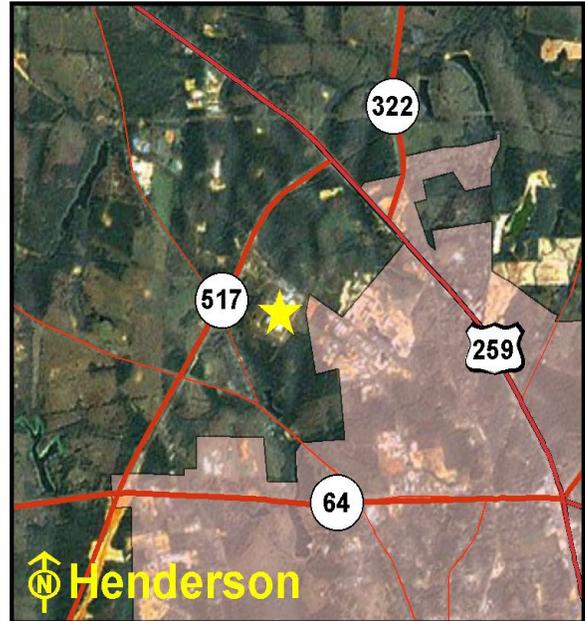
Bradshaw Unit

Location:

3900 West Loop 571 North, Henderson, Rusk County, Texas

Legal Description:

Volume 2083, Page 482, Rusk County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...1/22/2010 Acres: 99.74

Sen. Dist.:.....1 Rep. Dist.:.....11 FAR: 0.05

% in Floodplain:.....0% Slope:.....Level

Zoning:Unzoned

Frontage:West Loop 571 North

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Woodlands, Industrial

Current Use:State Jail Facility

Highest and Best Use:State Jail Facility

Agency Projected Use:State Jail Facility

Bldgs.:14 Bldg Sq Ft 225,738 sq.ft.

Total Market Value: \$12,752,000

The Texas Department of Criminal Justice utilizes this site as a jail facility. It is located outside of the city limits of Henderson on West Loop 571 North. The site is improved with 14 buildings, four recreational yards, chain-link fencing, security lighting, and concrete parking. The surrounding land uses include agricultural and industrial development. There are easements for installing, repairing, maintaining, altering, and operating utilities on or across the site.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

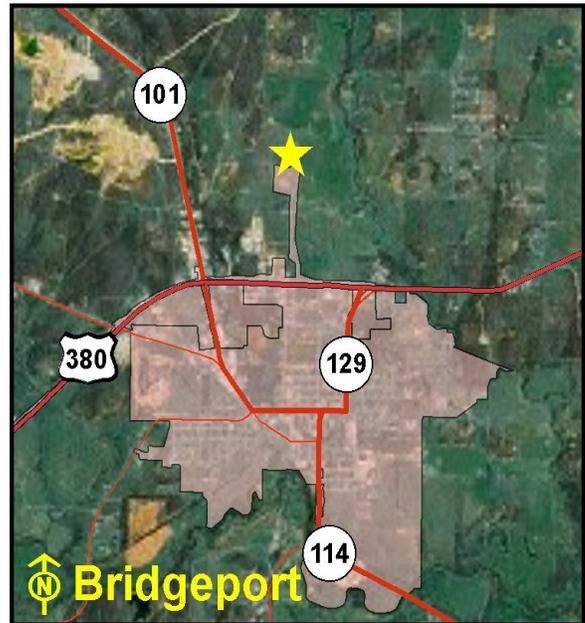
Bridgeport Unit

Location:

4000 North 10th Street, Bridgeport, Wise County, Texas

Legal Description:

Volume 799, Page 788, Wise County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility

Appraisal Date: ...1/26/2010	Acres: 38.29	Bldgs.:7	Bldg Sq Ft 99,313 sq.ft.
Sen. Dist.:30	Rep. Dist.:61	FAR: 0.06	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$10,075,000
Zoning:Residential			
Frontage:N. 10th St, U.S. HWY 380			
Utilities:Electricity, Telephone, Wastewater, Water			
Surrounding Uses:Rangeland, Agricultural			
Current Use:State Prison Facility			
Highest and Best Use:State Prison Facility			
Agency Projected Use:State Prison Facility			

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on North 10th Street in Bridgeport. The site is improved with seven buildings, chain-link perimeter fencing, security lighting, and concrete parking. The surrounding land use includes rangeland and agricultural development. There are easements for installing, repairing, maintaining, altering, and operating utilities across the southern portion of the site.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Briscoe Unit

Location:

State Highway 85 West, Dilley, Frio County, Texas

Legal Description:

Volume 307, Page 10, Frio County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...2/18/2010	Acres: 425.90	Bldgs.:24	Bldg Sq Ft 294,944 sq.ft.
Sen. Dist.:21	Rep. Dist.:80	FAR: 0.02	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$17,760,000
Zoning:Unzoned	Frontage:SH 85, IH 35		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Commercial, Industrial		
Current Use:	Correctional Facility		
Highest and Best Use:	Correctional Facility/Agricultural		
Agency Projected Use:	Correctional Facility/Agricultural		

The Texas Department of Criminal Justice owns and utilizes this site as a correctional facility. It is located on State Highway 85 west of the City of Dilley and IH 35. The site is improved with 24 buildings, chain-link fencing, security lighting, and concrete parking. The surrounding land use includes agricultural, commercial, and light industrial development.

The appraisal indicates the highest and best use is for agriculture to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

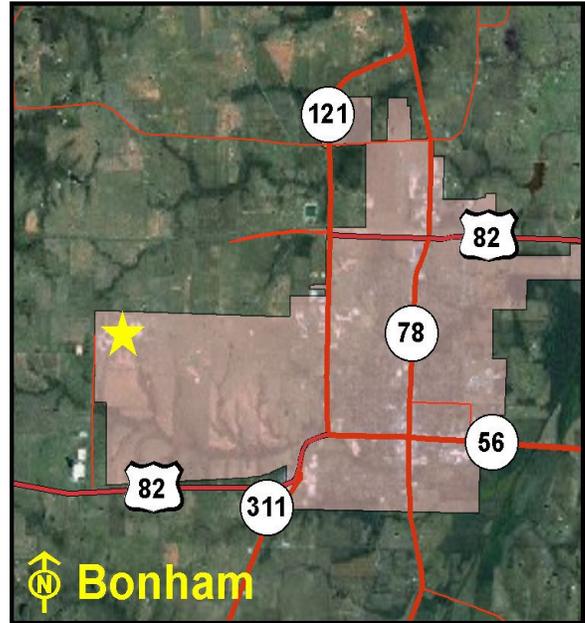
C. Moore/Cole Units

Location:

1700 N. FM 87 & 3801 Silo Road, Bonham, Fannin County, Texas

Legal Description:

Volume 773, Page 1057, Fannin County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved
Easements: Pipeline, Utility

Appraisal Date: ...2/25/2010	Acres: 698.41	Bldgs.:19	Bldg Sq Ft 310,307 sq.ft.
Sen. Dist.:2	Rep. Dist.:62	FAR: 0.01	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$16,618,000
Zoning:Industrial			
Frontage:FM 87, Silo Rd			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Recreational		
Current Use:	State Prison Facilities/Agricultural		
Highest and Best Use:	State Prison Facilities/Agricultural		
Agency Projected Use:	State Prison Facilities/Agricultural		

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. One site is located on North FM 87 and the other on Silo Road in Bonham. The sites together are improved with 19 buildings, exterior security fencing, recreational yards and shelter, security lighting, and concrete parking. The surrounding land uses include agricultural, residential, and recreational development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Central Unit

Location:

Hwy 90A and Hwy 6, Sugar Land, Fort Bend County, Texas

Legal Description:

M.M. Battle League, Abstract No. 9, Alexander Hodge League, Abstract No. 32, Fort Bend County

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/18/2010	Acres: 325.74	Bldgs.:99	Bldg Sq Ft 517,633 sq.ft.
Sen. Dist.:17	Rep. Dist.:26	FAR: 0.04	
% in Floodplain:45%	Slope:Moderate	Total Market Value:	\$33,500,000
Zoning:Industrial			
Frontage:Hwy 90A, Hwy 6			
Utilities:Electricity, Gas, Telephone, Wastewater, Water Well			
Surrounding Uses:Agricultural, Governmental, Vacant, Residential			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice owns and utilizes this site as correctional facility and for agricultural production. Parcel A (229.58 acres) is located on the north side of US Highway 90A west of the Sugar Land Municipal Airport. Parcel B (96.16 acres) is located at the northwest corner of State Highway 6 and US Highway 90A in Sugar Land. The site is improved with 99 buildings, security fencing, water treatment plant, a wastewater facility, security lighting, and concrete parking. The surrounding land uses include vacant land, agricultural, industrial, and residential development. Nearly half of both parcels are located in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

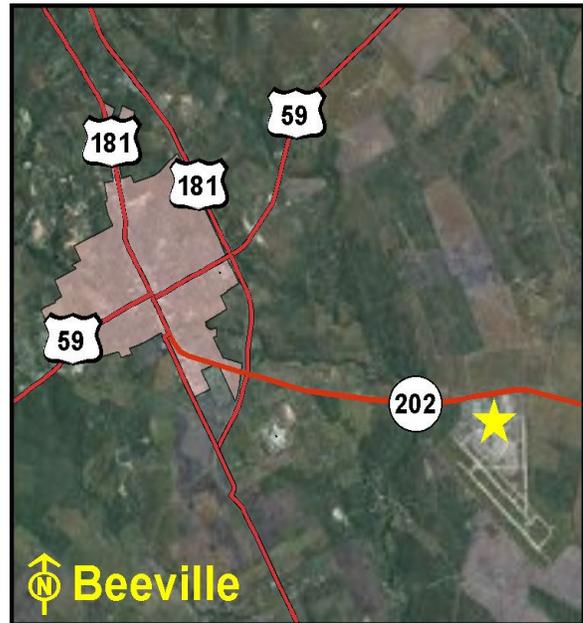
Chase Field-Garza East and West Units

Location:

SH 202 East (Part of Old Chase Field Naval Air Station), Beeville, Bee County, Texas

Legal Description:

Volume 512, Page 404, Bee County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility

Appraisal Date: ...12/8/2009 Acres: 303.55

Sen. Dist.:...21 Rep. Dist.:...35 FAR: 0.10

% in Floodplain:.....0% Slope:Moderate

Zoning:Unzoned

Frontage:S.H. 202

Utilities:Electricity, Telephone, Water, Water Well

Surrounding Uses:Agricultural, Residential, Governmental

Current Use:Correctional Facilities

Highest and Best Use:Correctional Facilities/Agricultural

Agency Projected Use:Correctional Facilities

Bldgs.:101 Bldg Sq Ft1,199,987 sq.ft.

Total Market Value: \$47,400,000

The Texas Department of Criminal Justice utilizes these sites for regional offices and correctional facilities. They are located on State Highway 202 East, southeast of the city limits of Beeville. The sites are improved with 101 buildings, paved parking, chain link fencing, and security lighting. The surrounding land uses include governmental, agricultural, and residential development. The existing reversion clause calls for the return of the property to the federal government if not utilized as correctional facilities.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. This property reverts back to the federal government if no longer utilized by the agency.

Texas General Land Office

Clemens Unit

Location:

SH 36, FM 2611, FM 2004, CR 400, and CR 310, Lake Jackson, Brazoria County, Texas

Legal Description:

Volume 50, Page 625, Brazoria County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

Appraisal Date: ...2/23/2010	Acres: 8,007.73	Bldgs.:61	Bldg Sq Ft 459,196 sq.ft.
Sen. Dist.:17	Rep. Dist.:25	FAR: 0.01	
% in Floodplain:25%	Slope:Level	Total Market Value:	\$38,500,000
Zoning:Unzoned			
Frontage:SH 36, FM 2004			
Utilities:Electricity, Gas, Telephone, Wastewater, Water Well			
Surrounding Uses:Agricultural, Residential			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. The site is located on the southwest side of Lake Jackson and has five roads that cross the prison grounds dividing the tract into four distinct parcels. Parcel A (3,517.73 acres) fronts FM 2004, SH 36, and CR 400. Parcel B (2,420 acres) fronts SH 36, FM 2611, and CR 310. Parcel C (1,670 acres) fronts FM 2611. Parcel D (400 acres) fronts FM 2004 and CR 400. The entire site is improved with 61 buildings, security fencing, a waste water treatment facility, water plant, security lighting, recreational areas, and concrete parking. The surrounding land uses include agricultural and residential development. Almost one quarter of the site is located in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Clements/Neal Units

Location:

9055 Spur 591 (NE 24th Street), Amarillo, Potter County, Texas

Legal Description:

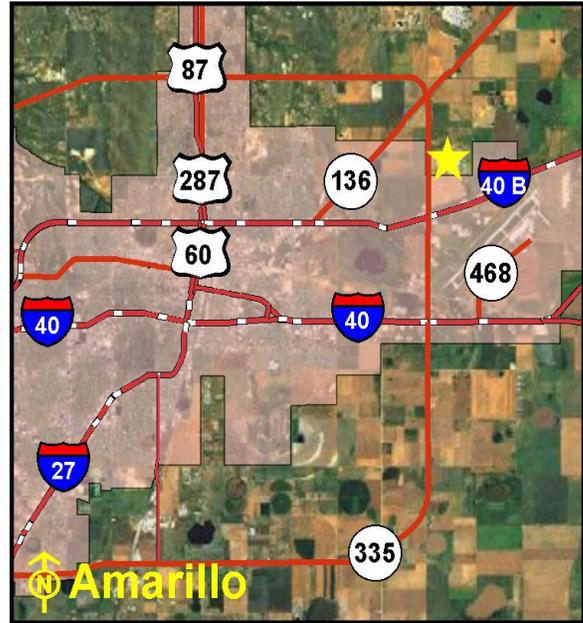
Volume 1966, Page 215, Potter County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/30/2010 **Acres:** 592.28

Sen. Dist.:.....31 **Rep. Dist.:**.....87 **FAR:** 0.06

% in Floodplain:.....5% **Slope:**.....Level

Zoning:Unzoned

Frontage:Spur 591 (NE 24th St.)

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Rangeland, Residential, Industrial

Current Use:State Prison Facilities/Agricultural

Highest and Best Use:State Prison Facilities/Agricultural

Agency Projected Use:State Prison Facilities/Agricultural

Bldgs.:66 **Bldg Sq Ft**1,549,789 sq.ft.

Total Market Value: \$134,429,000

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located on the north side of NE 24th Street (Spur 591) east of Loop 335 in Amarillo. The sites are improved with 66 buildings, interior/exterior barb wire fencing, security lighting, recreational areas, a security camera system, and concrete parking. The surrounding land uses include rangeland, agricultural, residential, and industrial development. Approximately 30 acres lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Cleveland Unit

Location:

East Fifth Street, Cleveland, Liberty County, Texas

Legal Description:

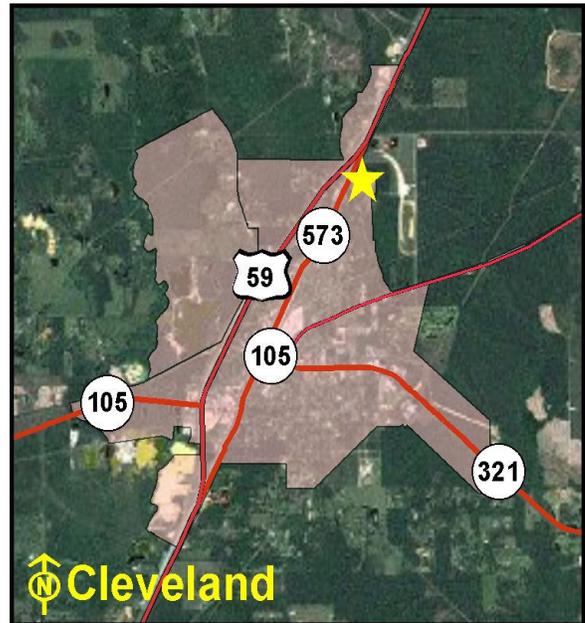
Volume 596, Page 142, Volume 614, Page 779, Volume 615, Page 782, Volume 615, Page 784, Liberty County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/18/2010 **Acres:** 39.50 **Bldgs.:**3 **Bldg Sq Ft** 106,568 sq.ft.
Sen. Dist.:.....4 **Rep. Dist.:**.....18 **FAR:** 0.06
% in Floodplain:.....5% **Slope:**.....Level
Zoning:Mixed-Use
Frontage:East Fifth Street
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Industrial
Current Use:State Prison Facility
Highest and Best Use:State Prison Facility
Agency Projected Use:State Prison Facility

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on East Fifth Street in Cleveland. The site is improved with three buildings, concrete parking, security fencing, and lighting. The surrounding land uses include industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Coffield, Beto, Gurney, Michael, and Powledge Units

Location:

FM 645 (Tennessee Colony), Palestine, Anderson & Freestone County, Texas

Legal Description:

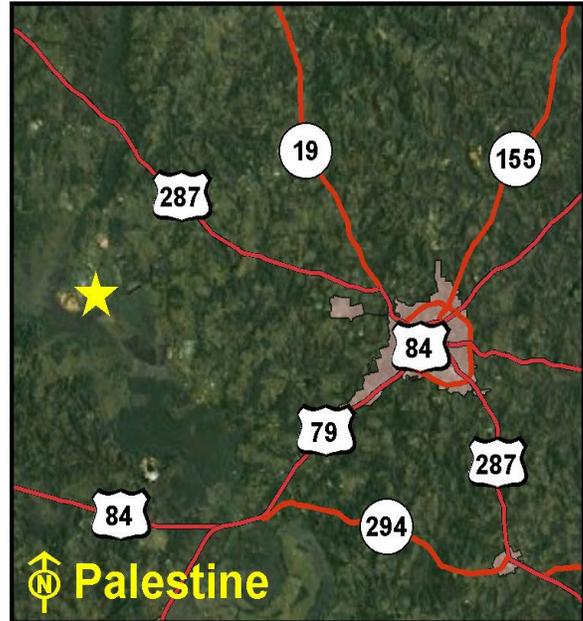
Volume 648, Page 257, Volume 951, Page 513, Volume 819, Page 665, Volume 716, Page 624, Volume 702, Page 166, Anderson County & Freestone County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...4/22/2010 **Acres:**20,527.74 **Bldgs.:**258 **Bldg Sq Ft**4,083,855 sq.ft.
Sen. Dist.:.....3 **Rep. Dist.:**.....8 **FAR:** 0.01
% in Floodplain:.....70% **Slope:**.....Level
Zoning:Unzoned
Frontage:FM 645, FM 2054
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Ranching, Residential
Current Use:State Prison Facilities/Agricultural
Highest and Best Use:State Prison Facilities/Agricultural
Agency Projected Use:State Prison Facilities/Agricultural

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located in the Tennessee Colony near FM 645 west of Palestine. The five prison units are improved with 258 buildings, a sewer treatment plant, chain-link barb wire fencing, recreational areas, security lighting, and concrete parking. The surrounding land uses include ranching, and agricultural and residential development. Three fourths of the site lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Connally Unit

Location:

899 FM 632, Kenedy, Karnes County, Texas

Legal Description:

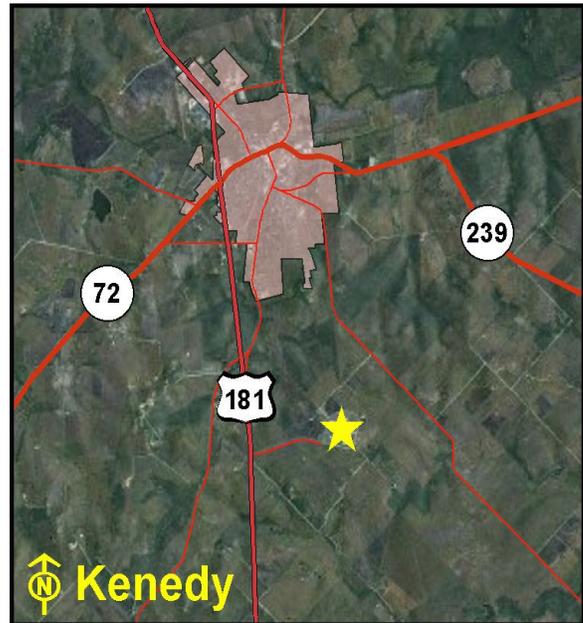
Volume 634, Page 409, Volume 639, Page 186, Karnes County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...12/9/2009	Acres: 813.35	Bldgs.:25	Bldg Sq Ft 936,568 sq.ft.
Sen. Dist.:21	Rep. Dist.:35	FAR: 0.03	
% in Floodplain:5%	Slope:Moderate	Total Market Value:	\$95,000,000
Zoning:Unzoned			
Frontage:FM 632, CR 147			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a state prison facility. It is located on FM 632, south of the City of Kenedy. The site is improved with 25 buildings, chain link fencing, paved parking, and perimeter security lighting. The surrounding land uses include agricultural development and scattered rural homesites.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Cotulla Unit

Location:

F.M. 624, Cotulla, La Salle County, Texas

Legal Description:

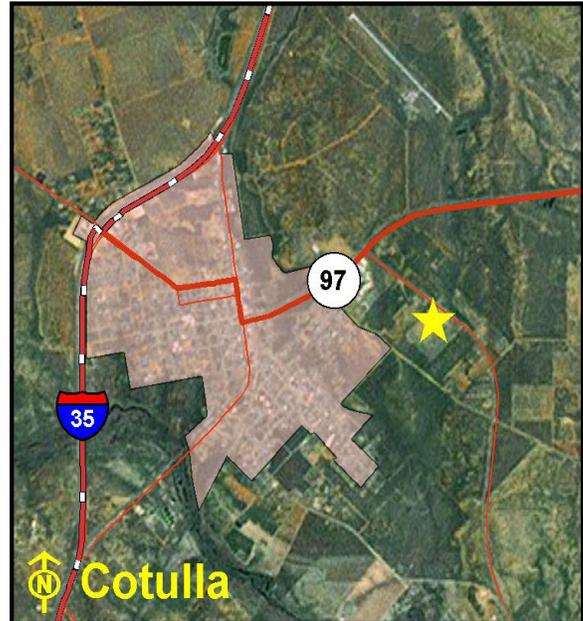
Volume 303, Page 336, La Salle County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/18/2010	Acres: 36.00	Bldgs.:1	Bldg Sq Ft 74,904 sq.ft.
Sen. Dist.:21	Rep. Dist.:80	FAR: 0.05	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$7,600,000
Zoning:Unzoned	Frontage:F.M. 624	Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Current Use:	Surrounding Uses:	Agricultural, Ranching, Residential
Highest and Best Use:	Agency Projected Use:	Current Use:	Correctional Facility
		Highest and Best Use:	Correctional Facility
		Agency Projected Use:	Correctional Facility

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located east of Cotulla on F.M. 624. The site is improved with one large building, a covered recreation area, fencing, concrete parking, and security lighting. The surrounding land uses include ranching, agricultural development, and some residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

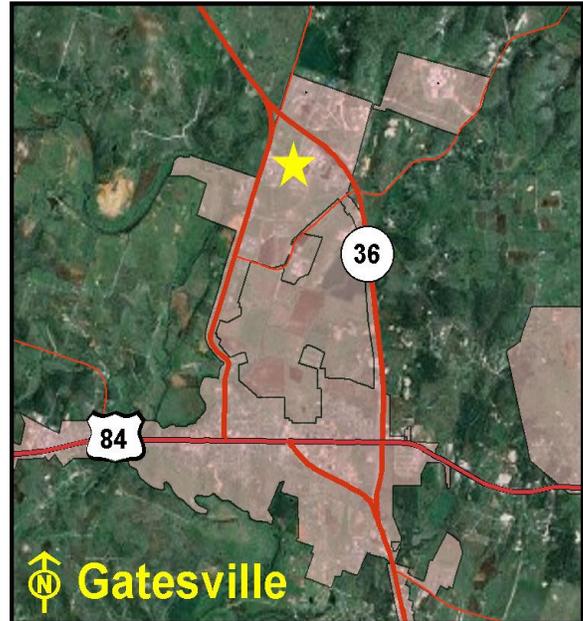
Crain/Hilltop/Murray/Woodman Units

Location:

SH 36 and FM 929, Gatesville, Coryell County, Texas

Legal Description:

Volume 388-50, Page 94, Volume 397, Page 332, Volume 456, Page 697, Volume 579, Page 387, Coryell County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW

Appraisal Date:4/6/2010 **Acres:** 1,166.44

Sen. Dist.:.....22 **Rep. Dist.:**.....59 **FAR:** 0.03

% in Floodplain:.....40% **Slope:**.....Moderate

Zoning:Civic

Frontage:SH 36, FM 929

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Governmental, Residential, Commercial

Current Use:State Prison Facilities/Agricultural

Highest and Best Use:State Prison Facilities/Agricultural

Agency Projected Use:State Prison Facilities/Agricultural

Bldgs.:223 **Bldg Sq Ft**1,324,846 sq.ft.

Total Market Value: \$51,101,435

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. Parcel A (604.03 acres), Parcel B (73.8 acres), Parcel C (198 acres), and Parcel D (290.61 acres) are located north of Gatesville on SH 36 and FM 929. The facilities are improved with 223 buildings, chain-link fencing, security lighting, recreational areas, and concrete parking. The surrounding land uses include agricultural, residential, governmental, and commercial development. One third of Parcel A, half of Parcel C, and a small portion of Parcel D lie in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

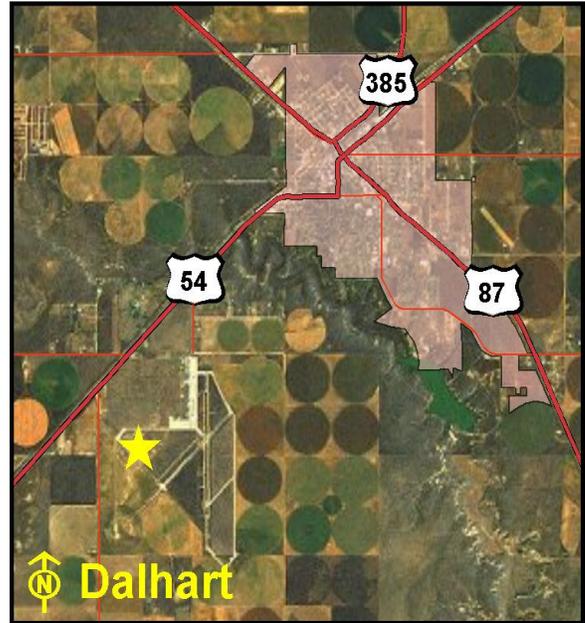
Dalhart Unit

Location:

11950 FM 998, Dalhart, Hartley County, Texas

Legal Description:

Volume 20, Page 840, Hartley County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...4/20/2010	Acres: 1,520.42	Bldgs.:21	Bldg Sq Ft 256,839 sq.ft.
Sen. Dist.:31	Rep. Dist.:86	FAR: 0.01	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$26,200,000
Zoning:Unzoned			
Frontage:FM 998			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Governmental, Residential		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on FM 998 southwest of Dalhart. The site is improved with 21 buildings, chain-link barb wire fencing, recreational areas, exterior security lighting, and concrete parking. The surrounding land use includes agricultural, governmental, and residential development. TDCJ currently leases 549.89 acres from the City of Dalhart for additional agricultural acreage.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

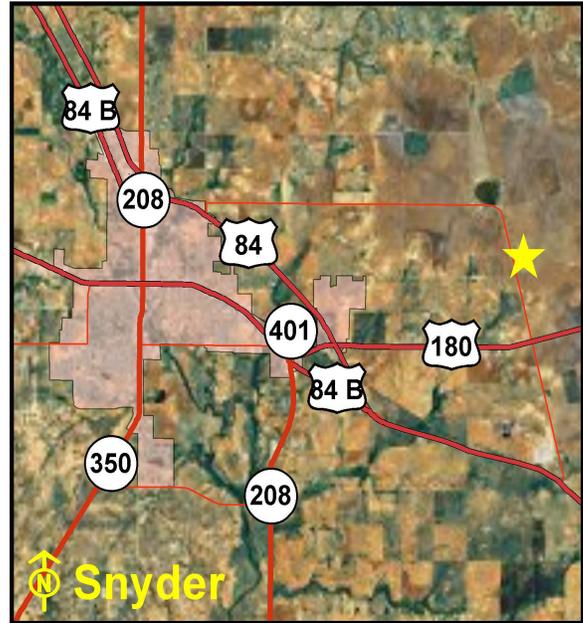
Daniel Unit

Location:

938 South FM 1673, Snyder, Scurry County, Texas

Legal Description:

Volume 354, Page 228, Scurry County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...1/28/2010 Acres: 579.36

Sen. Dist.:...28 Rep. Dist.:...72 FAR: 0.01

% in Floodplain:0% Slope:.....Level

Zoning:Unzoned

Frontage:FM 1673

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural

Current Use:State Prison Facility/Agricultural

Highest and Best Use:State Prison Facility/Agricultural

Agency Projected Use:State Prison Facility/Agricultural

Bldgs.:25 Bldg Sq Ft 281,377 sq.ft.

Total Market Value: \$17,775,000

The Texas Department of Criminal Justice utilizes this site as a prison facility and for cultivated farming. It is located on FM 1673 in Snyder. The site is improved with 25 buildings, security fencing and lighting, and concrete parking. The surrounding land use is primarily cultivated farming.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Darrington Unit

Location:

FM 521, Rosharon, Brazoria County, Texas

Legal Description:

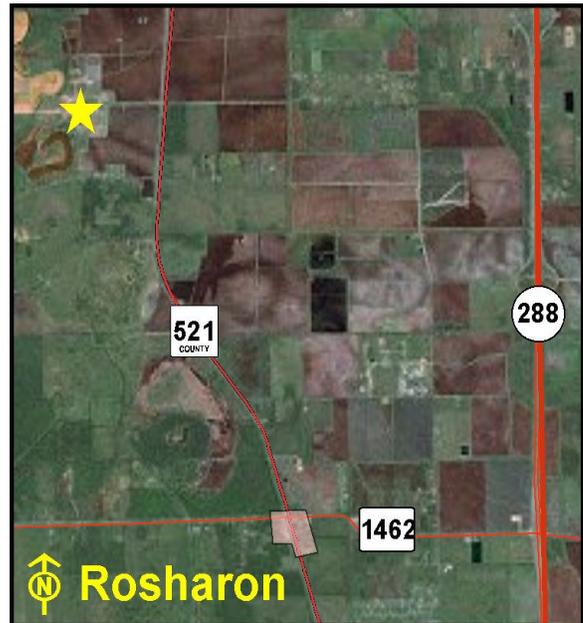
Volume 146, Pages 136-139, Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Pipeline, ROW



Location Map

Appraisal Date: ...2/22/2010 **Acres:** 6,770.13

Sen. Dist.:.....11 **Rep. Dist.:**.....29 **FAR:** 0.01

% in Floodplain:.....61% **Slope:**Moderate

Zoning:Unzoned

Frontage:FM 521, CR 54

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential

Current Use:State Prison Facility/Agricultural

Highest and Best Use:State Prison Facility/Agricultural

Agency Projected Use:State Prison Facility/Agricultural

Bldgs.:72 **Bldg Sq Ft** 752,983 sq.ft.

Total Market Value: \$36,250,000

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. The site is bisected by FM 521. Parcel A (1,055 acres) is located on the east side and Parcel B (5,715.13 acres) on the west side, north of Rosharon. The site is improved with 72 buildings, a waste water treatment facility, water plant, security fencing, recreational areas, security lighting, and concrete parking. The surrounding land use is mainly comprised of agricultural and residential development. Approximately sixty percent of the tract is in a 100-year floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Dawson Unit

Location:

106 West Commerce Street, Dallas, Dallas County, Texas

Legal Description:

Volume 94141, Page 01899, Dallas County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...4/13/2010	Acres: 0.91	Bldgs.:1	Bldg Sq Ft 234,000 sq.ft.
Sen. Dist.:23	Rep. Dist.: ...103	FAR: 5.92	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$34,036,000
Zoning:Industrial			
Frontage:Commerce St			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Commercial, Retail, Industrial		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located west of the central business district of Dallas on West Commerce Street. The site is improved with one building and concrete parking. The surrounding land use includes governmental, retail, commercial, and industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Diboll Unit

Location:

1604 South First Street, Diboll, Angelina County, Texas

Legal Description:

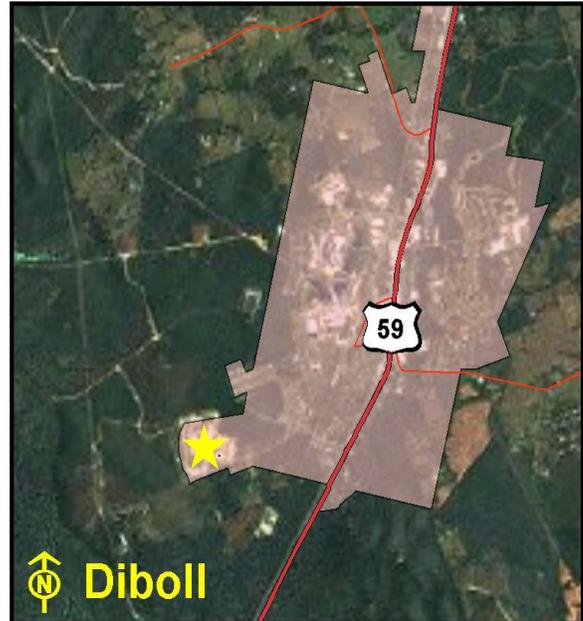
Volume 1161, Page 782, Angelina County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: .11/24/2009 **Acres:** 100.00

Sen. Dist.:.....3 **Rep. Dist.:**.....12 **FAR:** 0.04

% in Floodplain:.....0% **Slope:**.....Level

Zoning:Unzoned

Frontage:South First Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, Woodlands

Current Use:Correctional Facility

Highest and Best Use:Correctional Facility

Agency Projected Use:Correctional Facility

Bldgs.:8 **Bldg Sq Ft** 158,108 sq.ft.

Total Market Value: \$8,200,000

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located on South First Street in Diboll. The site is improved with 8 buildings, perimeter fencing, security lighting, and paved parking. The surrounding land uses include timberland, governmental, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Dominguez Unit

Location:

6535 Cagnon Road, San Antonio, Bexar County, Texas

Legal Description:

Volume 6115, Page 1925, Bexar County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date:2/4/2010 **Acres:** 71.72

Sen. Dist.:.....19 **Rep. Dist.:**...117 **FAR:** 0.10

% in Floodplain:.....0% **Slope:**.....Level

Zoning:Unzoned

Frontage:Cagnon Road

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Agricultural, Residential

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:14 **Bldg Sq Ft** 301,102 sq.ft.

Total Market Value: \$17,260,000

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located west of San Antonio on Cagnon Road. The site is improved with 14 buildings, chain-link and security fencing, covered recreation yards, security lighting, and concrete parking. The surrounding land uses include agricultural, governmental, and residential development. There is a deed restriction restricting use of the site as a prison for twenty years beginning June 10, 1994.

The appraisal indicates due to the restriction clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

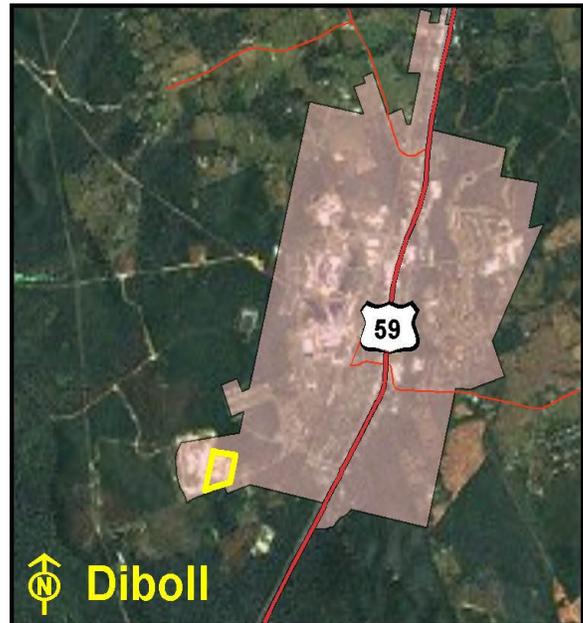
Duncan Unit

Location:

1502 South First Street, Diboll, Angelina County, Texas

Legal Description:

Volume 779, Page 160-164, Angelina County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: .11/24/2009	Acres: 25.00	Bldgs.:1	Bldg Sq Ft 72,293 sq.ft.
Sen. Dist.:3	Rep. Dist.:12	FAR: 0.07	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$5,355,000
Zoning:Unzoned	Frontage:South First Street		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Woodlands, Governmental		
Current Use:	Correctional Facility		
Highest and Best Use:	Correctional Facility		
Agency Projected Use:	Correctional Facility		

The Texas Department of Criminal Justice owns and utilizes this site as a correctional facility. It is located on South First Street in Diboll. The site is improved with one building, perimeter fencing, security lighting, and paved parking. The surrounding land uses include timber, governmental, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Eastham Unit

Location:

2665 Prison Road #1, Lovelady, Houston County, Texas

Legal Description:

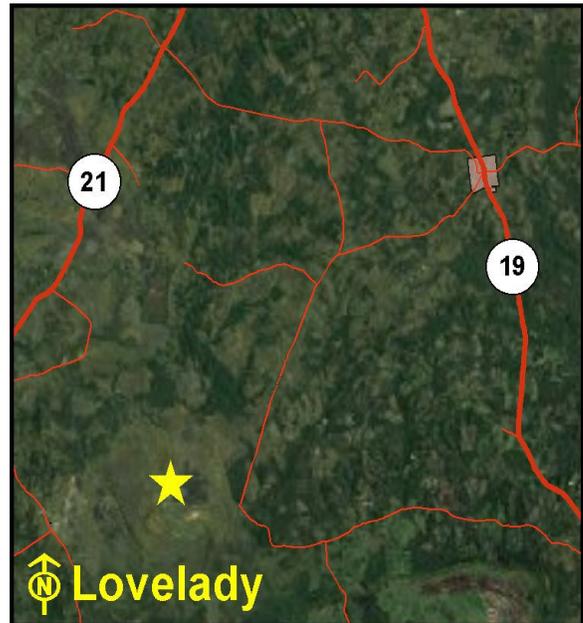
All of R. Camp, M. Ledbetter, C.E. Milon, E. Fitzsimmons, D. Eastham, W. Ford, C. Colcott, & G. Robbins Surveys, & parts of the J. Coughran, H. Glodmay, C. Richards, & G. Badilla Surveys; Houston

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date:5/3/2010	Acres:12,788.86	Bldgs.:159	Bldg Sq Ft1,060,953 sq.ft.
Sen. Dist.:5	Rep. Dist.:11	FAR: 0.01	
% in Floodplain:38%	Slope:Moderate	Total Market Value:	\$44,988,085
Zoning:Unzoned			
Frontage:FM 230			
Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well			
Surrounding Uses:Agricultural, Governmental			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located southwest of Lovelady on FM 230 in the Weldon community. The site is improved with 159 buildings, water wells and towers, security fencing, recreational areas, a sewer plant, security lighting, and concrete parking. The surrounding land uses include the Ferguson Prison Unit and agricultural development. About one third of the site lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Ellis Unit

Location:

FM 980, Huntsville, Walker County, Texas

Legal Description:

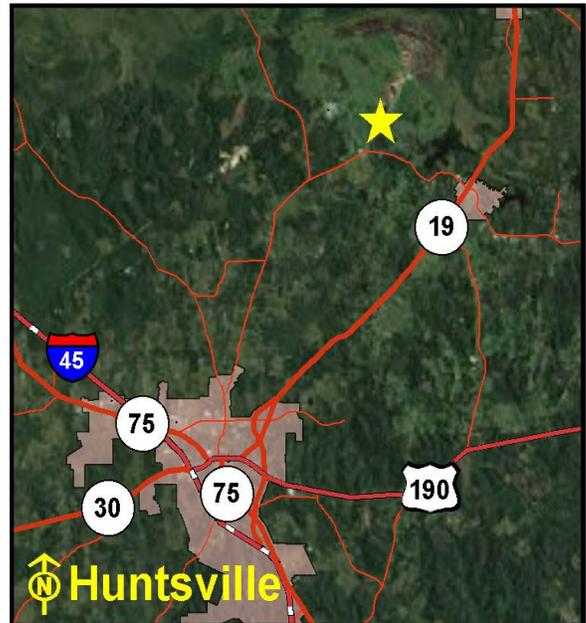
Volume 110, Page 234, Volume 98, Page 297,
Volume 160, Page 546, Volume 116, Page 357,
Walker County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/29/2010	Acres:11,426.68	Bldgs.:149	Bldg Sq Ft 831,442 sq.ft.
Sen. Dist.:5	Rep. Dist.:13	FAR: 0.01	
% in Floodplain:70%	Slope:Moderate	Total Market Value:	\$44,578,000
Zoning:Unzoned			
Frontage:FM 980			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Governmental		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located northeast of Huntsville on FM 980. The site is improved with 149 buildings, interior/exterior security fencing, a sewer treatment plant, recreational areas, security lighting, and concrete parking. The surrounding land uses include agricultural, governmental, and residential development. A majority of the site is located in the floodplain. Much of the agricultural portion is protected from flooding by an earthen levee.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

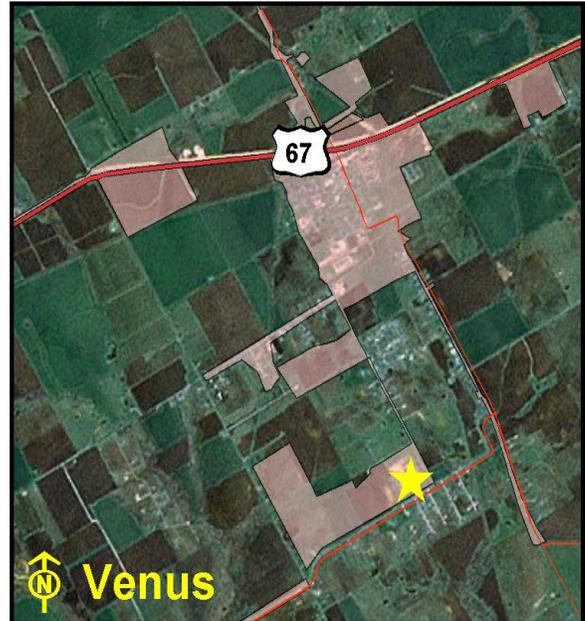
Estes Unit

Location:

1100 FM 1807, Venus, Johnson County, Texas

Legal Description:

Volume 2203, Page 18, Volume 1260, Page 222, Johnson County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/18/2010	Acres: 40.00	Bldgs.:5	Bldg Sq Ft 168,817 sq.ft.
Sen. Dist.:22	Rep. Dist.:58	FAR: 0.10	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$16,221,000
Zoning:Commercial	Frontage:FM 1807, CR 214		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on FM 1807 in Venus. The site is improved with five buildings, interior/exterior security fencing, recreational areas, security lighting, and concrete parking. The surrounding land uses include agricultural and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Ferguson Unit

Location:

FM 247, Madisonville, Madison County, Texas

Legal Description:

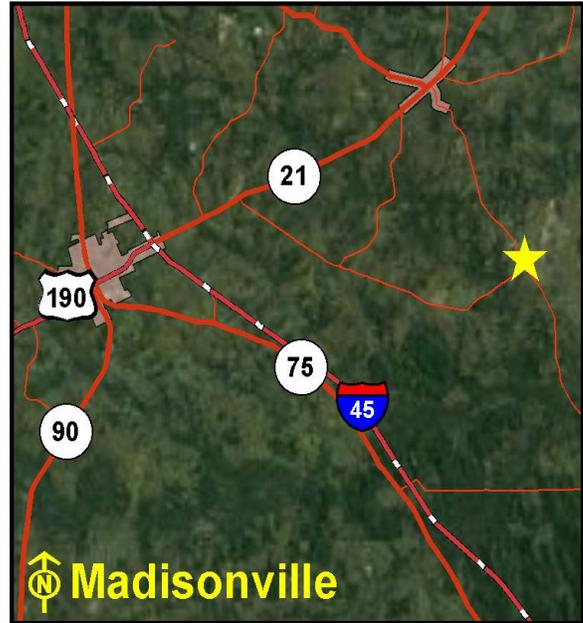
T. Lamb, WM Walker, M. Rawlins, J. Kendig, S. McGown, P. McLean, I. Worsham, J. Pierson, G. Young, S. Brimberry, T. Carson, H. Burtis, and N. Rhodes Surveys; Madison County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/24/2010	Acres: 4,354.74	Bldgs.:111	Bldg Sq Ft 737,911 sq.ft.
Sen. Dist.:5	Rep. Dist.:57	FAR: 0.01	
% in Floodplain:43%	Slope:Moderate	Total Market Value:	\$38,600,000
Zoning:Unzoned			
Frontage:FM 247			
Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well			
Surrounding Uses:Agricultural, Governmental			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located east of Madisonville on FM 247. The site is improved with 111 buildings, security fencing and wire, a waste water treatment plant, two water wells, recreational areas, security lighting, and concrete parking. The surrounding land use includes Eastham Prison Farm and agricultural development. Nearly half of the site is located in the floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Fort Stockton Unit

Location:

1500 East IH-10, Fort Stockton, Pecos County, Texas

Legal Description:

Block R, George C. Thurman Survey A-77, Pecos County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:1/6/2010	Acres: 25.01	Bldgs.:3	Bldg Sq Ft 80,025 sq.ft.
Sen. Dist.:19	Rep. Dist.:74	FAR: 0.07	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$6,023,000
Zoning:Commercial			
Frontage:IH-10			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Rangeland, Commercial		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on IH-10 in northeast Fort Stockton. The site is improved with three buildings, fencing, paved parking, and security lighting. The surrounding land uses include rangeland, commercial and governmental development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Glossbrenner Unit

Location:

623 South FM 1329, San Diego, Duval County, Texas

Legal Description:

San Leandro Grant Abstract A-491, Duval County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility, ROW



Location Map

Appraisal Date: .11/10/2009	Acres: 283.33	Bldgs.:5	Bldg Sq Ft 84,958 sq.ft.
Sen. Dist.:21	Rep. Dist.:31	FAR: 0.01	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$4,270,000
Zoning:Unzoned			
Frontage:FM 1329			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Rangeland		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a state prison facility. It is located approximately five miles south of San Diego, on FM 1329. The site is improved with five buildings, paved parking, fencing, and security lighting. The surrounding land uses include agricultural development and rangeland.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for conitued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

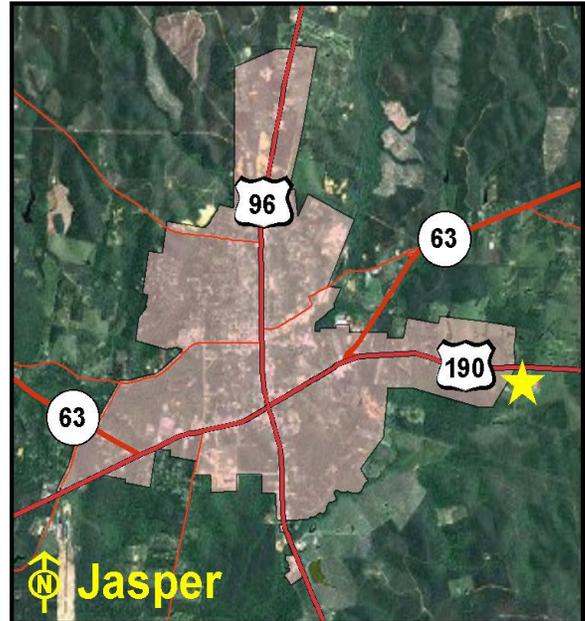
Goodman Unit

Location:

U.S. Highway 190, Jasper, Jasper County, Texas

Legal Description:

Volume 467, Page 928-932, Jasper County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:1/4/2010	Acres: 493.84	Bldgs.:9	Bldg Sq Ft 95,261 sq.ft.
Sen. Dist.:3	Rep. Dist.:9	FAR: 0.01	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$4,162,000
Zoning:Unzoned			
Frontage:U.S. HWY 190			
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Residential, Woodlands, Agricultural		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural development. It is located east of the City of Jasper on U.S. Highway 190. The site is improved with 9 buildings, chain-link perimeter fencing, security lighting, and concrete parking. The surrounding land uses include timber production and agricultural and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose of no longer needed by the agency.

Texas General Land Office

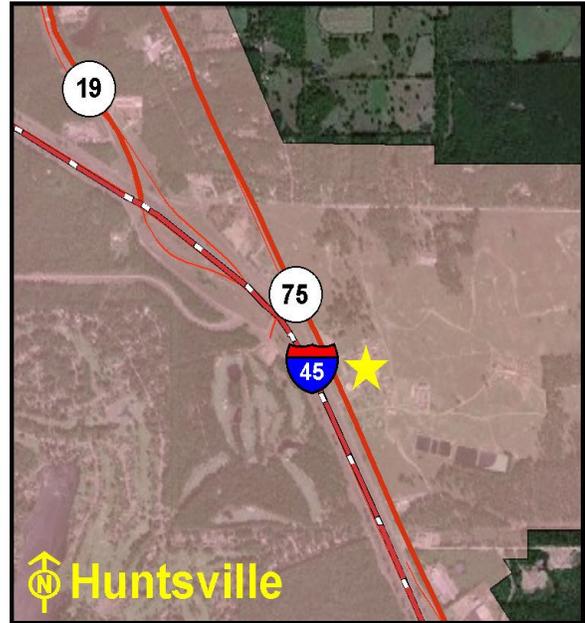
Goree Unit

Location:

State Highway 75 South, Huntsville, Walker County, Texas

Legal Description:

Volume 6, Page 628, Walker County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...1/27/2010	Acres: 717.47	Bldgs.:55	Bldg Sq Ft 251,886 sq.ft.
Sen. Dist.:5	Rep. Dist.:13	FAR: 0.01	
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$8,746,000
Zoning:Mixed-Use			
Frontage:SH 75 South, Southwood Dr			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Woodlands, Commercial, Residential, Industrial		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on State Highway 75 in Huntsville. The site is improved with 55 buildings, security fencing, swimming pool, corrals, security lighting, and concrete parking. The surrounding land uses include woodlands, commercial, industrial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

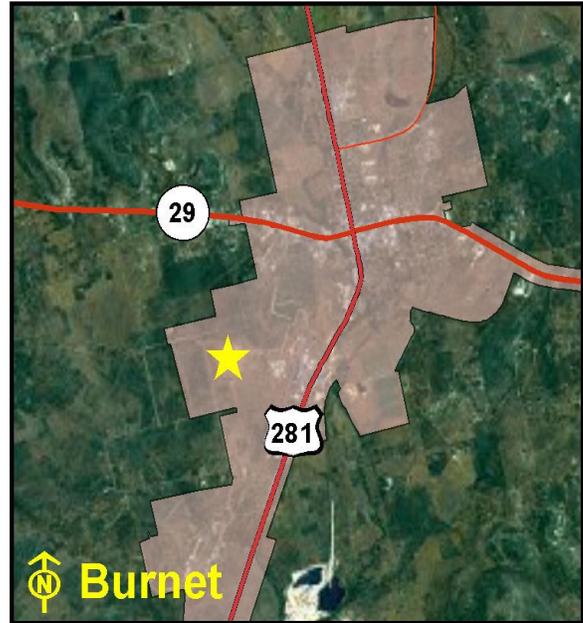
Halbert Unit

Location:

800 Ellen Halbert Drive, Burnet, Burnet County, Texas

Legal Description:

Volume 608, Page 19-25, Burnet County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: ROW, Utility

Appraisal Date:2/5/2010	Acres: 222.74	Bldgs.:4	Bldg Sq Ft 84,821 sq.ft.
Sen. Dist.:24	Rep. Dist.:54	FAR: 0.01	
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$6,589,487
Zoning:Commercial			
Frontage:Ellen Halbert Drive			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Ranching, Recreational		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural development. It is located on Ellen Halbert Drive on the southwest side of Burnet. The site is improved with four buildings, security fencing, concrete parking, and security lighting. The surrounding land uses include ranchland, industrial, recreational, and residential development.

Out of the original 300 acres, 75 acres and a 70'-wide access easement was sold to Burnet County for a new county jail in 2007, with a reversion clause that the property would revert back to TDJC if not utilized for a public purpose. An additional 2.259 acres was sold to the City of Burnet in 2009.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Hamilton Unit

Location:

200 Lee Morrison Lane, Bryan, Brazos County, Texas

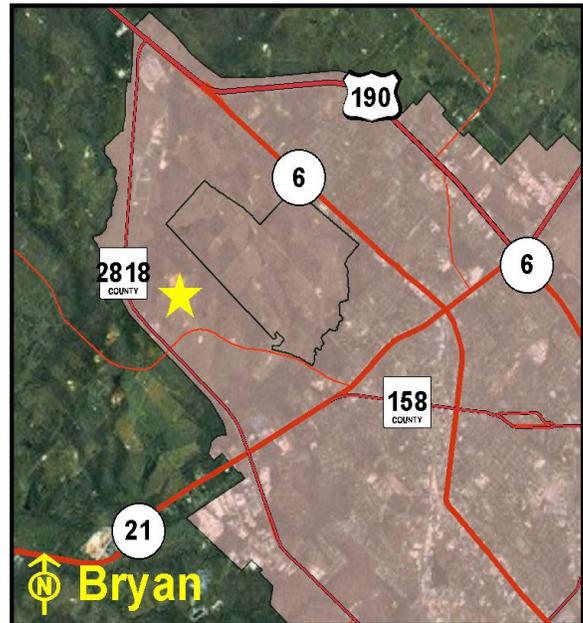
Legal Description:

Volume 2049, Page 316, Volume 1613, Page 181, Volume 1611, Page 130, Volume 1077, Page 818, Volume 760, Page 465, Volume 652, Page 339, Brazos County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:4/8/2010	Acres: 349.63	Bldgs.:12	Bldg Sq Ft 193,737 sq.ft.
Sen. Dist.:5	Rep. Dist.:17	FAR: 0.01	
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$11,972,296
Zoning:Mixed-Use			
Frontage:Lee Morrison Ln, Sandy Point Rd			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Agricultural, Residential		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located in west Bryan on Lee Morrison Lane. The site is improved with 12 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include industrial, agricultural, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

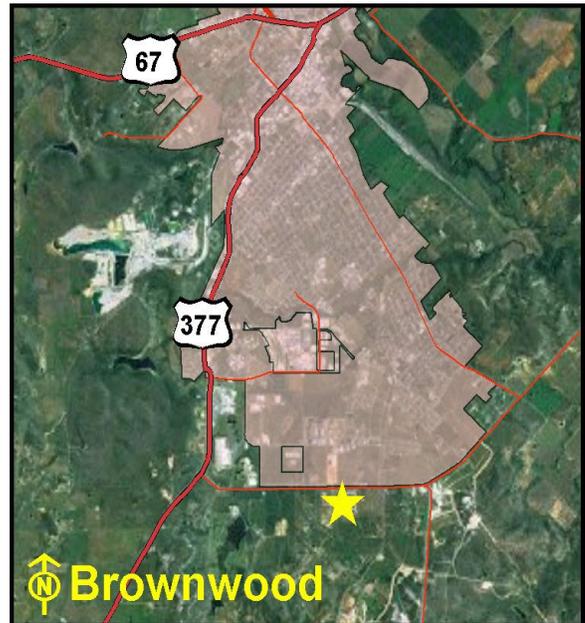
Havins Unit

Location:

500 FM 45, Brownwood, Brown County, Texas

Legal Description:

Volume 1133, Page 267, Brown County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline, Utility

Appraisal Date: ...4/29/2010 Acres: 300.00

Sen. Dist.:...24 Rep. Dist.:...60 FAR: 0.01

% in Floodplain:.....0% Slope:Moderate

Zoning:Unzoned

Frontage:FM 45, CR 237

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Industrial

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:9 Bldg Sq Ft 114,356 sq.ft.

Total Market Value: \$9,088,837

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on the southwest corner of FM 45 and CR 237 on the south side of Brownwood. The site is improved with nine buildings, barbed-wire perimeter fencing, security fencing, concrete parking, and security lighting. The surrounding land uses include agricultural, residential, and industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Hightower/Henley/Plane Units

Location:

Hwy 321 and F.M. 686, Dayton, Liberty County, Texas

Legal Description:

Volume 1260, Page 40, Liberty County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/11/2010	Acres: 394.39	Bldgs.:35	Bldg Sq Ft 677,904 sq.ft.
Sen. Dist.:4	Rep. Dist.:18	FAR: 0.04	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$31,900,000
Zoning:Unzoned			
Frontage:Hwy 321, F.M. 686			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Commercial, Industrial		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on Highway 321 and FM 686 in Dayton. The site is improved with 35 buildings, security fencing and lighting, seven covered recreation areas, and concrete parking. The surrounding land uses include agricultural, residential, light industrial, and commercial development.

The appraisal indicates the highest and best use is to continued in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

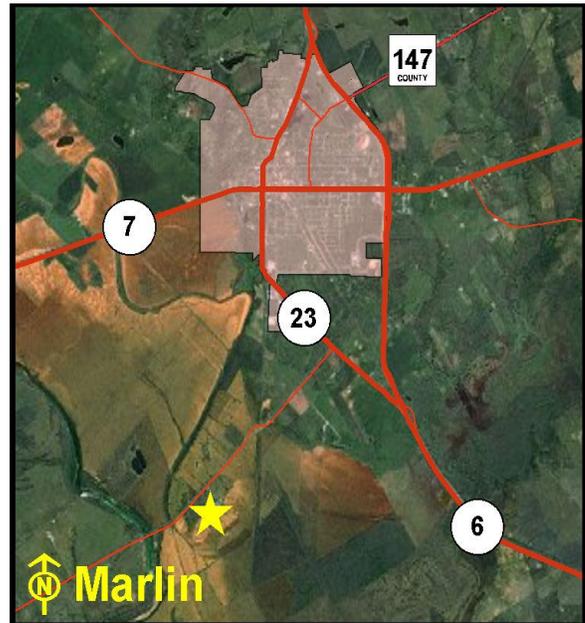
Hobby Unit

Location:

742 FM 712, Marlin, Falls County, Texas

Legal Description:

Volume 8, Page 156, Volume 13, Page 22, Volume 264, Page 275, Falls County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:2/8/2010	Acres: 388.04	Bldgs.:24	Bldg Sq Ft 272,937 sq.ft.
Sen. Dist.:22	Rep. Dist.:57	FAR: 0.02	
% in Floodplain:90%	Slope:Level	Total Market Value:	\$16,988,533
Zoning:Unzoned			
Frontage:FM 712, FCR 301			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural		
Current Use:	State Prison Facility/Cropland		
Highest and Best Use:	State Prison Facility/Cropland		
Agency Projected Use:	State Prison Facility/Cropland		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on FM 712 and CR 301 south of Marlin. The site is improved with 24 buildings, security fencing and lighting, and concrete parking. The surrounding land use is agricultural development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

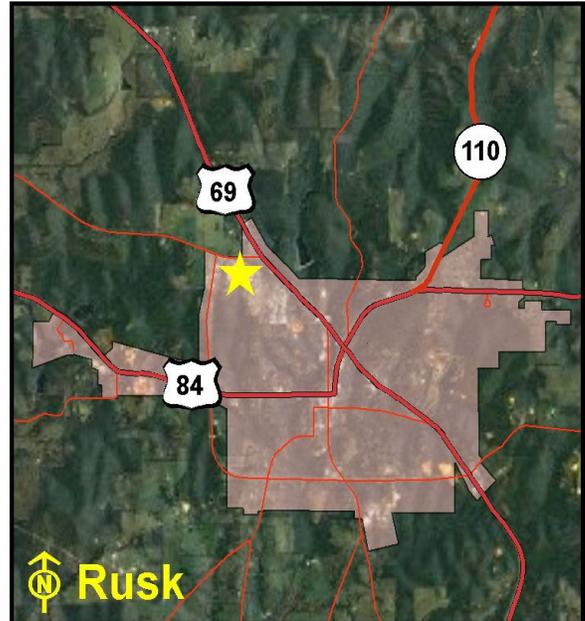
Hodge Unit

Location:

379 FM 2972, Rusk, Cherokee County, Texas

Legal Description:

Volume 1068, Page 298, Cherokee County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/16/2010	Acres: 58.04	Bldgs.:16	Bldg Sq Ft 212,998 sq.ft.
Sen. Dist.:3	Rep. Dist.:11	FAR: 0.08	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$17,412,760
Zoning:Commercial			
Frontage:FM 2972, Black Lane			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Governmental, Medical, Commercial		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on FM 2972 and Black Lane in Rusk. The site is improved with 16 buildings, chain-link fencing, security lighting, and concrete parking. The surrounding land uses include governmental, medical, residential, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Houston Regional Office

Location:

10110 Northwest Freeway, Houston, Harris County, Texas

Legal Description:

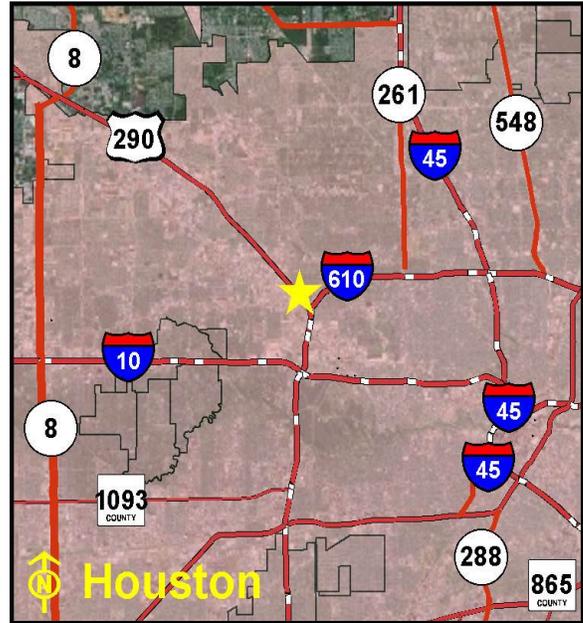
Document No. 300853323, Harris County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: .11/17/2009	Acres: 2.49	Bldgs.:1	Bldg Sq Ft 32,259 sq.ft.
Sen. Dist.:15	Rep. Dist.: ...142	FAR: 0.30	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$1,130,000
Zoning:Unzoned			
Frontage:Northwest Freeway			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Office		
Current Use:	Regional Office		
Highest and Best Use:	Regional Office		
Agency Projected Use:	Regional Office		

The Texas Department of Criminal Justice utilizes this site as a regional office. It is located along the northwest side of Northwest Freeway (U.S. Hwy 290) in Houston. The site is improved with one building, parking, and drive areas. The surrounding land use is primarily office development. Brookhollow/Houston Protective Covenants restrict use of land for commercial or office development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Hughes Unit

Location:

3201 FM 929, Gatesville, Coryell County, Texas

Legal Description:

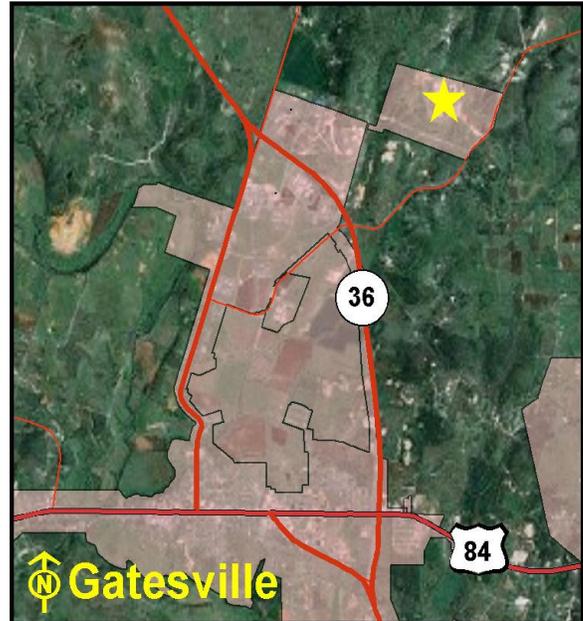
Volume 131, Page 115, Coryell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:4/6/2010 **Acres:** 390.00 **Bldgs.:**25 **Bldg Sq Ft** 732,717 sq.ft.
Sen. Dist.:.....22 **Rep. Dist.:**.....59 **FAR:** 0.04
% in Floodplain:.....0% **Slope:**Moderate **Total Market Value:** \$58,915,529
Zoning:Civic
Frontage:FM 929
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Ranching, Residential, Governmental, Agricultural
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located northeast of Gatesville on FM 929. The site is improved with 25 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include ranching, governmental, agricultural, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Huntsville (Walls) Unit

Location:

815 12th Street, Huntsville, Walker County, Texas

Legal Description:

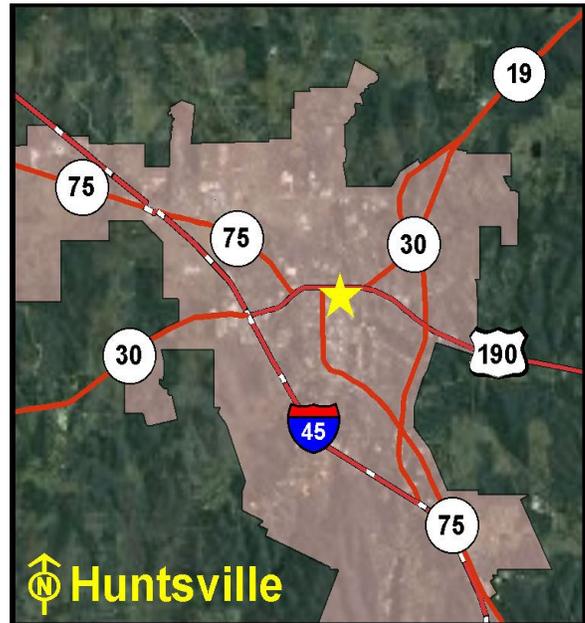
Volume 381, Page 287, Huntsville County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ...1/28/2010 **Acres:** 54.36

Sen. Dist.:.....5 **Rep. Dist.:**.....13 **FAR:** 0.29

% in Floodplain:.....18% **Slope:**.....Level

Zoning:Mixed-Use

Frontage:11th-14th St, Ave G, I & J

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Industrial, Commercial

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:63 **Bldg Sq Ft** 680,825 sq.ft.

Total Market Value: \$11,785,000

The Texas Department of Criminal Justice utilizes this site as a prison facility. The site is divided into four parcels located within the City of Huntsville along various roads. It is improved with 63 buildings, brick security walls, and concrete parking. The surrounding land uses include commercial, residential, and industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

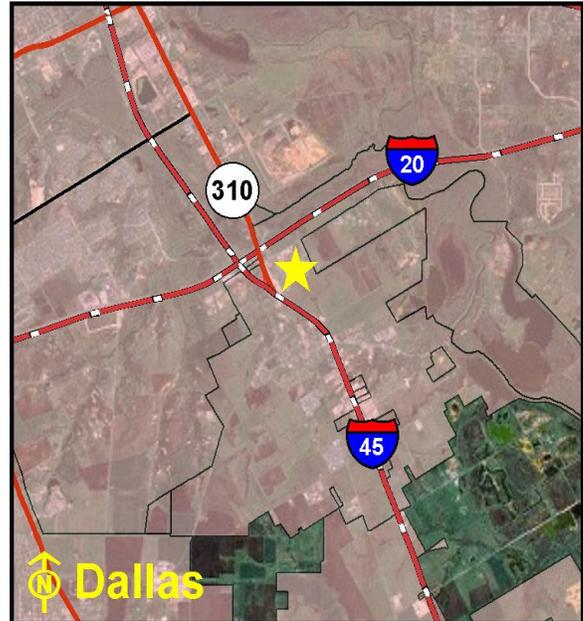
Hutchins Unit

Location:

1500 East Langdon Road, Hutchins, Dallas County, Texas

Legal Description:

Volume 33, Page 475, Dallas County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date:2/9/2010	Acres: 68.90	Bldgs.:14	Bldg Sq Ft 310,130 sq.ft.
Sen. Dist.:23	Rep. Dist.: ...109	FAR: 0.10	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$19,558,000
Zoning:Industrial			
Frontage:East Langdon Rd			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Vacant		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on East Langdon Road near the Community of Hutchins. The site is improved with 14 buildings, perimeter fencing, security lighting, and concrete parking. The surrounding land uses include a county maintenance facility and many vacant lots. There is a deed restriction requiring the site must be used as a state jail for the period of 20 years beginning January 11, 1994.

The appraisal indicates due to the restriction clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

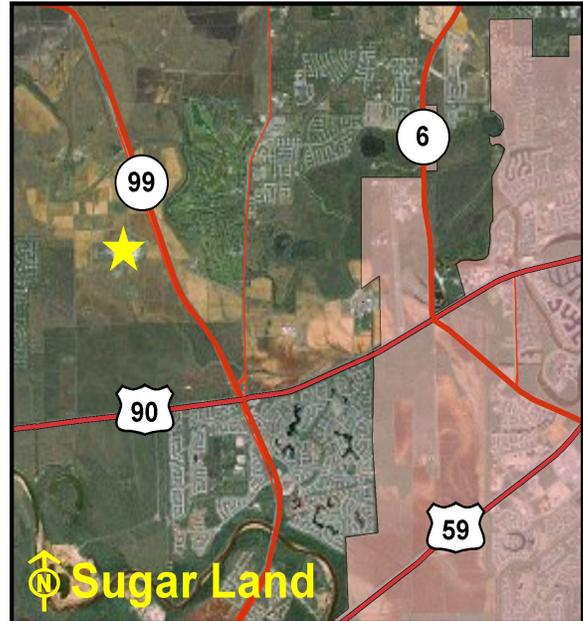
Jester I, III, IV Vance Units

Location:

FM 1464, Harlem Road, Grand Parkway, and Owens Road, Sugar Land, Fort Bend County, Texas

Legal Description:

Volume S, Page 25, Volume 43, Page 209, Volume 152, Page 423, Fort Bend County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, Utility

Appraisal Date: ...3/18/2010	Acres: 939.21	Bldgs.:136	Bldg Sq Ft 951,189 sq.ft.
Sen. Dist.:17	Rep. Dist.:26	FAR: 0.02	
% in Floodplain:10%	Slope:Moderate	Total Market Value:	\$84,870,000
Zoning:Unzoned			
Frontage:FM 1464, Harlem Rd			
Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well			
Surrounding Uses:Agricultural, Residential			
Current Use:State Prison Facilities/Agricultural			
Highest and Best Use:State Prison Facilities/Agricultural			
Agency Projected Use:State Prison Facilities/Agricultural			

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located west of Sugar Land on Harlem Road, Grand Parkway, Owens Road, and FM 1464. The sites are improved with 136 buildings, concrete parking, security fencing and lighting. The surrounding land uses include agricultural and residential development. The property is comprised of three distinct parcels of land.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

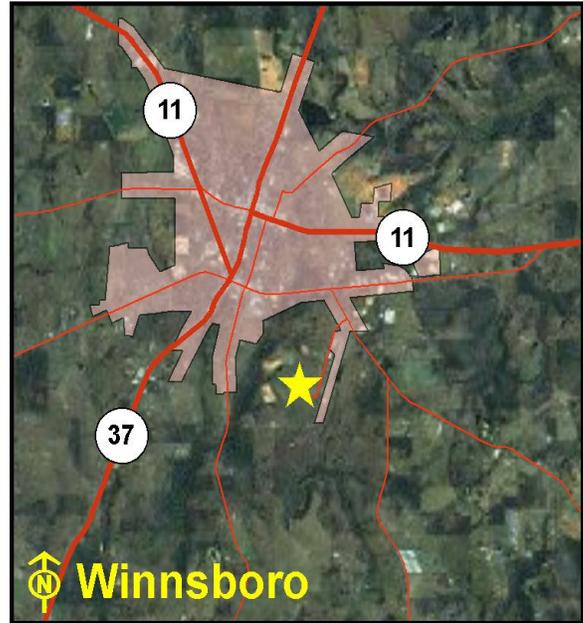
Johnston Unit

Location:

703 Airport Road, Winnsboro, Wood County, Texas

Legal Description:

Volume 1319, Pages 137, 140, 145, 147, 150, 152, 157, Wood County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date:2/4/2010	Acres: 342.24	Bldgs.:9	Bldg Sq Ft 93,199 sq.ft.
Sen. Dist.:1	Rep. Dist.:5	FAR: 0.01	
% in Floodplain:15%	Slope:Level	Total Market Value:	\$6,454,000
Zoning:Unzoned			
Frontage:Airport Road			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Governmental, Residential		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for hay production. It is located on Airport Road in Winnsboro. The site is improved with nine buildings, security fencing, concrete parking, and security lighting. The surrounding land uses include an Airport, church, and residential development. Out of the original 365.96 acres, 23.72 acres was conveyed to the City of Winnsboro in 2007. There are easements for installing, repairing, maintaining, altering, and operating utilities on or across the site.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Jordan Unit

Location:

8733 CR 12, Pampa, Gray County, Texas

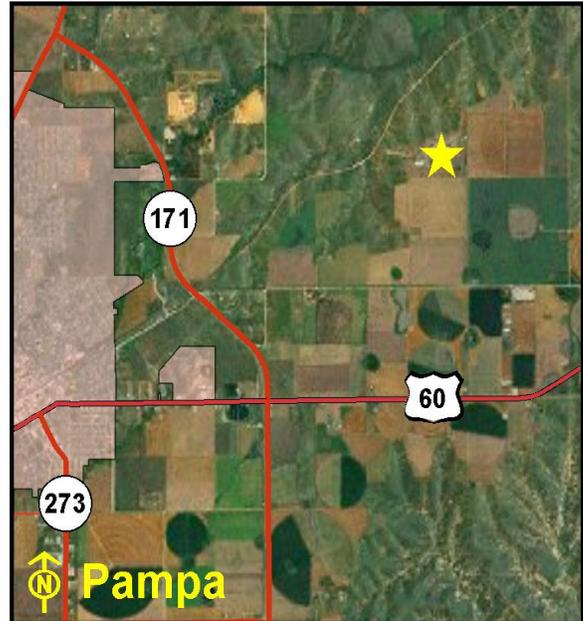
Legal Description:

All or parts of Sections 51,52,45 & 46, Block 3, I & GN RR Co. Surveys, Gray County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Pipeline, Utility



Location Map

Appraisal Date: ...3/23/2010	Acres: 1,211.36	Bldgs.:22	Bldg Sq Ft 267,669 sq.ft.
Sen. Dist.:28	Rep. Dist.:88	FAR: 0.01	
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$24,895,000
Zoning:Unzoned			
Frontage:CR 12			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Rangeland		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on County Road 12 east of Pampa. The site is improved with 22 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include rangeland and agricultural development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

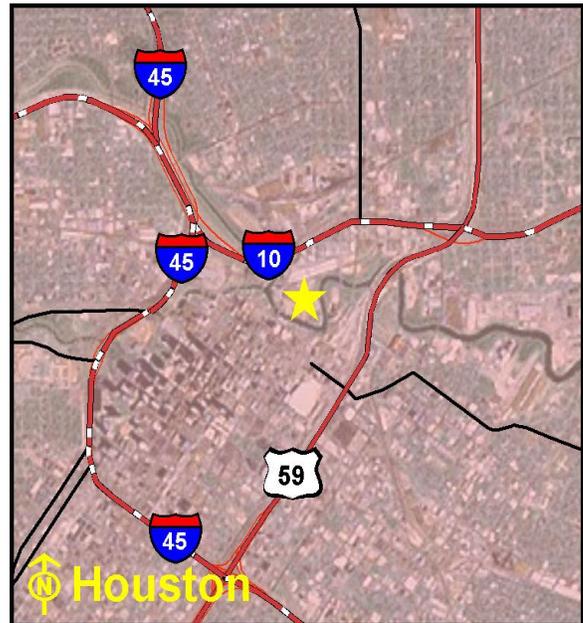
Kegans Unit

Location:

707 Top Street, Houston, Harris County, Texas

Legal Description:

Volume R, Page 544, Harris County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: .11/17/2009	Acres: 0.81	Bldgs.:1	Bldg Sq Ft 59,584 sq.ft.
Sen. Dist.:13	Rep. Dist.: ...148	FAR: 1.68	
% in Floodplain:25%	Slope:Level	Total Market Value:	\$7,282,000
Zoning:Unzoned			
Frontage:Top St, Baker St			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Industrial		
Current Use:	Correctional Facility		
Highest and Best Use:	Correctional Facility		
Agency Projected Use:	Correctional Facility		

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located at the southwest corner of Top Street and Allen Street, in the north sector of the central business district in Houston. The site is improved with a four-story facility, paved parking, fencing, and security lighting. The surrounding land uses include governmental and industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

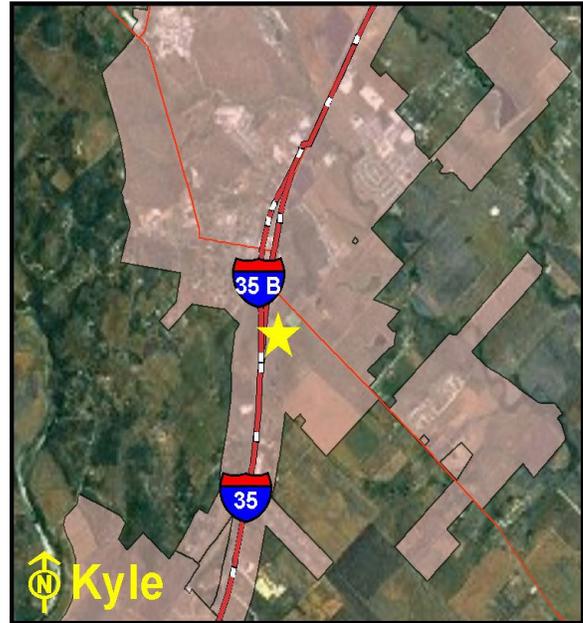
Kyle Unit

Location:

701 South IH 35, Kyle, Hays County, Texas

Legal Description:

Volume 667, Page 283, Hays County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...2/18/2010	Acres: 12.20	Bldgs.:2	Bldg Sq Ft 118,762 sq.ft.
Sen. Dist.:25	Rep. Dist.:45	FAR: 0.22	
% in Floodplain:5%	Slope:Level	Total Market Value:	\$12,488,447
Zoning:Agriculture			
Frontage:IH 35			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on South IH 35 south of Kyle. The site is improved with two permanent buildings, concrete parking, security fencing and lighting. The surrounding land uses include a closed wastewater treatment plant, IH 35, and vacant agricultural land.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

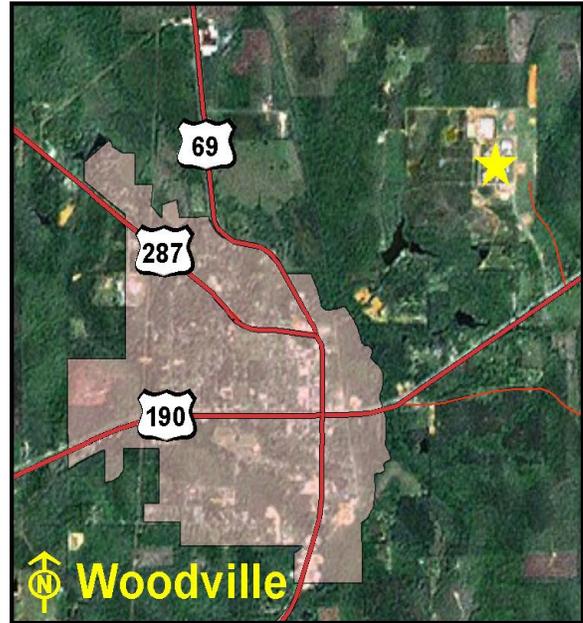
Lewis Unit

Location:

FM 3497, Woodville, Tyler County, Texas

Legal Description:

Volume 476, Page 145, Tyler County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:2/4/2010	Acres: 360.00	Bldgs.:24	Bldg Sq Ft 562,241 sq.ft.
Sen. Dist.:3	Rep. Dist.:12	FAR: 0.04	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$25,621,000
Zoning:Unzoned			
Frontage:FM 3497			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Woodlands		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and agricultural development. It is located along FM 3497 in Woodville. The site is improved with 24 buildings, high security fencing and razor wire, activity sites, dog kennels, security lighting, and concrete parking. The surrounding land uses include timber and small residential developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Lindsey Unit

Location:

1137 Old Post Oak Rd (FM 3344), Jacksboro, Jack County, Texas

Legal Description:

Volume 604, Page 365, Jack County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date: ...1/26/2010 **Acres:** 64.40

Sen. Dist.:.....30 **Rep. Dist.:**.....68 **FAR:** 0.05

% in Floodplain:.....0% **Slope:**.....Level

Zoning:Residential

Frontage:Old Post Oak Rd

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Agricultural, Governmental, Recreational

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:14 **Bldg Sq Ft** 146,409 sq.ft.

Total Market Value: \$8,723,300

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located northeast of Jacksboro on Old Post Oak Road. The site is improved with 14 buildings, security fencing, concrete parking, and security lighting. The surrounding land uses include agricultural, governmental, and recreational development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

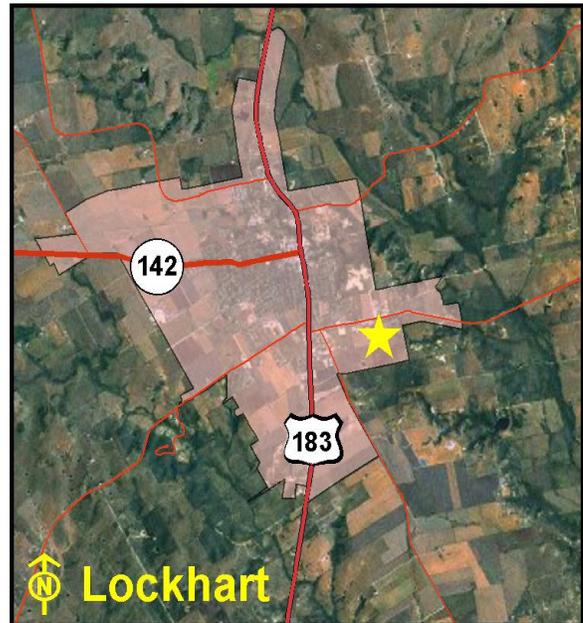
Lockhart Unit

Location:

1400 Industrial Boulevard, Lockhart, Caldwell County, Texas

Legal Description:

Volume 189, Page 888, Caldwell County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/24/2010	Acres: 31.13	Bldgs.:9	Bldg Sq Ft 295,065 sq.ft.
Sen. Dist.:18	Rep. Dist.:45	FAR: 0.22	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$21,984,647
Zoning:Industrial			
Frontage:Industrial Blvd			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Residential, Agricultural		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located southeast of Lockhart on Industrial Boulevard. The site is improved with nine buildings, security fencing and lighting, recreational areas, and concrete parking. The surrounding land uses include agricultural, industrial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

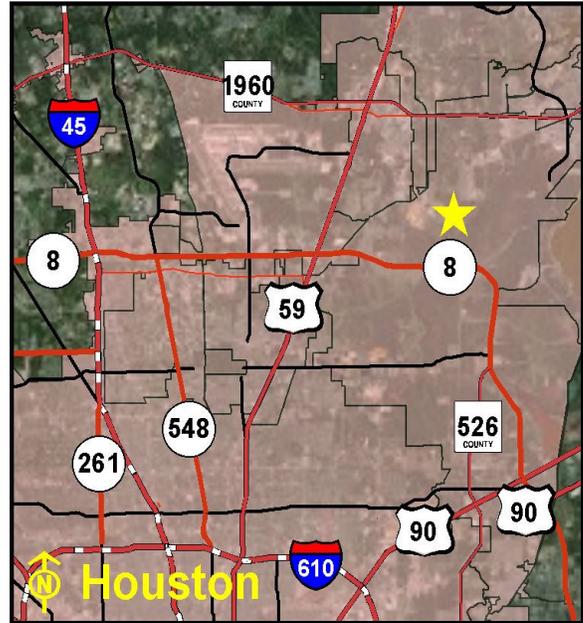
Lychner Unit

Location:

2350 Atascocita Road, Humble, Harris County, Texas

Legal Description:

Volume 5488, Page 370, Harris County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 11/17/2009 Acres: 63.97
 Sen. Dist.:.....15 Rep. Dist.:...141 FAR: 0.11
 % in Floodplain:.....0% Slope:.....Level
 Zoning:Unzoned
 Frontage:Atascocita Road
 Utilities:Electricity, Gas, Telephone, Wastewater, Water
 Surrounding Uses:Agricultural, Governmental
 Current Use:Correctional Facility
 Highest and Best Use:Correctional Facility
 Agency Projected Use:Correctional Facility

Bldgs.:13 Bldg Sq Ft 302,095 sq.ft.
 Total Market Value: \$25,940,000

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located on Atascocita Road in Humble. The site is improved with 13 buildings, guard shacks, paved parking, fencing, and security lighting. The surrounding land uses include agricultural and governmental development. If TDCJ ceases utilizing this site as a correctional facility, the State will be required to pay the County a pre-agreed amount or the County may purchase at appraised value less that pre-agreed payment.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

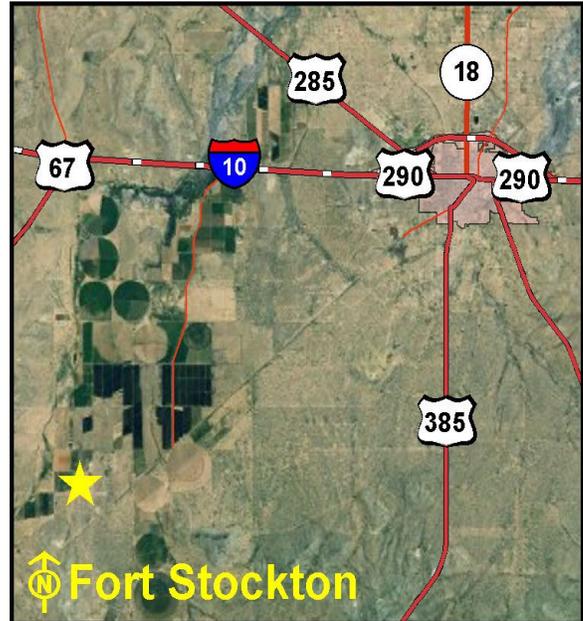
Lynaugh Unit

Location:

Old Alpine Highway, Fort Stockton, Pecos County, Texas

Legal Description:

Volume 643, Page 749, Pecos County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date:1/6/2010 Acres: 1,312.43

Sen. Dist.:....19 Rep. Dist.:....74 FAR: 0.01

% in Floodplain:.....0% Slope:.....Level

Zoning:Unzoned

Frontage:Old Alpine Highway

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Rangeland

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:24 Bldg Sq Ft 296,161 sq.ft.

Total Market Value: \$22,736,000

The Texas Department of Criminal Justice utilizes this site as a prison facility and for irrigated farming. It is located 13 miles southwest of Fort Stockton, on Old Alpine Highway. The site is improved with 24 buildings, perimeter and interior fencing, paved parking, and security lighting. The surrounding land uses include native rangeland and agricultural development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

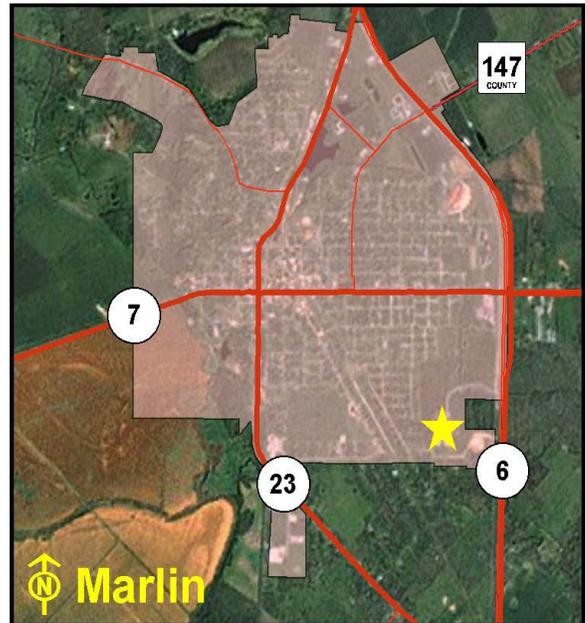
Marlin Unit

Location:

2893 SH 6, Marlin, Falls County, Texas

Legal Description:

Volume 338, Page 940, Falls County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Access, Utility

Appraisal Date:2/8/2010	Acres: 25.00	Bldgs.:18	Bldg Sq Ft 102,018 sq.ft.
Sen. Dist.:22	Rep. Dist.:57	FAR: 0.09	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$8,930,830
Zoning:Unzoned			
Frontage:SH 6 Bypass			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Commercial, Residential, Vacant, None			
Current Use:State Prison Facility			
Highest and Best Use:State Prison Facility			
Agency Projected Use:State Prison Facility			

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located half mile south of the SH 6 and SH 7 overpass east of Marlin. The site is improved with 18 buildings, perimeter security fencing and chain-link gates, security lights, and concrete parking. The surrounding land uses include vacant land, commercial and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

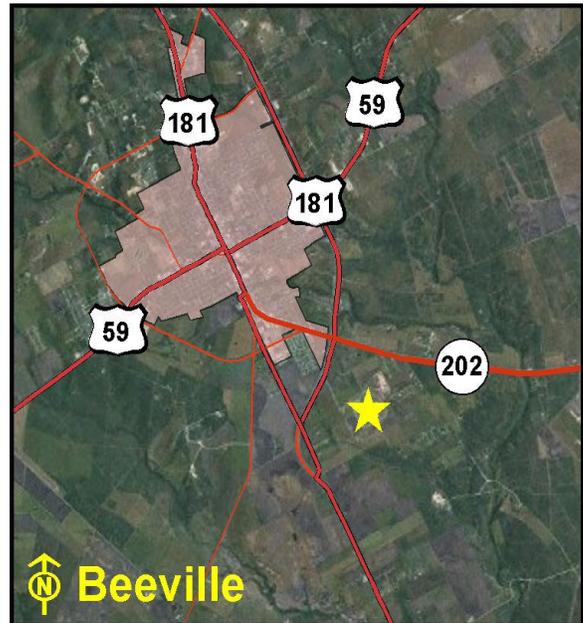
McConnell Unit

Location:

3001 South Emily Drive, Beeville, Bee County, Texas

Legal Description:

Volume 467, Pages 243, 284, 294, Bee County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...12/8/2009	Acres: 298.85	Bldgs.:24	Bldg Sq Ft 897,517 sq.ft.
Sen. Dist.:21	Rep. Dist.:35	FAR: 0.07	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$54,240,000
Zoning:Unzoned	Frontage:Emily Dr		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural, Ranching		
Current Use:	Correctional Facility		
Highest and Best Use:	Correctional Facility/Agriculture		
Agency Projected Use:	Correctional Facility		

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located south of Beeville on Emily Drive. The site is improved with 24 buildings, guard towers, chain-link perimeter fencing, security lighting, and concrete parking. The surrounding land uses include ranching, and agricultural and residential development.

The appraisal indicates the highest and best use is agricultural to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

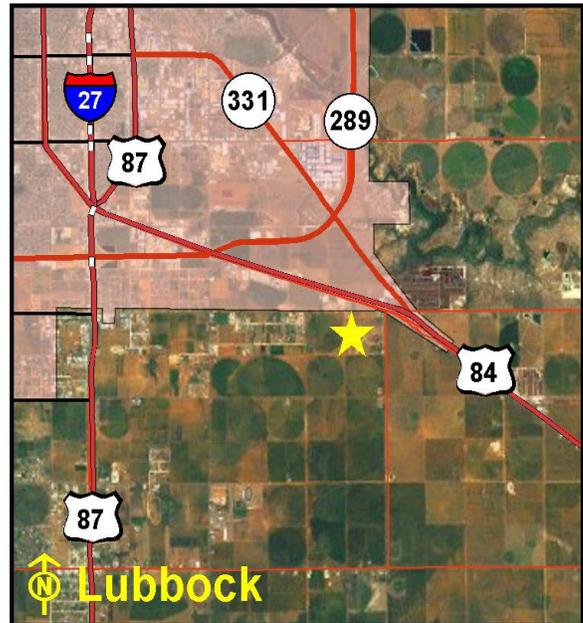
Montford Unit

Location:

8602 Peach Street, Lubbock, Lubbock County, Texas

Legal Description:

Volume 3951, Page 53, Volume 3968, Page 20, Lubbock County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date:4/1/2010	Acres: 1,303.50	Bldgs.:17	Bldg Sq Ft 281,377 sq.ft.
Sen. Dist.:28	Rep. Dist.:83	FAR: 0.01	
% in Floodplain:2%	Slope:Level	Total Market Value:	\$35,450,000
Zoning:Unzoned			
Frontage:US Hwy 84, FM 3431			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Commercial, Industrial		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located in Lubbock on Peach Street with frontage along US Highway 84 and FM 3431. The site is improved with 17 buildings, chain-link barb wire fencing, security lighting, and concrete parking. The surrounding land uses include agricultural, industrial, commercial, and residential development. A very small portion of the site is in a designated floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Mountain View Unit

Location:

2305 Ransom Road, Gatesville, Coryell County, Texas

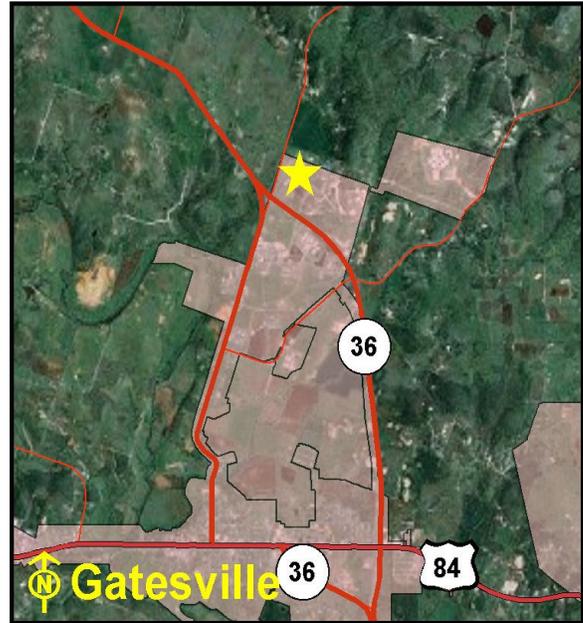
Legal Description:

Volume 456, Page 697, Coryell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:4/6/2010	Acres: 97.28	Bldgs.:35	Bldg Sq Ft 245,089 sq.ft.
Sen. Dist.:22	Rep. Dist.:59	FAR: 0.06	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$6,488,389
Zoning:Civic			
Frontage:FM 929, FM 215			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Governmental, Residential, Commercial			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located north of Gatesville on Ransom Road. The site is improved with 35 buildings, concrete parking, security fencing and lighting. The surrounding land uses include agricultural, residential, governmental, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

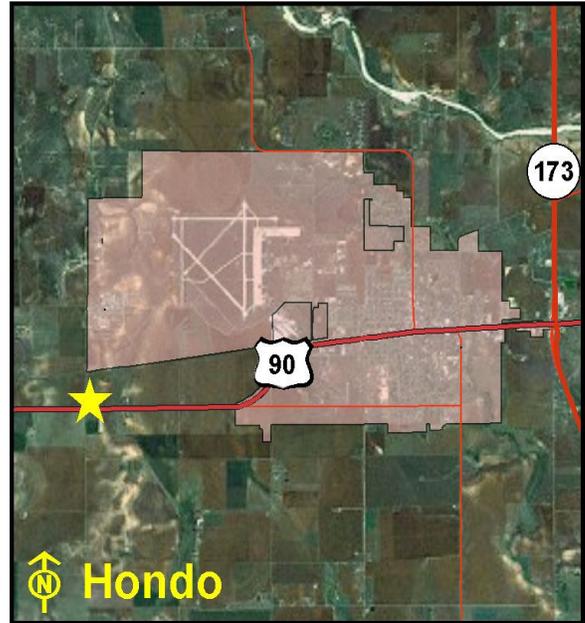
Ney Unit

Location:

118 Richter Lane (114 Private Road 4303), Hondo, Medina County, Texas

Legal Description:

Volume 216, Page 1054, Medina County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:2/3/2010	Acres: 24.44	Bldgs.:5	Bldg Sq Ft 82,205 sq.ft.
Sen. Dist.:19	Rep. Dist.:80	FAR: 0.08	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$3,720,000
Zoning:Mixed-Use			
Frontage:CR 424/Richter Ln			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Industrial, Governmental		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located west of the Hondo Municipal Airport, on CR 424 (Richter Lane) in Hondo. The site is improved with five buildings, security fencing, exterior lighting, security perimeter roads, and concrete parking. The surrounding land uses include the Torres Unit, Hondo Municipal Airport, and industrial and agricultural development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Pack/Luther Units

Location:

FM 1227, Navasota, Grimes County, Texas

Legal Description:

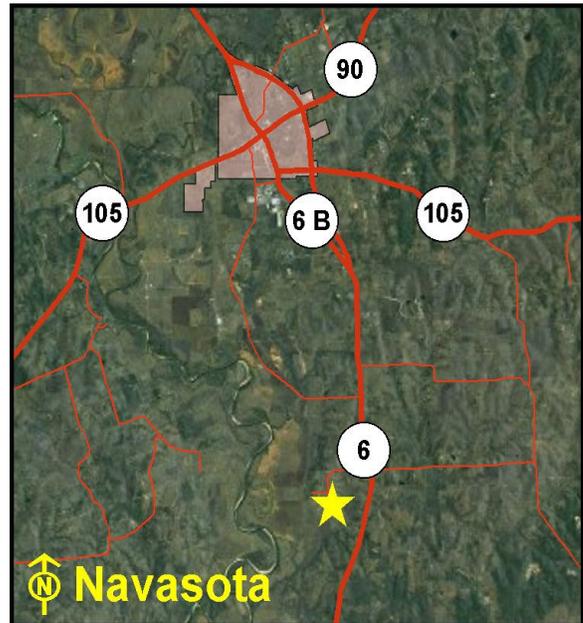
Volume 101, Page 839, Volume 450, Page 421, Volume 416, Pages 493, 513, 523, 532, 546, Volume 986, Page 172, Volume 297, Page 839, Grimes County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...4/27/2010 **Acres:** 7,002.00

Sen. Dist.:.....5 **Rep. Dist.:**.....13 **FAR:** 0.01

% in Floodplain:.....90% **Slope:**.....Level

Zoning:Unzoned

Frontage:FM 1227

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Ranching, Residential

Current Use:State Prison Facilities/Agricultural

Highest and Best Use:State Prison Facilities/Agricultural

Agency Projected Use:State Prison Facilities/Agricultural

Bldgs.:104 **Bldg Sq Ft** 519,604 sq.ft.

Total Market Value: \$49,940,000

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. It is located along on FM 1227, south of Navasota. The sites together are improved with 104 buildings, security fencing, a sewer treatment plant, water supply tower and tank, security lighting, and concrete parking. The surrounding land uses include ranching, and agricultural and residential development. Approximately 6,300 acres lie in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Polunsky Unit

Location:

12002 F.M. 350 South, Livingston, Polk County, Texas

Legal Description:

Volume 786, Page 801, Volume 798, Page 498, Polk County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:3/2/2010	Acres: 472.25	Bldgs.:27	Bldg Sq Ft 848,044 sq.ft.
Sen. Dist.:3	Rep. Dist.:18	FAR: 0.04	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$40,157,000
Zoning:Unzoned			
Frontage:F.M. 350			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Governmental, Industrial		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on FM 350 South in Livingston. The site is improved with 27 buildings, concrete parking, electrified and security fencing. The surrounding land uses include residential, governmental, and light industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Ramsey/Stringfellow/Terrell Units

Location:

FM 655, Rosharon, Brazoria County, Texas

Legal Description:

S.F. Austin Survey A-25, John Hall Surveys A-67 & A-68, and Stephen Richardson Survey A-122, Brazoria County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, Utility

Appraisal Date: ...2/23/2010	Acres:16,843.95	Bldgs.:175	Bldg Sq Ft1,342,015 sq.ft.
Sen. Dist.:11	Rep. Dist.:29	FAR: 0.01	
% in Floodplain:70%	Slope:Moderate	Total Market Value:	\$69,000,000
Zoning:Unzoned			
Frontage:FM 521, FM 655			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Rangeland, Agricultural		
Current Use:	State Prison Facilities/Agricultural		
Highest and Best Use:	State Prison Facilities/Agricultural		
Agency Projected Use:	State Prison Facilities/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facilities and for agricultural production. It is located in Rosharon on FM 655. The site is improved with 175 buildings, security fencing, a wastewater facility, recreational areas, security lighting, and concrete parking. The surrounding land uses include rangeland and agricultural development. Approximately seventy percent of the site lies in the floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

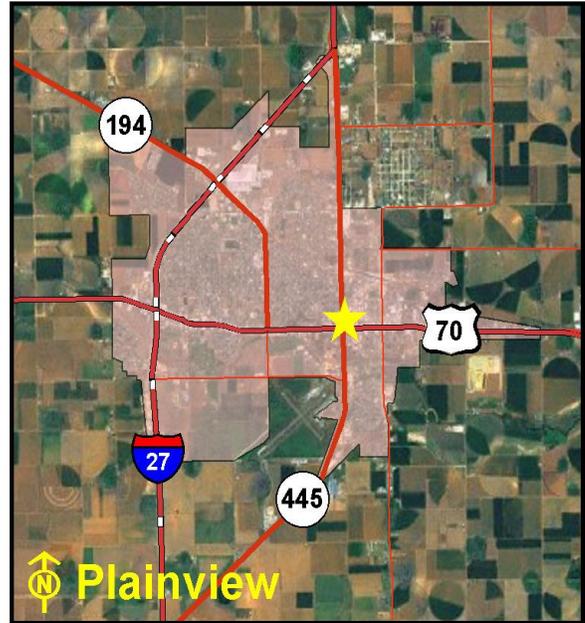
Region V Headquarters

Location:

300 West 6th Street, Plainview, Hale County, Texas

Legal Description:

Lots 6, 7, 8 and 9, Block 45 of the Original Town of Plainview, Hale County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

Appraisal Date: ...4/29/2010	Acres: 0.60	Bldgs.:1	Bldg Sq Ft 18,543 sq.ft.
Sen. Dist.:28	Rep. Dist.:85	FAR: 0.71	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$185,000
Zoning:Commercial			
Frontage:West 6th St, Baltimore St			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial		
Current Use:	Regional Headquarters		
Highest and Best Use:	Commerical		
Agency Projected Use:	Regional Headquarters		

The Texas Department of Criminal Justice utilizes this site as a regional headquarters. It is located in Plainview at the corner of West 6th and Baltimore Street. The site is improved with one building and concrete parking. The surrounding land use is primarily commercial development. The existing reversion clause calls for the return of the property to the City of Plainview if not utilized by TDCJ or any agency of the State of Texas for a public purpose or purposes that will creat or maintain the employment of approximately 15 persons.

The appraisal indicates the highest and best use is for commercial. Due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

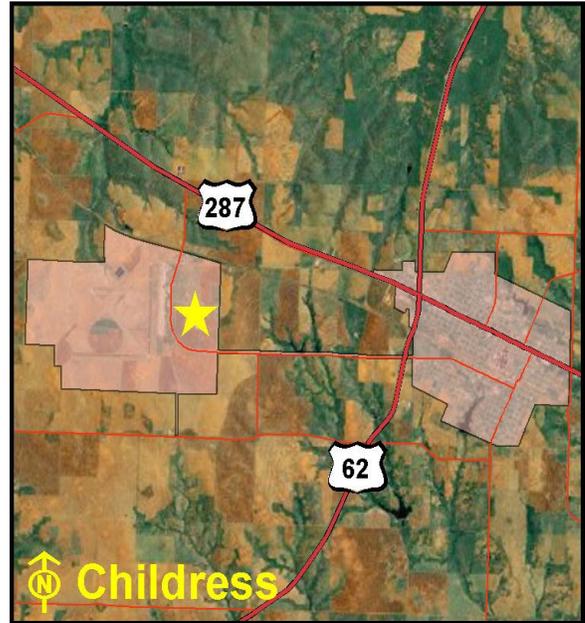
Roach Unit

Location:

FM 164, Childress, Childress County, Texas

Legal Description:

Volume 358, Page 338, Childress County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved
Easements: Utility

Appraisal Date: ...4/28/2010	Acres: 1,651.00	Bldgs.:34	Bldg Sq Ft 545,397 sq.ft.
Sen. Dist.:28	Rep. Dist.:88	FAR: 0.01	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$24,110,683
Zoning:Unzoned			
Frontage:FM 164, FM 3522			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on FM 164 west of Childress. The site is improved with 34 buildings, chain-link fencing, security lighting, and concrete parking. The surrounding land use is primarily cotton. A majority of the property is leased for cultivated cropland.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Robertson/Middleton Units

Location:

12071 & 13055 FM 3522, Abilene, Taylor County, Texas

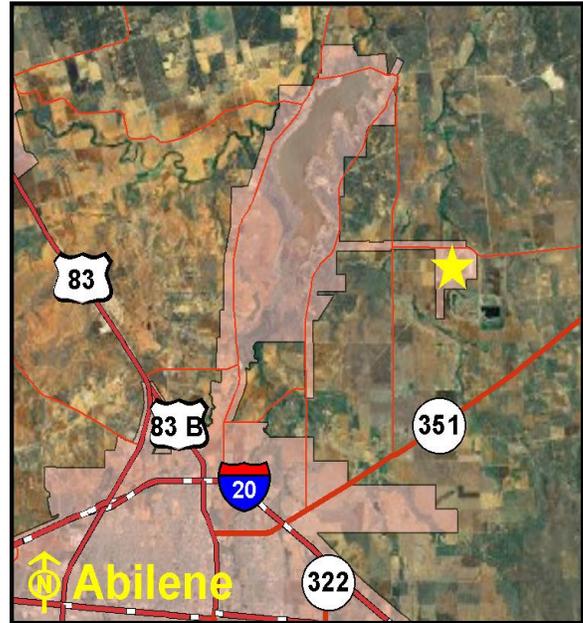
Legal Description:

Volume 448, Page 445, Volume 450, Page 573, Volume 454, Page 217, Volume 471, Page 114, Jones County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...3/15/2010 Acres: 402.23 Bldgs.:45 Bldg Sq Ft1,255,521 sq.ft.
Sen. Dist.:...24 Rep. Dist.:...71 FAR: 0.07
% in Floodplain:.....0% Slope:.....Level
Zoning:Unzoned
Frontage:FM 3522
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Residential
Current Use:State Prison Facilities/Agricultural
Highest and Best Use:State Prison Facilities/Agricultural
Agency Projected Use:State Prison Facilities/Agricultural

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. Both units are located on FM 3522 northeast of Abilene. The sites are improved with 45 buildings, interior/exterior security fencing, security lighting, and concrete parking. The surrounding land uses include agricultural and residential development. Most of the property is currently being utilized for hay production.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

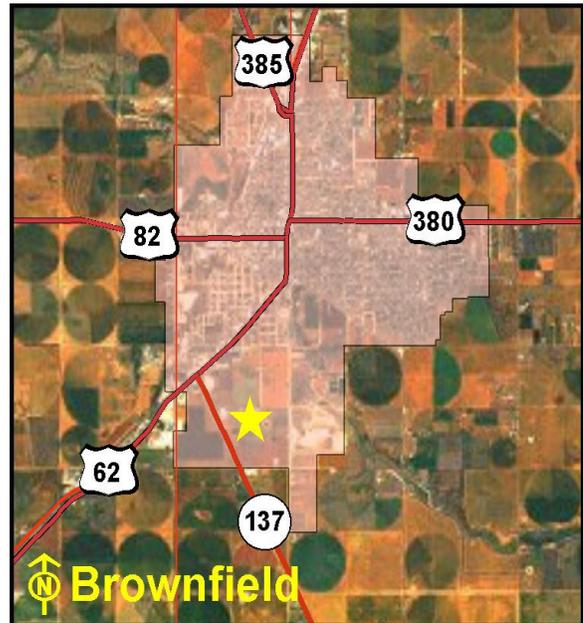
Rudd Unit

Location:

2004 Lamesa Highway (SH 137), Brownfield, Terry County, Texas

Legal Description:

File No. 192147, Terry County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Access

Appraisal Date: ...1/27/2010	Acres: 303.85	Bldgs.:13	Bldg Sq Ft 97,604 sq.ft.
Sen. Dist.:28	Rep. Dist.:85	FAR: 0.01	
% in Floodplain:2%	Slope:Level	Total Market Value:	\$4,900,000
Zoning:Industrial			
Frontage:SH 137, CR 395			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Industrial, Governmental, Residential			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located in South Brownfield on SH 137. The site is improved with 13 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include agricultural, industrial, commercial, governmental, and residential development. A small portion of the south end of the site lies in a designated floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

San Saba Unit

Location:

206 South Wallace Creek Road (FM 1030), San Saba, San Saba County, Texas

Legal Description:

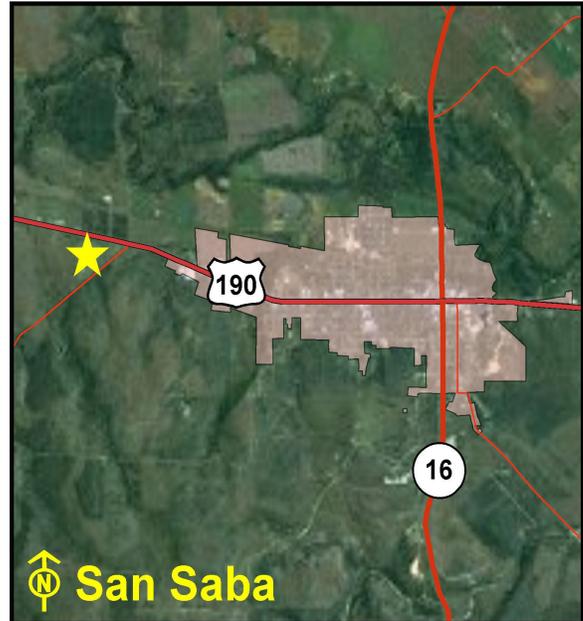
Volume 306, Page 871, San Saba County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility, None



Location Map

Appraisal Date: ...1/29/2010	Acres: 25.00	Bldgs.:3	Bldg Sq Ft 99,333 sq.ft.
Sen. Dist.:24	Rep. Dist.:53	FAR: 0.09	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$7,351,139
Zoning:Mixed-Use			
Frontage:FM 1030			
Utilities:	Electricity, Wastewater, Water		
Surrounding Uses:	Residential, Ranching, None, None		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal Justice recently purchased this site from the Texas Youth Commission and utilizes it as a prison facility. It is located on South Wallace Creek Road (FM 1030) in San Saba. The site is improved with three buildings, security fencing, exterior lighting, and concrete parking. The surrounding land uses include ranchland and residential developments. There is a deed restriction stating that the site can only be used for public/semi-public/institutional use.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

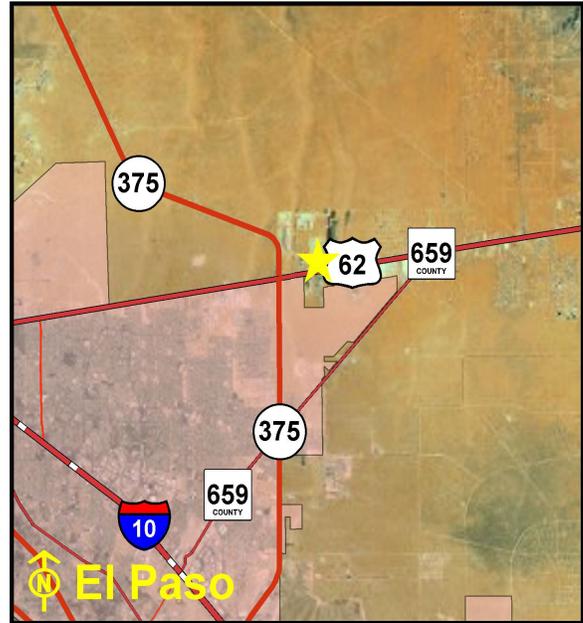
Sanchez Unit

Location:

3901 State Jail Road, El Paso, El Paso County, Texas

Legal Description:

File 94-67027, El Paso County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...1/25/2010 Acres: 102.00

Sen. Dist.:...29 Rep. Dist.:...79 FAR: 0.04

% in Floodplain:0% Slope:.....Level

Zoning:Unzoned

Frontage:State Jail Road

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, Vacant, Industrial

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:11 Bldg Sq Ft 170,708 sq.ft.

Total Market Value: \$14,407,000

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located northeast of El Paso on State Jail Road. The site is improved with 11 buildings, a water tower, security fencing and lighting, and concrete parking. The surrounding land uses include governmental, industrial, and residential development. There is a deed restriction on a 9.669 acre tract which prevents the drilling of a water well.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Sayle Unit

Location:

FM 1800 North, Breckenridge, Stephens County, Texas

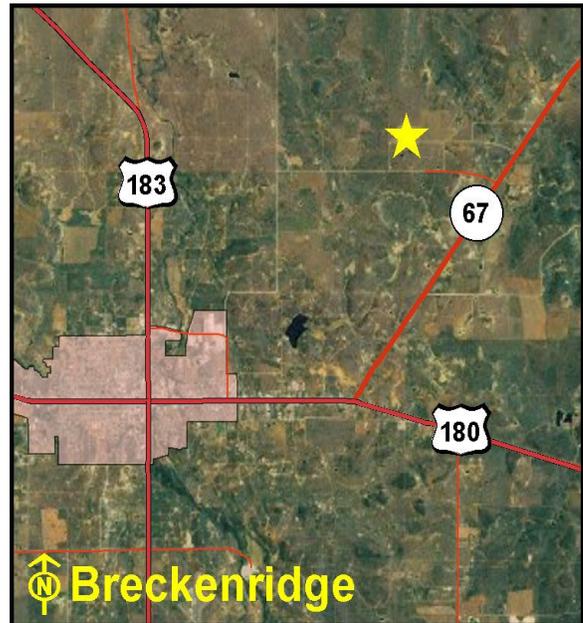
Legal Description:

Volume 1071, Page 186, Stephens County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...3/15/2010 Acres: 402.36 Bldgs.:10 Bldg Sq Ft 115,508 sq.ft.
Sen. Dist.:...30 Rep. Dist.:...60 FAR: 0.01
% in Floodplain:.....0% Slope:.....Level
Zoning:Unzoned
Frontage:FM 1800
Total Market Value: \$7,770,957
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Ranching, Agricultural
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located along FM 1800 northwest of Breckenridge. The site is improved with 10 buildings, security fencing and lighting, and parking. The surrounding land uses include ranching and agricultural development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Scott Unit

Location:

CR 290 @ State Highway 288, Angleton, Brazoria County, Texas

Legal Description:

Volume 145, Page 242, Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, ROW



Location Map

Appraisal Date: ...2/22/2010 **Acres:** 5,766.41
Sen. Dist.:.....11 **Rep. Dist.:**.....25 **FAR:** 0.01
% in Floodplain:.....60% **Slope:**Moderate
Zoning:Unzoned
Frontage:SH 288, CR 290

Bldgs.:54 **Bldg Sq Ft** 272,908 sq.ft.

Total Market Value: \$19,975,000

Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Residential, Commercial
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on SH 288 northwest of Lake Jackson with access on CR 290. The site is improved with 54 buildings, interior/exterior fencing, security lighting, and concrete parking. The surrounding land uses include agricultural, commercial, and residential development. About two thirds of the site lies in the 100 year floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Segovia/Lopez Units

Location:

1201 East Cibolo Road, Edinburg, Hidalgo County, Texas

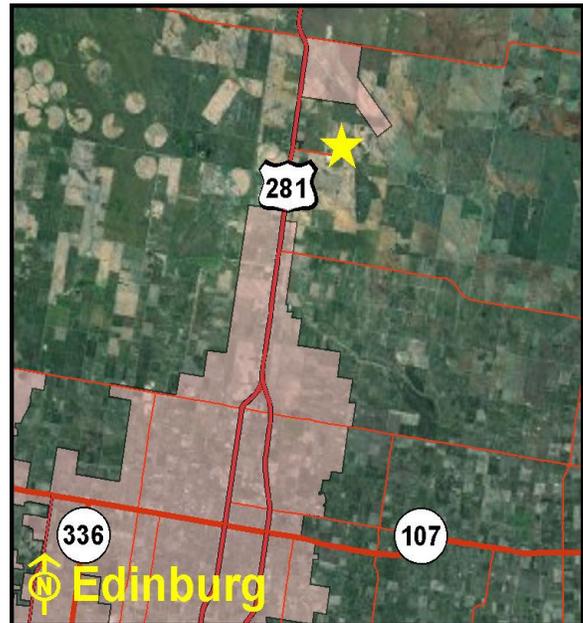
Legal Description:

Volume 2, Page 46, Hidalgo County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility, ROW



Location Map

Appraisal Date: ...11/9/2009	Acres: 300.00	Bldgs.:26	Bldg Sq Ft 337,084 sq.ft.
Sen. Dist.:20	Rep. Dist.:40	FAR: 0.03	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$17,000,000
Zoning:Unzoned			
Frontage:Cibolo Road			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Industrial, Agricultural, Governmental			
Current Use:Correctional Facility			
Highest and Best Use:Correctional Facility			
Agency Projected Use:Correctional Facility			

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located east of U.S. HWY 281 on Cibolo Road in Edinburg. The site is improved with 26 buildings, paved parking, fencing, and security lighting. The surrounding land uses include agricultural, industrial, and governmental development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Smith Unit

Location:

1313 County Road 19 (F.M. 827), Lamesa, Dawson County, Texas

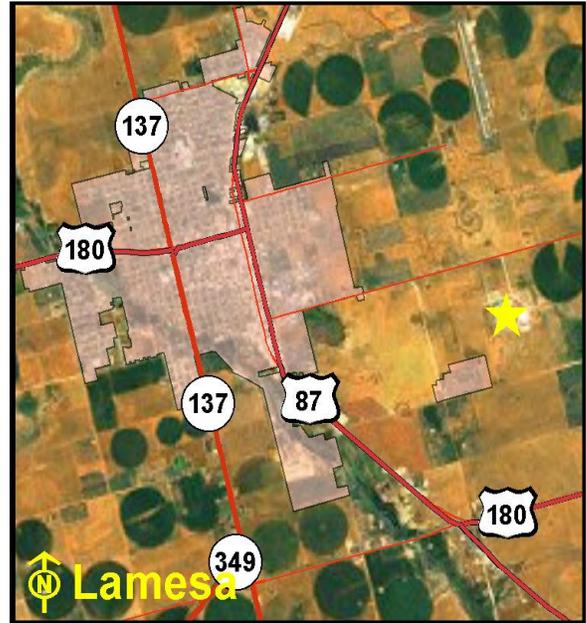
Legal Description:

Volume 126, Page 185, Volume 426, Page 261, Dawson County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Table with 2 columns: Property Details and Values. Includes rows for Appraisal Date, Acres, Bldgs., Bldg Sq Ft, Sen. Dist., Rep. Dist., FAR, % in Floodplain, Slope, Zoning, Frontage, Utilities, Surrounding Uses, Current Use, Highest and Best Use, Agency Projected Use, and Total Market Value.

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located east of Lamesa on County Road 19 (F.M. 827). The site is improved with 29 buildings, five oil wells, security fencing and lighting, and concrete parking. The surrounding land use is cultivated farming.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Snyder Distribution Center

Location:

201 North Kings Highway, Snyder, Scurry County, Texas

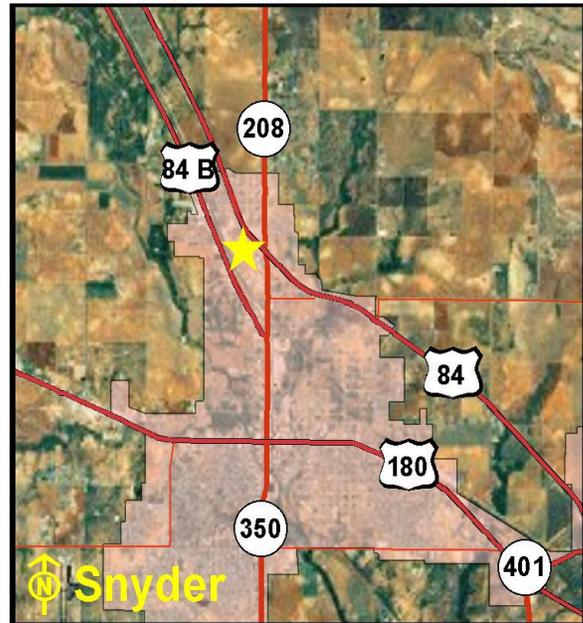
Legal Description:

Volume 354, Page 238-240, Scurry County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility, Railroad



Location Map

Appraisal Date: ...1/28/2010	Acres: 20.00	Bldgs.:1	Bldg Sq Ft 138,042 sq.ft.
Sen. Dist.:28	Rep. Dist.:72	FAR: 0.16	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$4,085,000
Zoning:Industrial			
Frontage:North Kings Hwy, US Hwy 84			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Commercial, Residential		
Current Use:	State Warehouse Distribution Center		
Highest and Best Use:	State Warehouse Distribution Center		
Agency Projected Use:	State Warehouse Distribution Center		

The Texas Department of Criminal Justice utilizes this site as a warehouse distribution center. It is located on North Kings Highway in Northern Snyder. The site is improved with one building, security fencing and lights, and concrete parking. The surrounding land uses include industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

South Texas Unit

Location:

1511 Preston Avenue, Houston, Harris County, Texas

Legal Description:

Document No. 519-73-1932, Official Public Records of Harris County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .11/17/2009	Acres: 0.54	Bldgs.:1	Bldg Sq Ft 63,845 sq.ft.
Sen. Dist.:13	Rep. Dist.: ...147	FAR: 2.72	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$3,610,000
Zoning:Unzoned			
Frontage:Preston Ave., Crawford St.			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Recreational		
Current Use:	State Correctional Facility		
Highest and Best Use:	State Correctional Facility		
Agency Projected Use:	State Correctional Facility		

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located at the corner of Preston Avenue and Crawford Street, in the central business district of Houston. The site is improved with a three-story correctional facility. The surrounding land uses are commercial and recreational development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

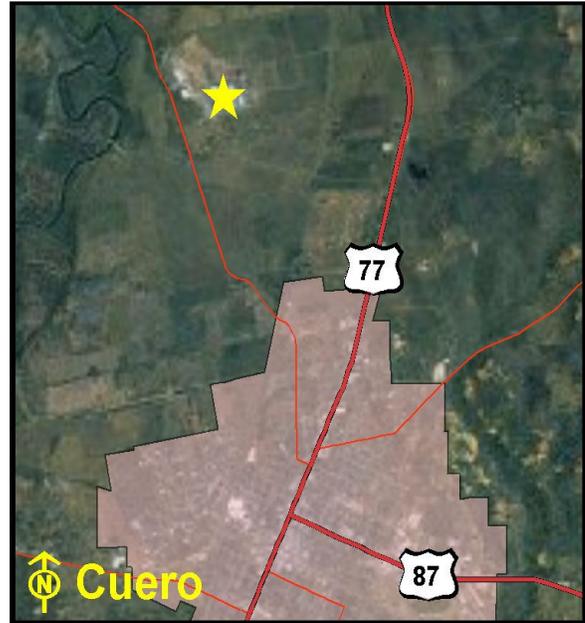
Stevenson Unit

Location:

1525 FM 766, Cuero, DeWitt County, Texas

Legal Description:

Volume 360, Page 130, DeWitt County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...1/20/2010	Acres: 464.03	Bldgs.:27	Bldg Sq Ft 392,099 sq.ft.
Sen. Dist.:18	Rep. Dist.:30	FAR: 0.02	
% in Floodplain:8%	Slope:Level	Total Market Value:	\$27,775,000
Zoning:Unzoned			
Frontage:FM 766			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Rangeland		
Current Use:	State Prison Facility/Agricultural		
Highest and Best Use:	State Prison Facility/Agricultural		
Agency Projected Use:	State Prison Facility/Agricultural		

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located north of Cuero on FM 766. The site is improved with 27 buildings, interior and exterior security fencing, a basketball court, security lighting, and concrete parking. The surrounding land uses include rangeland, and agricultural and residential development. There is a mineral reservation of 1/2 non-participating royalty interest and a portion of the tract is leased for grazing.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Stiles/LeBlanc/Gist Units

Location:

3060, 3695, & 3295 FM 3514, Beaumont, Jefferson County, Texas

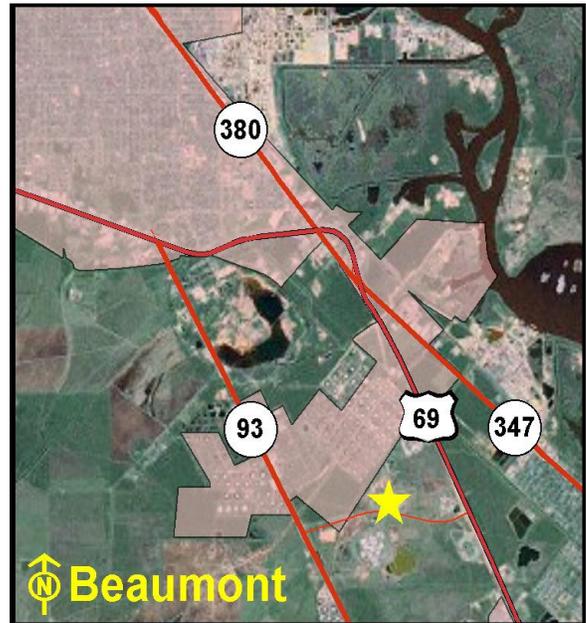
Legal Description:

Film Code 102-98-2207, Jefferson County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...3/17/2010	Acres: 775.55	Bldgs.:41	Bldg Sq Ft1,269,729 sq.ft.
Sen. Dist.:4	Rep. Dist.:22	FAR: 0.04	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$49,000,000
Zoning:Unzoned			
Frontage:FM 3514			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Agricultural, Governmental		
Current Use:	State Prison Facilities/Agricultural		
Highest and Best Use:	State Prison Facilities/Agricultural		
Agency Projected Use:	State Prison Facilities/Agricultural		

The Texas Department of Criminal Justice utilizes these tracts as prison facilities and for agricultural production. All the sites are located on FM 3514 in Beaumont. The tracts are improved with 41 buildings, security fencing and lighting, recreational areas, and concrete parking. The surrounding land uses include agricultural, industrial, and governmental development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

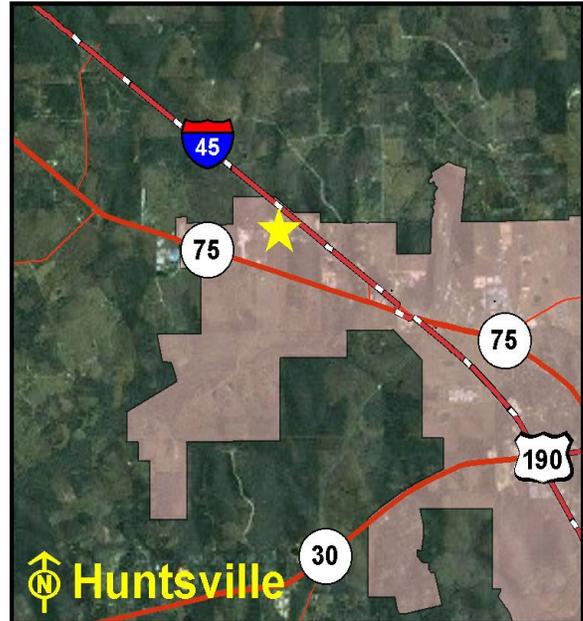
TDCJ Administrative Headquarters

Location:

Spur 59 off SH 75 North, Huntsville, Walker County, Texas

Legal Description:

Volume 76, Page 271, Walker County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...4/28/2010	Acres: 72.55	Bldgs.:11	Bldg Sq Ft 368,306 sq.ft.
Sen. Dist.:5	Rep. Dist.:13	FAR: 0.12	
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$10,838,000
Zoning:Mixed-Use			
Frontage:Spur 59			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural, Industrial		
Current Use:	State Prison Office Facility		
Highest and Best Use:	State Prison Office Facility		
Agency Projected Use:	State Prison Office Facility		

The Texas Department of Criminal Justice utilizes this site as its administrative headquarters. It is located within the City of Huntsville on Spur 59 that connects to SH 75. The site is improved with 11 buildings, chain-link fencing, security lighting, and concrete parking. The surrounding land use includes agricultural, industrial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Telford Unit

Location:

State Highway 98, New Boston, Bowie County, Texas

Legal Description:

Volume 1791, Page 185, Bowie County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...4/26/2010 **Acres:** 1,205.79

Sen. Dist.:.....1 **Rep. Dist.:**.....1 **FAR:** 0.02

% in Floodplain:.....1% **Slope:**.....Level

Zoning:Unzoned

Frontage:SH 98

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Vacant

Current Use:State Prison Facility/Agricultural

Highest and Best Use:State Prison Facility/Agricultural

Agency Projected Use:State Prison Facility/Agricultural

Bldgs.:37 **Bldg Sq Ft**1,104,485 sq.ft.

Total Market Value: \$102,192,000

The Texas Department of Criminal Justice utilizes this site as a prison and for agricultural development. It is located southwest of New Boston on the east side of State Highway 98. The site is improved with 37 buildings, interior/exterior chain-link fencing, security lighting, interior/exterior roads, and concrete parking. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

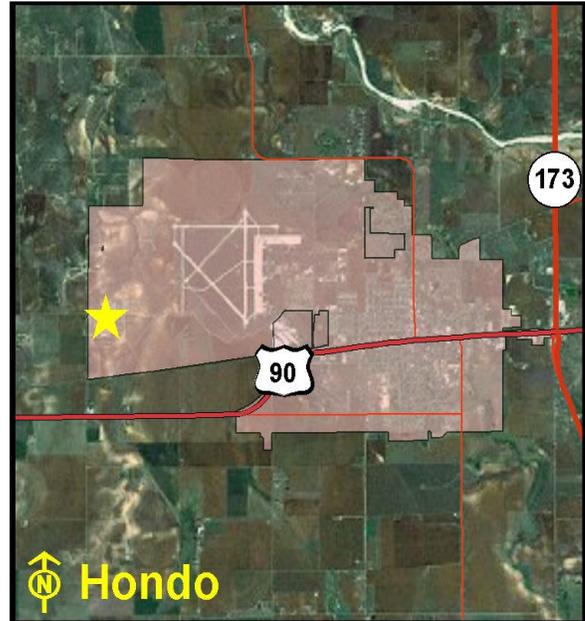
Torres Unit

Location:

125 Private Road 4303, Hondo, Medina County, Texas

Legal Description:

Volume 132, Page 771, Medina County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date:2/3/2010	Acres: 350.00	Bldgs.:25	Bldg Sq Ft 261,277 sq.ft.
Sen. Dist.:19	Rep. Dist.:80	FAR: 0.02	
% in Floodplain:28%	Slope:Level	Total Market Value:	\$18,482,092
Zoning:Civic	Frontage:CR 424/Richter Ln		
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Industrial, Governmental, Agricultural			
Current Use:State Prison Facility/Agricultural			
Highest and Best Use:State Prison Facility/Agricultural			
Agency Projected Use:State Prison Facility/Agricultural			

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located west of the the Hondo Municipal Airport on Private Road 4303 in Hondo. The site is improved with 25 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include agricultural and industrial development, the Hondo Municipal Airport, and the Ney Unit. Approximately 98 acres of the site lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

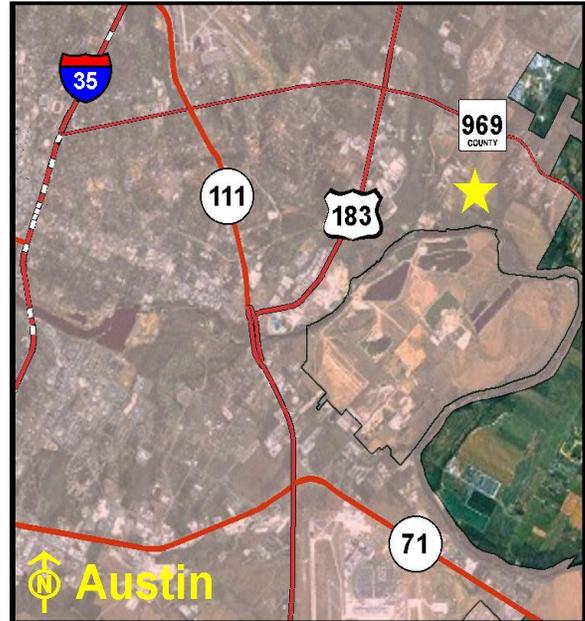
Travis County Unit

Location:

8601 E. Martin Luther King Jr. Blvd. (F.M. 969), Austin, Travis County, Texas

Legal Description:

Volume 12257, Page 905, Travis County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Access, Utility

Appraisal Date: ...1/27/2010 Acres: 95.04

Sen. Dist.:.....14 Rep. Dist.:.....46 FAR: 0.04

% in Floodplain:.....50% Slope:.....Level

Zoning:Residential

Frontage:Martin Luther King Blvd.

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Agricultural, Industrial, Commercial

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:12 Bldg Sq Ft 169,040 sq.ft.

Total Market Value: \$14,201,209

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located on East Martin Luther King Boulevard (FM 969) in Austin. The site is improved with 12 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include agricultural, industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Tulia Unit

Location:

4000 SH 86 West, Tulia, Swisher County, Texas

Legal Description:

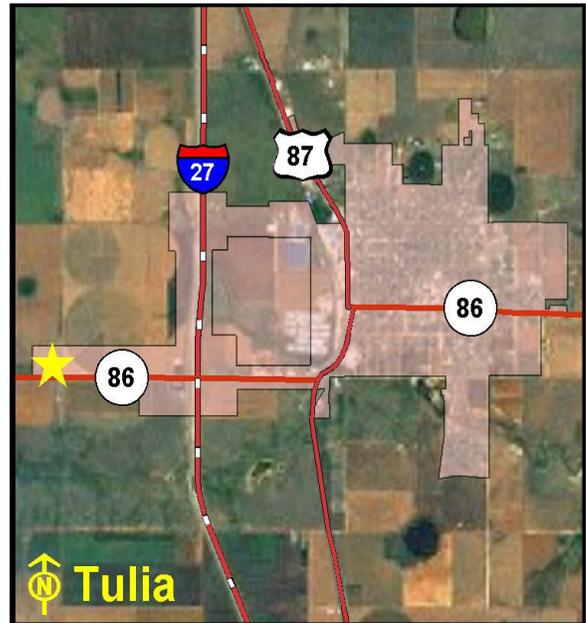
Volume 52, Page 686, Swisher County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/9/2010	Acres: 25.00	Bldgs.:3	Bldg Sq Ft 79,681 sq.ft.
Sen. Dist.:28	Rep. Dist.:88	FAR: 0.07	
% in Floodplain:0%	Slope:Level	Total Market Value:	\$4,786,000
Zoning:Unzoned			
Frontage:SH 86			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Prison Facility		
Highest and Best Use:	State Prison Facility		
Agency Projected Use:	State Prison Facility		

The Texas Department of Criminal utilizes this site as a prison facility. It is located west of Tulia on State Highway 86. The site is improved with three buildings, security fencing and lighting, and concrete parking. The surrounding land uses include agricultural and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed for the agency.

Texas General Land Office

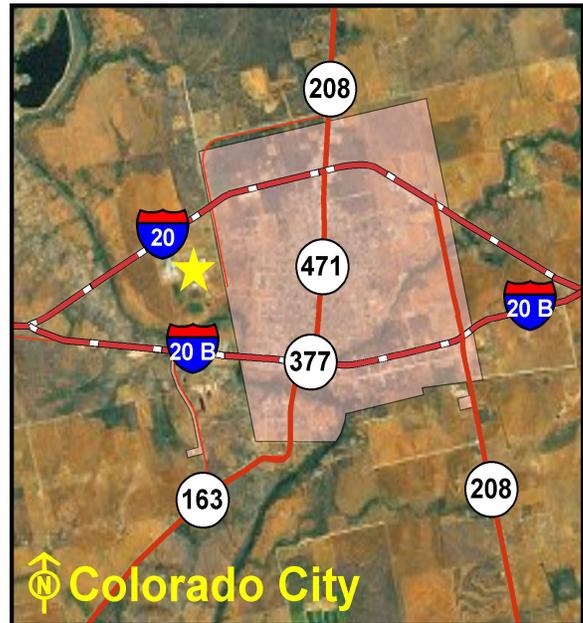
Wallace/Ware Units

Location:

1675 County Road 202, Colorado City, Mitchell County, Texas

Legal Description:

Volume 530, Page 326, Mitchell County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Conservation, Utility

Appraisal Date: ...1/28/2010	Acres: 546.51	Bldgs.:40	Bldg Sq Ft 495,568 sq.ft.
Sen. Dist.:28	Rep. Dist.:72	FAR: 0.02	
% in Floodplain:10%	Slope:Moderate	Total Market Value:	\$26,694,000
Zoning:Mixed-Use			
Frontage:IH 20, CR 202			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural, Industrial, Commercial		
Current Use:	State Prison Facilities/Agricultural		
Highest and Best Use:	State Prison Facilities/Agricultural		
Agency Projected Use:	State Prison Facilities/Agricultural		

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. The sites are composed of three parcels. Parcel A (435.4 acres) is located west of Colorado City and is unzoned. Parcel B (33.38 acres) is located inside the city limits and is zoned part commercial and part residential. Parcel C (77.723 acres) is located outside of the city limits on the Colorado River and is unzoned. The parcels are improved with 40 buildings, chain-link fencing, security lighting, and concrete parking. The surrounding land uses include agricultural, industrial, commercial, and residential development. Approximately 60 acres of Parcel C lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

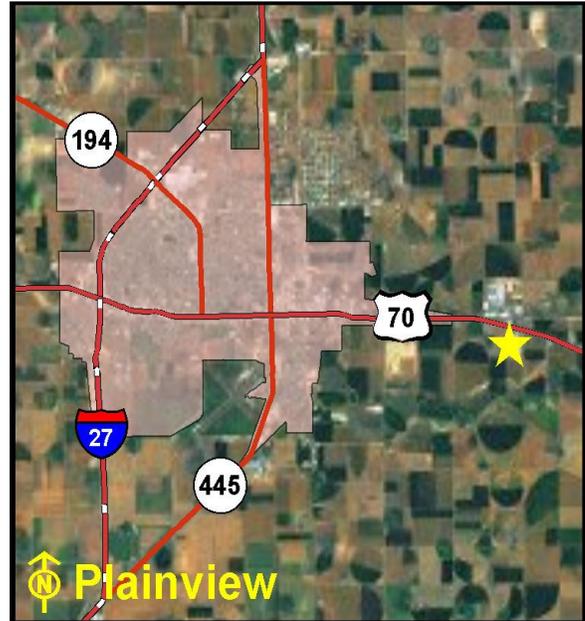
Wheeler/Formby Units

Location:

986 and 998 CR AA, Plainview, Hale County, Texas

Legal Description:

Volume 826, Page 485, Hale County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/31/2010 Acres: 601.63

Sen. Dist.:...28 Rep. Dist.:...85 FAR: 0.01

% in Floodplain:27% Slope:.....Level

Zoning:Unzoned

Frontage:CR AA

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Commercial

Current Use:State Prison Facilities/Agricultural

Highest and Best Use:State Prison Facilities/Agricultural

Agency Projected Use:State Prison Facilities/Agricultural

Bldgs.:37 Bldg Sq Ft 303,251 sq.ft.

Total Market Value: \$15,170,000

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located on CR AA in Plainview. The sites are improved with 37 buildings, perimeter fencing, recreational areas, security lighting, and concrete parking. The surrounding land uses include agricultural and commercial development. About 150 acres lie in the floodplain.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Willacy Unit

Location:

1695 South Buffalo Drive, Raymondville, Willacy County, Texas

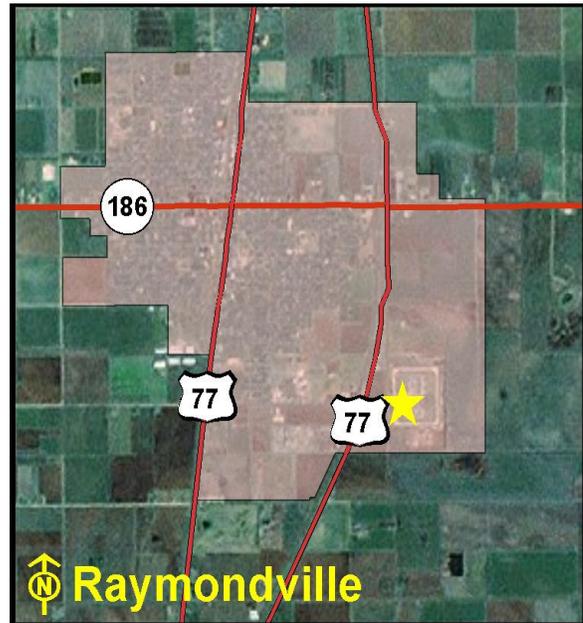
Legal Description:

Volume 103, Page 222, Willacy County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility, ROW



Location Map

Appraisal Date: ...11/9/2009 **Acres:** 100.00

Sen. Dist.:.....27 **Rep. Dist.:**.....43 **FAR:** 0.04

% in Floodplain:.....0% **Slope:**.....Level

Zoning:Agriculture

Frontage:South Buffalo Dr, U.S. Hwy 77

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential

Current Use:State Prison Facility

Highest and Best Use:State Prison Facility

Agency Projected Use:State Prison Facility

Bldgs.:12 **Bldg Sq Ft** 161,430 sq.ft.

Total Market Value: \$7,000,000

The Texas Department of Criminal Justice utilizes this site as a prison facility. It is located south of Raymondville on South Buffalo Drive. The site is improved with 12 buildings, paved parking, fences, and security lighting. The surrounding land uses include agricultural and some residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Wynne/Byrd (Diagnostic)/Holliday Units

Location:

IH 45, SH 75, FM 2821, FM 247, and FM 1791, Huntsville, Walker County, Texas

Legal Description:

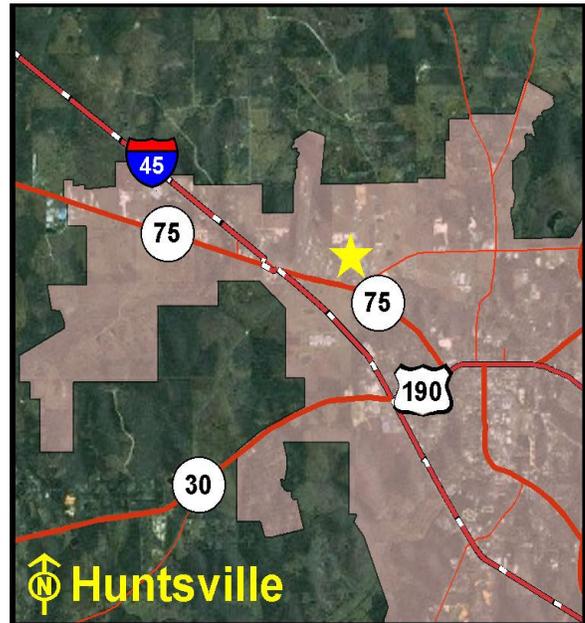
Volume 112, Page 52, Volume 339, Page 1, Volume 335, Page 894, Volume 151, Page 259, Volume 403, Page 133, Volume Y, Page 181, Volume 371, Page 287, Volume 924, Page 785, Walker County Official

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/3/2010 **Acres:** 1,416.17

Sen. Dist.:.....5 **Rep. Dist.:**.....18 **FAR:** 0.03

% in Floodplain:.....5% **Slope:**.....Moderate

Zoning:Mixed-Use

Frontage:SH 75, FM 2821

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Commercial, Industrial

Current Use:State Prison Facilities/Agricultural

Highest and Best Use:State Prison Facilities/Agricultural

Agency Projected Use:State Prison Facilities/Agricultural

Bldgs.:169 **Bldg Sq Ft**1,781,975 sq.ft.

Total Market Value: \$46,100,000

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located in the City of Huntsville along various roads. The sites are improved with 169 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include agricultural, commercial, industrial, and residential development. Approximately a 25 acre portion is leased for commercial purposes.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas General Land Office

Young Unit

Location:

5509 Attwater Road, Texas City, Galveston County, Texas

Legal Description:

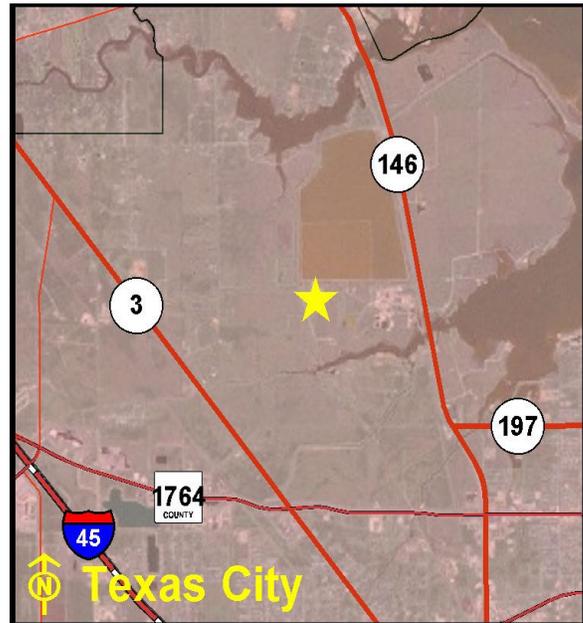
File No. 010-07-2821-2836, File No. 010-20-2480, Galveston County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility, Pipeline



Location Map

Appraisal Date:2/2/2010	Acres: 42.79	Bldgs.:9	Bldg Sq Ft 135,250 sq.ft.
Sen. Dist.:11	Rep. Dist.:23	FAR: 0.07	
% in Floodplain:10%	Slope:Level	Total Market Value:	\$10,690,000
Zoning:Unzoned			
Frontage:Attwater Rd			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Governmental, Agricultural, Residential			
Current Use:State Correctional Facility			
Highest and Best Use:State Correctional Facility			
Agency Projected Use:State Correctional Facility			

The Texas Department of Criminal Justice utilizes this site as a correctional facility. It is located on Attwater Road in Texas City. The site is improved with nine buildings, perimeter fencing, concrete parking, and security lighting. The surrounding land uses include governmental, agricultural, and residential development. There is a reversion clause that if the property is conveyed to any party other than another State entity, a fee of \$7,500 will be due to the City of Galveston.

The appraisal indicates due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

**TEXAS STATE LIBRARY
AND ARCHIVES
COMMISSION
AGENCY SUMMARY**



Texas State Library and Archives Commission

Agency Summary

Background/Authorities

The Texas State Library and Archives Commission (Commission) was created in 1909 as the Texas Library and Historical Commission, and in 1979 was renamed the Texas State Library and Archives Commission. Its mission is to assist in the development of and cooperation among academic, public, special and other types of libraries. Chapter 441.00 of the Texas Government Code serves as the Commission's enabling authority. The Commission also provides services in accordance with three federal statutes on behalf of the federal government.

The Commission's Headquarters, owned by the Texas Facilities Commission, is the Lorenzo de Zavala State Archives and Library Building located in the Capitol Complex in Austin. This facility houses the Executive staff, Administrative Services Division and the Information Resources Technology Division that provide support services to the agency.

The Library Development Division provides consulting and continuing education services, identifies grant opportunities, and coordinates the 10 Texas library systems. The Library Resources Sharing Division oversees programs and services that provide information and library materials throughout the network of Texas libraries and on the internet.

A portion of the Archives and Information Services Division (ARIS) is located in the Library and Archives Building in Austin

while other staff are located in Liberty. Staff in the Library and Archives Building are responsible for acquiring, evaluating, organizing, and preserving permanently valuable government records, in addition to providing expert reference services to the public.

The ARIS Division in Liberty operates the Sam Houston Regional Library and Research Center. The main facility serves as both a research facility and a museum, housing local government records, manuscripts, books, maps, photographs, oral history tapes, and newspapers of the 10-county, Atascosito region of Texas.

The State and Local Records Management Division is housed at a facility located on Shoal Creek Boulevard in Austin. This division provides support services to Texas state agencies and local governments with regard to state record management requirements.

The Talking Book Program Division, located in the Library and Archives Building, provides free library services to Texans who are unable to read standard print because of visual, physical, or reading disabilities.

The agency is subject to the regulation of Texas Revised Civil Statutes Article 601b, requiring that the Texas Facilities Commission acquire or lease all real property for the Commission. Sale of Commission properties is also regulated by Texas Natural Resources Code 31.158, et seq., which requires that the



Texas State Library and Archives Commission

legislature or the governor authorize all sales and unless otherwise directed, are administered by the Texas General Land Office (GLO).

The agency is subject to the regulation of Texas Revised Civil Statutes Article 601b, which requires that the Texas Facilities Commission acquire or lease all real property for the Commission. Sale of Commission properties is also regulated by Texas Natural Resources Code 31.158, et seq., which requires that the legislature or the governor authorize all sales and unless otherwise directed, administered by the Texas General Land Office (GLO).

**Texas Facilities Commission
Comments**

No comments were received from TFC regarding TSLA properties.

Real Property Assets

The Texas State Library and Archives Commission owns three tracts of land totaling 144.96 acres. These properties are the Sam Houston Library and Research Center, the State Library and Archives Records Division, and the Miriam Partlow House and Meeting Room.

GLO Recommendations

The GLO recommends retaining all three properties.

Agency Comments

All agency comments and updates have been incorporated into the evaluation.



Texas State Library Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1891	Miriam Partlow House & Meeting Room	Historical Site	Historical Site	1.48	\$132,300.00
1892	Sam Houston Library & Research Center	Historical Library & Research Center	Historical Library & Research Center	127.19	\$1,133,000.00
1893	State Library & Archives Records Division	Record Storage Warehouse/ Offices	Office/ Warehouse	16.29	\$9,970,000.00
Total:				144.96	\$11,235,300.00

**TEXAS STATE LIBRARY
AND ARCHIVES
COMMISSION
PROPERTY**

Texas State Library and Archives Commission

Texas General Land Office

GLO ID#: 1891

Miriam Partlow House & Meeting Room

Location:

2131 Grand Avenue, Liberty, Liberty County, Texas

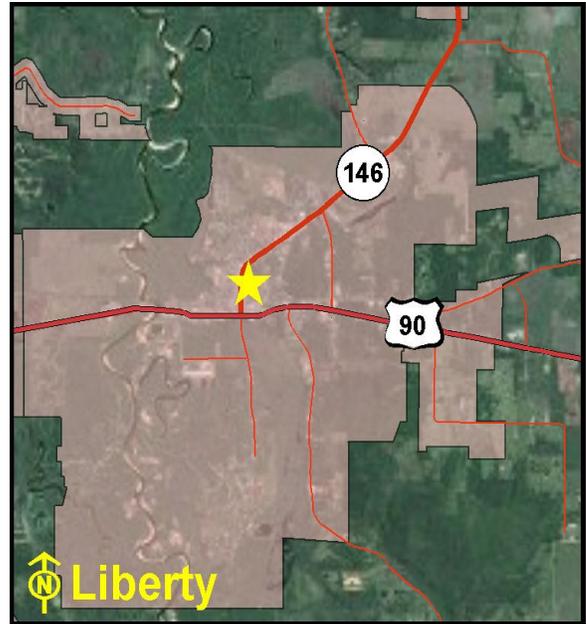
Legal Description:

Volume 1008, Page 267-269, Liberty County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility



Location Map

Appraisal Date: ..4/20/2010 **Acres:** 1.48 **Bldgs.:**2 **Bldg Sq Ft....** 4,470 sq. ft.
Sen. Dist.:4 **Rep. Dist.:**18 **FAR:..** 0.07
% in Floodplain:..... 0% **Slope:**Level **Total Market Value:** \$132,300
Zoning:Unzoned
Frontage:Grand Ave, FM 1011
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Residential
Current Use:Historical Site
Highest and Best Use:Historical Site
Agency Projected Use:Historical Site

Texas State Library and Archives Commission

Texas General Land Office

Analysis

The Texas State Library and Archives Commission utilizes this site as an historical resource center, depository and historical site. It is located on Grand Avenue in Liberty. The site is improved with two buildings, and concrete parking. The surrounding land use is primarily residential development. There is a gift deed restriction requiring the site to be restored, preserved, and properly maintained as a historical site. As of April 2010 the Miriam Partlow House was under renovation.

The appraisal indicates the highest and best use is to continue in the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas State Library and Archives Commission

Texas General Land Office

GLO ID#: 1892

Sam Houston Library & Research Center

Location:

FM 1011, Liberty, Liberty County, Texas

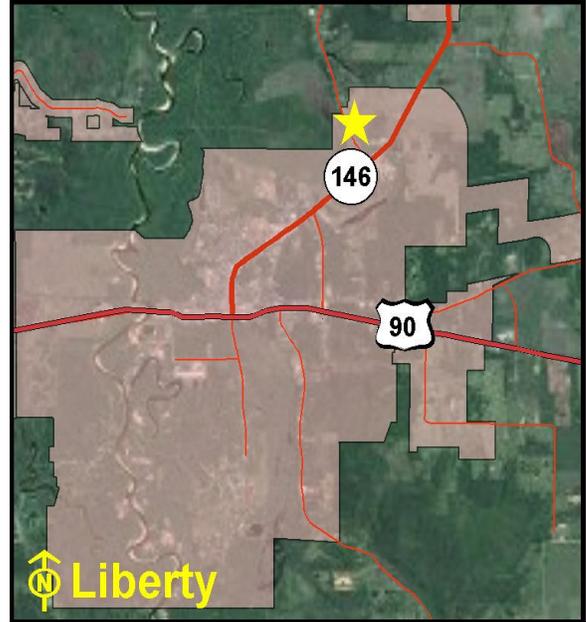
Legal Description:

Volume 729, Page 307, Volume 1260, Pages 440-444, Liberty County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility



Location Map

Appraisal Date: ..4/20/2010 **Acres:** 127.19 **Bldgs.:**6 **Bldg Sq Ft....** 29,190 sq. ft.
Sen. Dist.:4 **Rep. Dist.:**18 **FAR:..** 0.01
% in Floodplain:..... 0% **Slope:**Level **Total Market Value:** \$1,133,000
Zoning:Unzoned
Frontage:FM 1011
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Agricultural, Residential, Civic
Current Use:Historical Library and Research Center
Highest and Best Use:Historical Library and Research Center
Agency Projected Use:Historical Library and Research Center

Texas State Library and Archives Commission

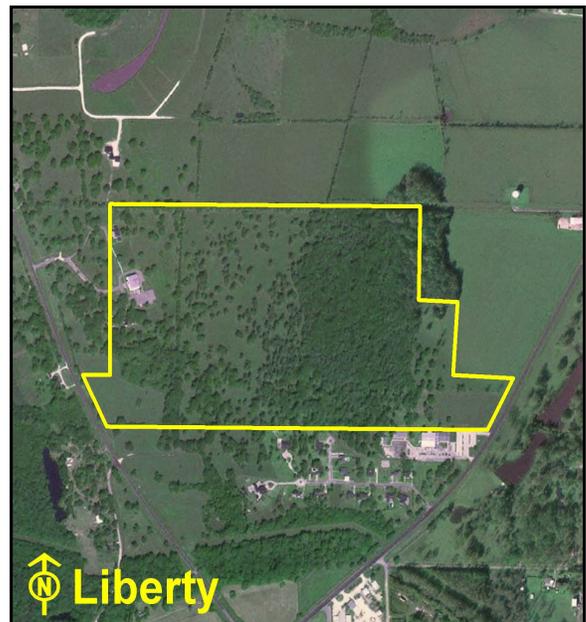
Texas General Land Office

Analysis

The Texas State Library and Archives Commission utilizes this site as a historical resource center, depository and historical site. It is located on FM 1011 in Liberty. The site is improved with six buildings, perimeter fencing, and concrete parking.. The surrounding land uses include civic, agricultural, and residential development. There is a gift deed restriction that the site is to be restored, preserved, and properly maintained as a historical site.

The appraisal indicates the highest and best use is to continue in the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas State Library and Archives Commission

Texas General Land Office

GLO ID#: 1893

State Library & Archives Records Division

Location:

4400 Shoal Creek Boulevard, Austin, Travis County, Texas

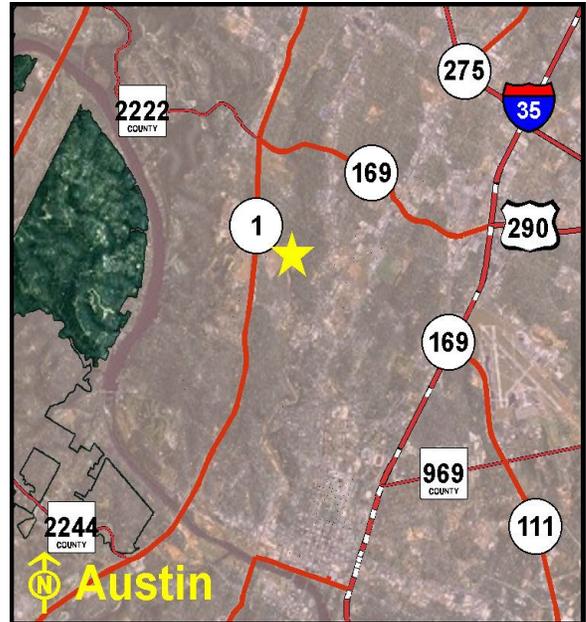
Legal Description:

Volume 76, Page 225, Travis County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:5/4/2010 **Acres:** 16.29 **Bldgs.:**1 **Bldg Sq Ft.**....132,961 sq. ft.
Sen. Dist.:14 **Rep. Dist.:**49 **FAR:**... 0.19
% in Floodplain:..... 13% **Slope:**Steep **Total Market Value:** \$9,970,000
Zoning:Unzoned
Frontage:Shoal Creek Blvd
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Residential, Governmental
Current Use:Records Storage Warehouse/Offices
Highest and Best Use:Office Warehouse
Agency Projected Use:Records Storage Warehouse/Offices

Texas State Library and Archives Commission

Texas General Land Office

Analysis

The Texas State Library and Archives Commission utilizes this site as an archive records storage facility and warehouse. It is located on Shoal Creek Boulevard, south of 45th Street in Austin. The site is improved with an office/warehouse and concrete parking. The surrounding land uses include residential development and the Texas State Cemetery. Approximately three acres lies in a floodplain.

The appraisal indicates the highest and best use is an office warehouse to include the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

ABOUT THE REPORT



Evaluation Process

ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.157, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party fee appraisers, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. The resulting data is processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

The 79th Legislative Session, HB 957, Section 1, now allows a restricted appraisal report to be performed on properties that have a "retain" recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
 - ◆ land that is economically underutilized
 - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.



The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market, and the highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

Highest and Best Use -

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

Floor-to-Area Ratio (FAR) -

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

Lot -

A parcel with a separate number or other designation as shown on a plat.

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