

Texas General Land Office

De Zavala Historic Site

Location:

Across from the San Jacinto Battleground, La Porte, Harris County, Texas

Legal Description:

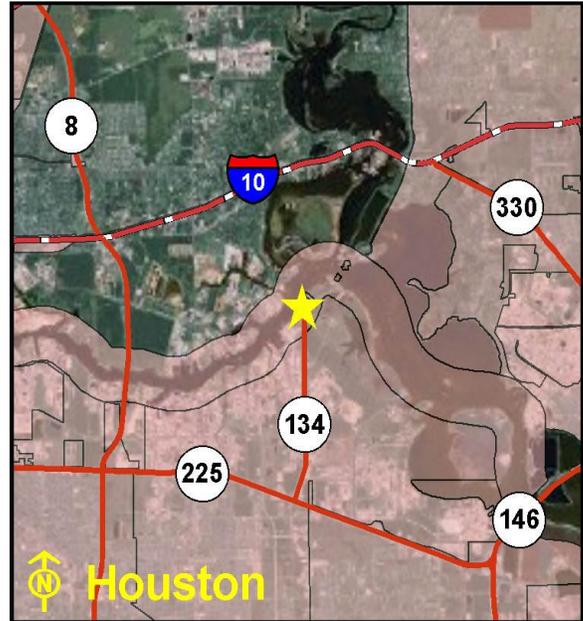
Arthur McCormick Survey, Abst. 46 Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date:	Acres:	1.00	Bldgs.:	0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....11	Rep. Dist.: ...128	FAR:			Total Market Value:	\$0
% in Floodplain:.....100%	Slope:	Level				
Zoning:	Unzoned					
Frontage:	No access					
Utilities:	None					
Surrounding Uses:	Waterway					
Current Use:	Historical Site					
Highest and Best Use:	Historical Site					
Agency Projected Use:	Historical Site					

Located across the Houston Ship Channel in the proximity of the San Jacinto Monument and Battleground, Texas Parks and Wildlife Department retains this tract for its historical significance. Flooding has forced TPWD to move all the gravesites from this site to the De Zavala Plaza located within the battleground.

The appraisal indicates the highest and best use is to continue in the present use. The site is a cemetery of historical significance. Due to the nature of the site, no appraisal value was assigned.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

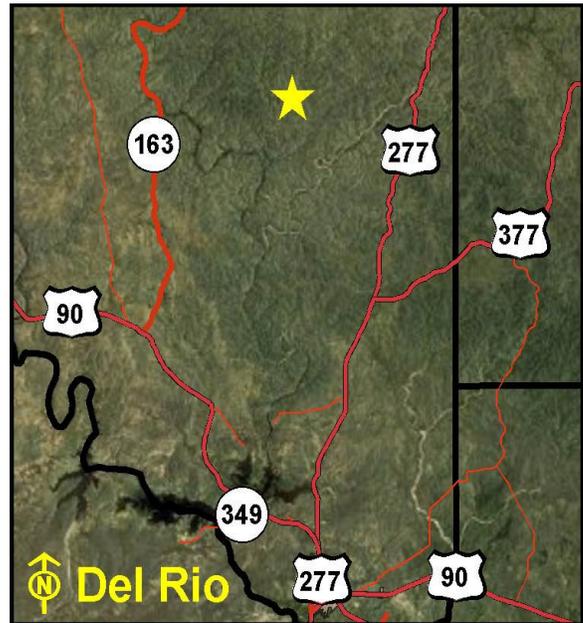
Devil's River Ranch State Natural Area

Location:

Dolan Creek Road west of US Hwy 277, Del Rio, Val Verde County, Texas

Legal Description:

Volume 498, Page 226, Val Verde County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...5/30/2013 **Acres:**19,988.63

Sen. Dist.:....19 **Rep. Dist.:**.....74 **FAR:**... 0.0001

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

Zoning:Unzoned

Frontage:Dolan Creek Road

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Ranching, Agricultural

Current Use:State Natural Area

Highest and Best Use:State Natural Area

Agency Projected Use:State Natural Area

Bldgs.:13 **Bldg Sq Ft** 14,349 sq.ft.

Total Market Value: \$6,545,000

The Texas Parks and Wildlife Department utilizes this site as a state natural area for hunting, recreation, and ranching. Located 65 miles north of Del Rio on Dolan Creek Road west of US Highway 277, the site includes registered archaeological areas and is habitat for endangered species. It is improved with 13 buildings including residences, bunkhouses, and a headquarters structure. The surrounding land is utilized for agriculture, wildlife protection, and ranching.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Devil's River State Park

Location:

HRC-1 BOX 513, Del Rio, Val Verde County, Texas

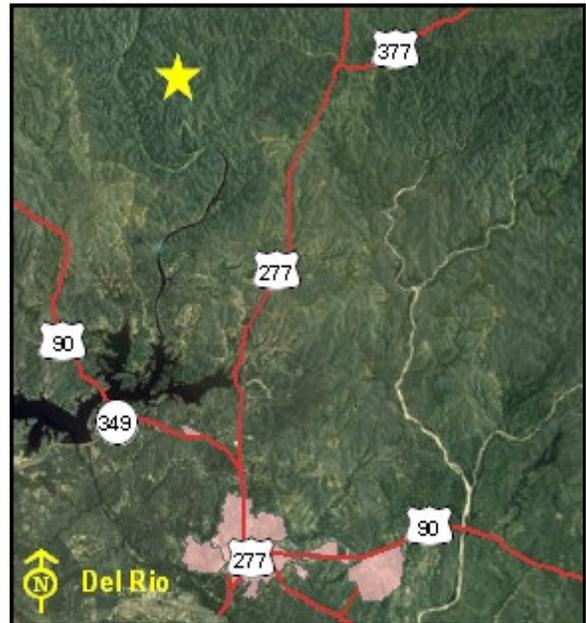
Legal Description:

Document No. 00261621, Val Verde County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: ....18,000.00	Bldgs.: .....3	Bldg Sq Ft 8,636 sq.ft.
Sen. Dist.:....19	Rep. Dist.:....74	FAR: 0.001	Total Market Value: \$15,875,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage:			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located in Del Rio, the property is improved with a bunk house, main lodge, and a foreman's residence. The surrounding land uses include ranching and agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Devil's Sinkhole State Park

Location:

US Highway 377, Rocksprings, Edwards County, Texas

Legal Description:

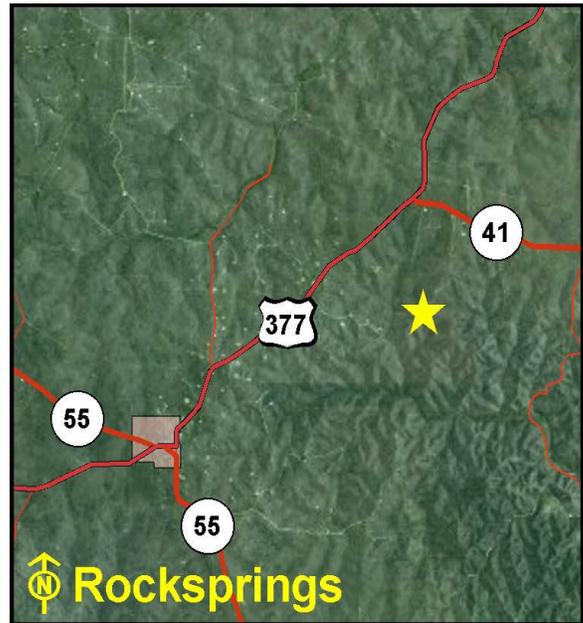
Volume 70, Page 205, Volume 71, Page 654, Edwards County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013 **Acres:** 1,859.67

Sen. Dist.:.....19 **Rep. Dist.:**.....53 **FAR:** 0.00

% in Floodplain:.....10% **Slope:**.....Moderate

Zoning:Unzoned

Frontage:US Hwy 377, SH 55

Utilities:, Water Well, Septic Tank

Surrounding Uses:Ranching, Residential, Rangeland, Recreational

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$2,572,000

The Texas Parks and Wildlife Department utilizes this site as a state park. A Nationally Registered Natural Landmark, the primary characteristic of the park is the largest sinkhole in Texas that shelters endangered species such as the Tobusch Fishhook Cactus and the Black-capped Vireo. Located on US Highway 377 five miles northeast of Rocksprings, there are no improvements except for a public comfort station. The surrounding land is utilized for residential development and rangeland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Dickinson Regional Office

Location:

1502 FM 517 East, Dickinson, Galveston County, Texas

Legal Description:

Part of Lots 159 & 182 D Addition to City of Dickinson, Galveston County, Texas

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...8/17/2012 Acres: 3.62

Sen. Dist.:...11 Rep. Dist.:...24 FAR: 0.09

% in Floodplain:100% Slope:.....Level

Zoning:Commercial

Frontage:Pine Drive, Dickinson Bayou

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Residential

Current Use:Regional Office

Highest and Best Use:Regional Office

Agency Projected Use:Regional Office

Bldgs.:2 Bldg Sq Ft 14,856 sq.ft.

Total Market Value: \$965,000

The Texas Parks and Wildlife Department utilizes this site as a regional office. Located on FM 517 East in Dickinson, the site is improved with two buildings and asphalt parking. The surrounding land uses include residential and commercial developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Dinosaur Valley State Park

Location:

Park Road 59, Glen Rose, Somervell County, Texas

Legal Description:

Volume 50, Page 330, Volume 54, Page 619, Volume 61, Page 160, Volume 55, Page 424, Volume 64, Page 614, Volume 56, Page 165, Somervell County Deed Records

Encumbrances

Physical: Presence of Artifacts

Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility



Location Map

Table with appraisal details: Appraisal Date: 3/8/2013, Acres: 1,587.38, Bldgs.: 18, Bldg Sq Ft: 16,148 sq.ft., Total Market Value: \$6,677,000. Includes rows for Sen. Dist., Rep. Dist., FAR, Floodplain, Slope, Zoning, Frontage, Utilities, Surrounding Uses, Current Use, Highest and Best Use, and Agency Projected Use.

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 59 in Glen Rose, the site is improved with 18 buildings and asphalt parking. The surrounding land uses include agricultural and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

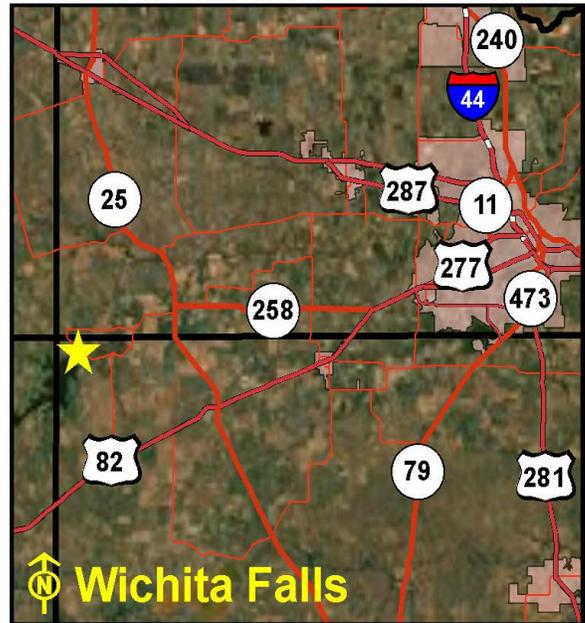
Dundee Fish Hatchery

Location:

FM 1180 North, Dundee, Archer County, Texas

Legal Description:

Volume 197, Page 238, Volume 368, Page 55, Archer County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility

Appraisal Date: ...2/27/2013	Acres: 142.50	Bldgs.: .....15	Bldg Sq Ft 17,347 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....69	FAR: 0.001	Total Market Value: \$12,447,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....FM 1180			
Utilities: .....Electricity, Telephone, Wastewater, Water, Septic Tank			
Surrounding Uses: .....Agricultural, Recreational			
Current Use: .....Fish Hatchery			
Highest and Best Use: .....Fish Hatchery			
Agency Projected Use: .....Fish Hatchery			

The Texas Parks and Wildlife Department utilizes this site as a fish hatchery. Located on FM 1180 in Electra, the site is improved with 15 buildings and asphalt parking. The surrounding land uses include recreational and agricultural developments. There is a deed restriction requiring that the property must be used as a fish hatchery or public park.

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

Recommendation:

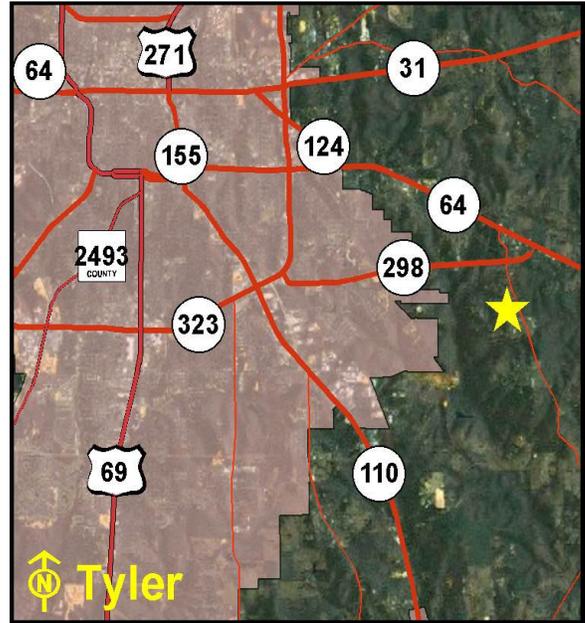
Retain for continued agency operations.

Texas General Land Office

East Texas Ecological Education Center

Location: 11942 Bascom Road, Tyler, Smith County, Texas

Legal Description: Volume 792, Page 609, Smith County Deed Records



Location Map

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...7/24/2012 Acres: 82.50 Bldgs.:11 Bldg Sq Ft 25,981 sq.ft.
Sen. Dist.:.....1 Rep. Dist.:.....6 FAR: 0.01 Total Market Value: \$1,135,000
% in Floodplain:5% Slope:.....Steep
Zoning:Unzoned
Frontage:FM 848, Spur 248
Utilities:Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses:Residential
Current Use:Research Center
Highest and Best Use:Research Center
Agency Projected Use:Research Center

The Texas Parks and Wildlife Department utilizes this site as a research center. Located on Bascom Road and FM 848 in Tyler, the site is improved with 11 buildings and asphalt parking. The surrounding land uses include residential developments.

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

Recommendation: Retain for continued agency operations.

Texas General Land Office

Elephant Mountain WMA

Location:

SH 118, Alpine, Brewster County, Texas

Legal Description:

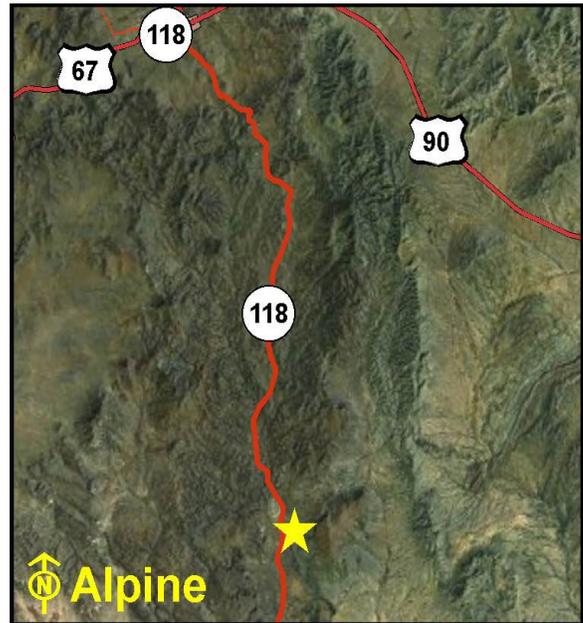
Volume 255, Page 455, Brewster County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: .11/12/2012 **Acres:**23,146.70

Sen. Dist.:.....19 **Rep. Dist.:**.....74 **FAR:**... 0.0001

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

Zoning:Unzoned

Frontage:SH 118

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Ranching, Recreational, Rangeland

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:10 **Bldg Sq Ft** 20,041 sq.ft.

Total Market Value: \$7,875,000

The site is utilized as a Texas Parks and Wildlife Department wildlife management area, state park, and working cattle ranch. Located 26 miles south of Alpine on SH 118, the site is improved with ten structures, cattle pens, and wildlife shelters. The surrounding land is utilized for native rangeland, agriculture and recreation.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Enchanted Rock State Natural Area

Location:

16710 Ranch Road 965, Fredericksburg, Llano County, Texas

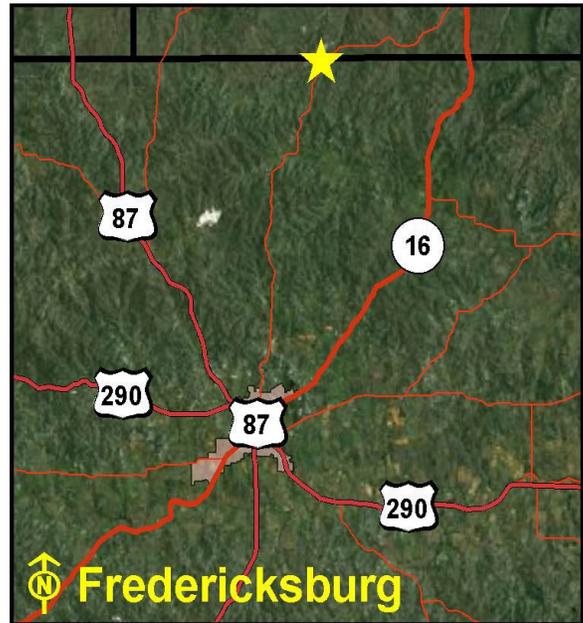
Legal Description:

Volume 124, Page 70, Gillespie County Deed Records, Volume 225, Page 561, Llano County Deed Records

Encumbrances

Physical: Floodplain

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



Location Map

Appraisal Date: ...2/13/2013	Acres: 1,643.50	Bldgs.: .....7	Bldg Sq Ft 10,882 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: ... 0.0002	Total Market Value: \$6,272,000
% in Floodplain:.....10%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....Ranch Road 965			
Utilities: .....Electricity, Telephone, Water Well, Septic Tank			
Surrounding Uses: .....Ranching, Agricultural, Rangeland			
Current Use: .....State Park and Natural Area			
Highest and Best Use: .....State Park and Natural Area			
Agency Projected Use: .....State Park and Natural Area			

The Texas Parks and Wildlife Department utilizes this site as a state park and natural area. Located on Ranch Road 965 in Fredericksburg, the site is improved with seven buildings. The surrounding land uses include rangeland, ranching, and agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Falcon State Recreation Area

Location:

State Park Road 46, Falcon Heights, Starr County, Texas

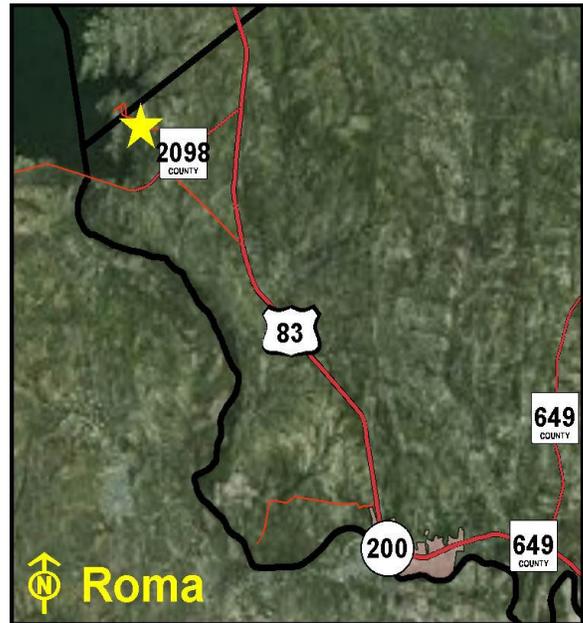
Legal Description:

Volume 179, Page 651, Starr County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility



Location Map

Appraisal Date: ...3/14/2013	Acres: 563.15	Bldgs.: .....42	Bldg Sq Ft 21,450 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.001	Total Market Value: \$1,670,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....State Park Road 46			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located along State Park Road 46 in Falcon Heights, the site is improved with 42 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include ranching and agricultural developments. The existing reversion clause calls for the return of the property to the United States if not utilized as a state park.

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.

Texas General Land Office

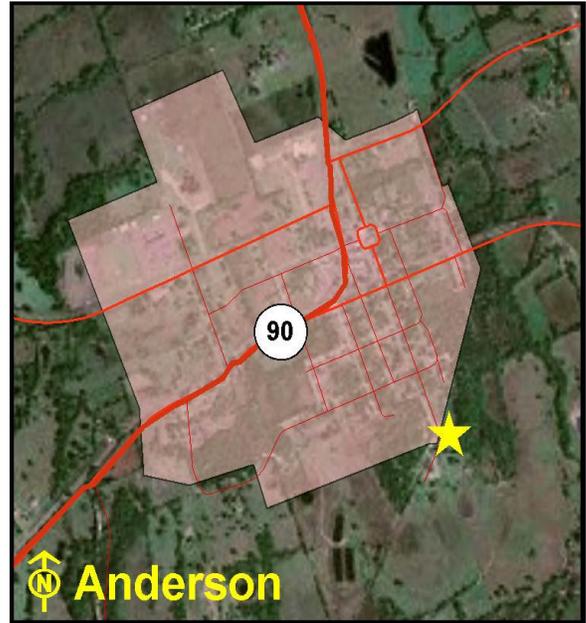
Fanthorp Inn State Historical Site

Location:

South Main Street, Anderson, Grimes County, Texas

Legal Description:

Volume 372, Page 14, Volume 1250, Page 613, Grimes County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...2/25/2013	Acres: 5.96	Bldgs.: .....2	Bldg Sq Ft 4,552 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....13	FAR: 0.02	Total Market Value: \$132,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....South Main Street			
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Rangeland, Residential, Woodlands		
Current Use:	State Historical Site		
Highest and Best Use:	State Historical Site		
Agency Projected Use:	State Historical Site		

The Texas Parks and Wildlife Department utilizes this site as a state historical area. Located on South Main Street in Anderson, the site is improved with two buildings and asphalt parking. The surrounding land uses include woodlands, rangeland, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

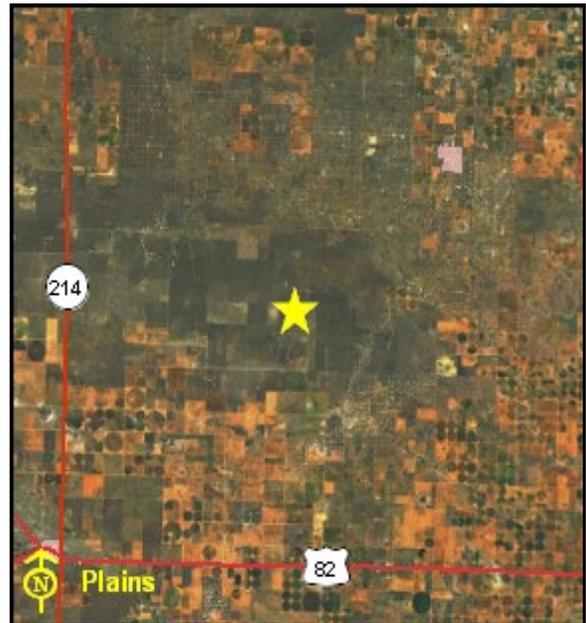
Fitzgerald Ranch WMA

Location:

FM 1780, Plains, Yoakum County, Texas

Legal Description:

Section 20, Block D, John H Gibson Survey, Yoakum County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None

Appraisal Date: ...12/5/2012	Acres: 241.00	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....88	FAR:	0.00	
% in Floodplain:.....0%	Slope:.....Level	Total Market Value:		\$84,350
Zoning:	Unzoned			
Frontage:	FM 1780			
Utilities:				Electricity, Telephone
Surrounding Uses:				Rangeland, Agricultural, None, None
Current Use:				Wildlife Management Area
Highest and Best Use:				Wildlife Management Area
Agency Projected Use:				Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area to protect the habitat for the lesser prairie chicken. Located on FM 1780 in Plains, the site is unimproved and is part of the Yoakum Dunes Preserve. The surrounding land uses include rangeland and agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Boggy Creek State Park

Location:

4994 SH 75 South, Centerville, Leon County, Texas

Legal Description:

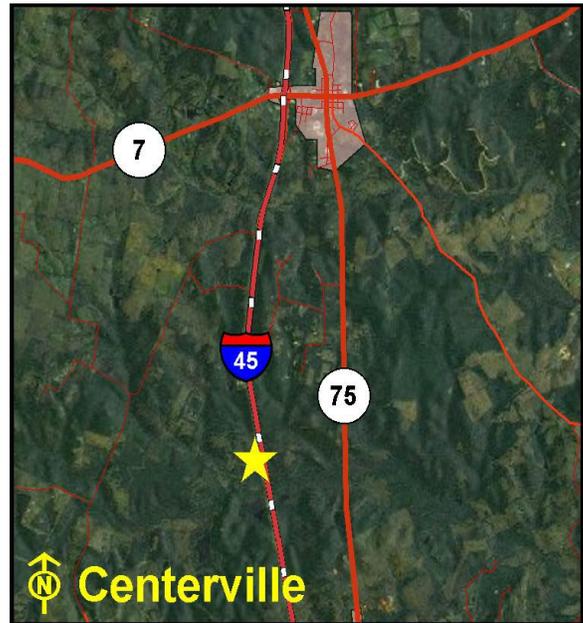
Volume 620, Page 500, Volume 728, Page 4, Leon County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility, Pipeline



Location Map

Appraisal Date: 10/25/2012	Acres: 1,847.00	Bldgs.: .....5	Bldg Sq Ft 4,001 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....57	FAR: ... 0.0001	Total Market Value: \$3,007,598
% in Floodplain:.....19%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	SH 75, IH 45		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Woodlands, Residential, Rangeland		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on State Highway 75 South in Centerville, the site is improved with five buildings. The surrounding land uses include rangeland, woodlands, and residential developments. The existing reversion clause calls for the return of the property to the Daughters of the Republic if not utilized by TPWD as a state park.

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.

Texas General Land Office

Fort Leaton State Historic Park

Location:

FM 170, Presidio, Presidio County, Texas

Legal Description:

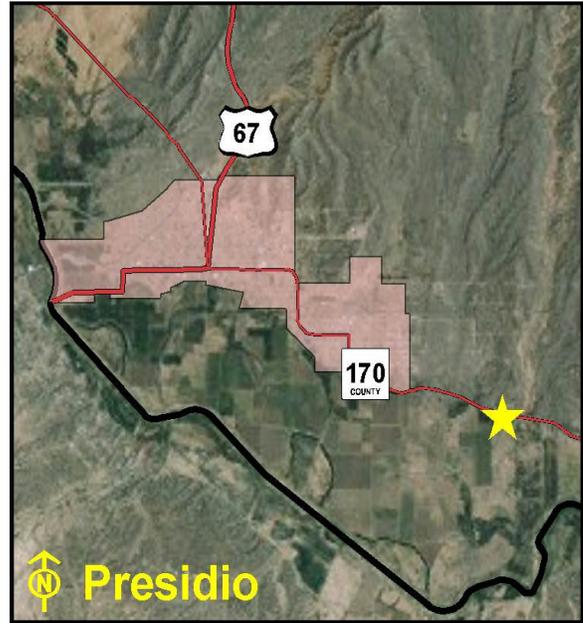
Volume 176, Page 296, Volume 187, Page 53,
 Volume 195, Page 478, Volume 219, Page 276,
 Volume 251, Page 86, Volume 202, Page 343,
 Presidio County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/13/2012	Acres: 27.10	Bldgs.: .....6	Bldg Sq Ft 19,017 sq.ft.
Sen. Dist.:.....29	Rep. Dist.:.....74	FAR: 0.02	Total Market Value: \$300,000
% in Floodplain:.....30%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....FM 170			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural, Residential, Rangeland			
Current Use: .....State Historic Park			
Highest and Best Use: .....State Historic Park			
Agency Projected Use: .....State Historic Park			

The Texas Parks and Wildlife Department utilizes this site as a state historic park. Located on FM 170 in Presidio, the site is improved with six buildings and asphalt parking. The surrounding land uses include rangeland, agricultural, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Parker State Recreation Area

Location:

194 State Park Road 28, Mexia, Limestone County, Texas

Legal Description:

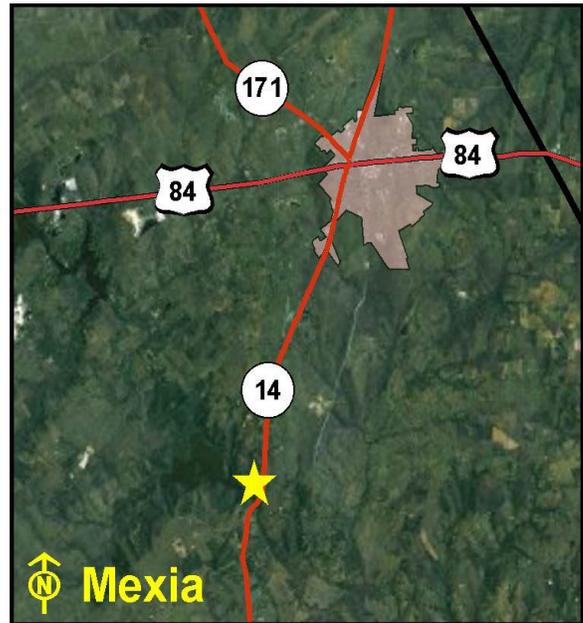
Volume 238, Page 553, Volume 242, Page 165, 169, Volume 251, Page 164, Volume 246, Page 213, 215-216, Volume 247, Page 180, Limestone County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility, Pipeline



Location Map

Appraisal Date: ...11/8/2012 **Acres:** 1,495.09

Sen. Dist.:.....5 **Rep. Dist.:**.....12 **FAR:**... 0.0004

% in Floodplain:.....68% **Slope:**.....Steep

Zoning:Unzoned

Frontage:State Park Road 28, SH 14

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Residential, Ranching

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:37 **Bldg Sq Ft** 27,043 sq.ft.

Total Market Value: \$2,360,000

The site is utilized as a Texas Parks and Wildlife Department utilizes historic state park offering camping, fishing, picnicking, and hiking. Located six miles south of Mexia on State Park Road 28, the site is improved with thirty-seven buildings including concession facilities, a manager’s residence, offices, group camping dorms, bathhouses and pavilions. The surrounding land is utilized for residential development and ranchland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Richardson State Historical Park

Location:

228 State Park Road 61, Jacksboro, Jack County, Texas

Legal Description:

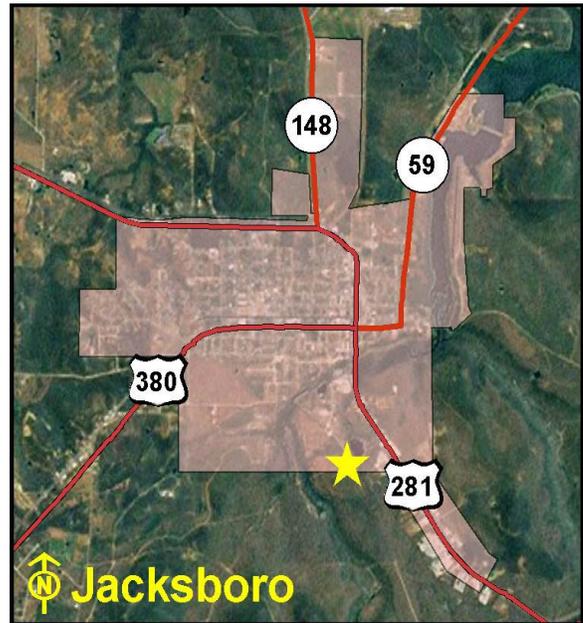
Volume 311, Page 806, Volume 322, Page 970, 973, 976, Volume 348, Page 177, Volume 448, Page 999, Volume 651, Page 766, 893, Volume 659, Page 167, Volume 664, Page 255, 363, Jack County Deed

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Pipeline, ROW



Location Map

Appraisal Date: .....8/9/2012	Acres: 425.19	Bldgs.: .....26	Bldg Sq Ft 42,449 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.002	Total Market Value: \$887,300
% in Floodplain:.....5%	Slope:.....Level		
Zoning: .....Agriculture			
Frontage: .....US Hwy 281			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Rangeland, Commercial, Residential, Vacant			
Current Use: .....State Historic Park			
Highest and Best Use: .....State Historic Park			
Agency Projected Use: .....State Historic Park			

The site is utilized as the Texas Parks and Wildlife Department state historical park. It was established in 1867 as part of a post-Civil War line of forts built to protect settlers and travelers heading west. The city of Jacksboro annexed this land in 1997. The site is improved with 26 buildings, eight are considered historical. The surrounding land is utilized for unimproved rangeland, commercial and residential development, and light industrial business.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Worth State Fish Hatchery

Location:

6200 Hatchery Road, Fort Worth, Tarrant County, Texas

Legal Description:

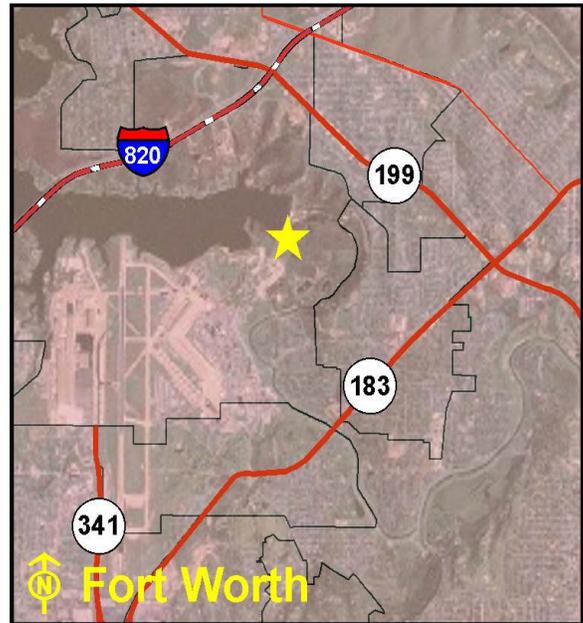
Volume 5956, Page 887, Tarrant County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date:5/6/2013 **Acres:** 61.26

Sen. Dist.:.....12 **Rep. Dist.:**.....99 **FAR:** 0.004

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Unzoned

Frontage:Hatchery Road

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Military, Recreational, Residential

Current Use:Fisheries Management Office

Highest and Best Use:Fisheries Management Office

Agency Projected Use:Fisheries Management Office

Bldgs.:12 **Bldg Sq Ft** 10,993 sq.ft.

Total Market Value: \$501,000

The Texas Parks and Wildlife Department utilizes this site as a fisheries management office. Located on Hatchery Road in Fort Worth, the site is improved with 12 buildings and perimeter fencing. The surrounding land uses include military, recreational, and residential developments. The existing reversion clause calls for the return of the property to the United States if not utilized for wildlife conservation.

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.

Texas General Land Office

Franklin Mountains/Wyler Aerial Tramway

Location:

Transmountain Road (Loop 375), El Paso, El Paso County, Texas

Legal Description:

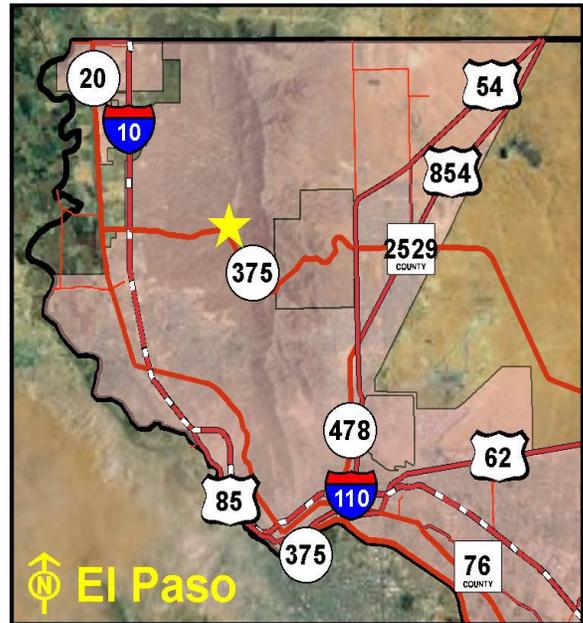
Approximately 18,368.15 acres designated as the Franklin Mountains State Park, El Paso County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...1/30/2013 **Acres:**24,360.89

Sen. Dist.:.....29 **Rep. Dist.:**.....78 **FAR:** 0.001

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

Zoning:Unzoned

Frontage:Loop 375

Utilities:Electricity, Water, Water Well, Septic Tank

Surrounding Uses:Recreational, Ranching

Current Use:State Park/Aerial Tramway

Highest and Best Use:State Park/Aerial Tramway

Agency Projected Use:State Park/Aerial Tramway

Bldgs.:12 **Bldg Sq Ft** 4,328 sq.ft.

Total Market Value: \$14,130,000

The Texas Parks and Wildlife Department utilizes this site as a state park and aerial tramway. Located on Transmountain Road (Loop 375) in El Paso, the site is improved with 12 buildings and asphalt parking. The surrounding land uses include ranching and recreational developments. A deed restriction requires that the site has to be utilized as a state park.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Galveston Island State Park

Location:

14901 FM 3005, Galveston, Galveston County, Texas

Legal Description:

Volume 2052, Page 153, Volume 2779, Page 797, Galveston County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/19/2013	Acres: 1,938.71	Bldgs.: .....6	Bldg Sq Ft 7,316 sq.ft.
Sen. Dist.:.....11	Rep. Dist.:.....23	FAR: 0.001	Total Market Value: \$9,990,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Mixed-Use			
Frontage: .....FM 3005			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the north and south side of FM 3005 in Galveston, the site is improved with six buildings, hook-ups, and asphalt parking. The surrounding land uses include vacant land and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Garner State Park

Location:

Park Road 29, Concan, Uvalde County, Texas

Legal Description:

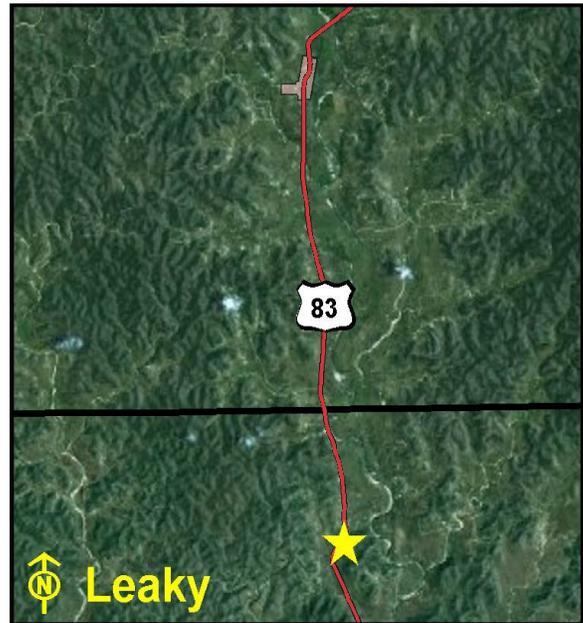
Volume 20, Page 116, Volume 86, Page 31, Volume 84, Page 338, Uvalde County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013 **Acres:** 1,777.38

Sen. Dist.:.....19 **Rep. Dist.:**.....80 **FAR:**... 0.0009

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

Zoning:Unzoned

Frontage:US Hwy 83, Park Road 29

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Recreational, Ranching, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:86 **Bldg Sq Ft** 56,669 sq.ft.

Total Market Value: \$9,360,000

Garner State Park, located 8 miles north of Concan, is the most popular overnight camping facility in the park system. The park is named after John Nance Garner, Vice-President during Franklin Roosevelt's tenure. There are six archaeological sites in the park, as well as the endangered species Golden Cheeked Warbler and Bracted Twist Flower. It is improved with 86 buildings and the surrounding land is utilized for recreation, ranching, and residential development.

The appraisal indicates the highest and best use is to continue in the present use. If the site is not utilized as a state park, ownership will revert to the County of Uvalde.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Gene Howe WMA

Location:

15412 FM 2266, Canadian, Hemphill County, Texas

Legal Description:

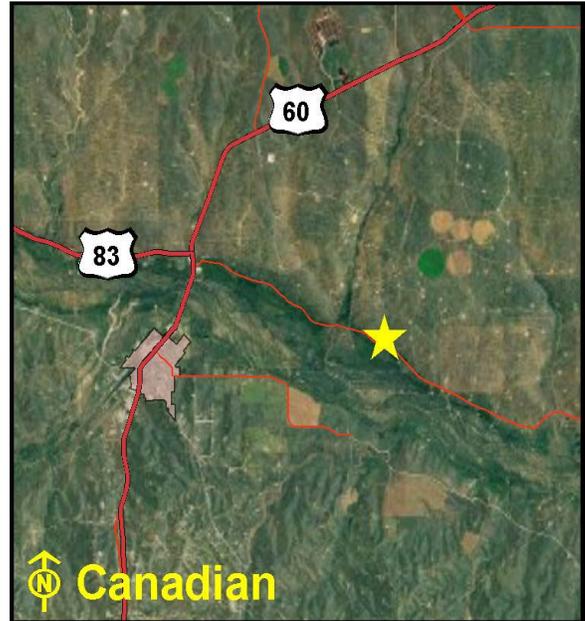
Volume 56, Page 624, Volume 60, Page 170, Hemphill County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/20/2013	Acres: 5,886.80	Bldgs.: .....4	Bldg Sq Ft 6,405 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....88	FAR: 0.001	Total Market Value: \$4,781,000
% in Floodplain:.....30%	Slope:.....Steep		
Zoning: .....Unzoned			
Frontage: .....FM 2266			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural			
Current Use: .....Wildlife Management Area			
Highest and Best Use: .....Wildlife Management Area			
Agency Projected Use: .....Wildlife Management Area			

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on both sides of FM 2266 in Canadian, the site is improved with four buildings and asphalt parking. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Goliad SHP/General Zaragosa Birthplace

Location:

US Highway 183/77A, Goliad, Goliad County, Texas

Legal Description:

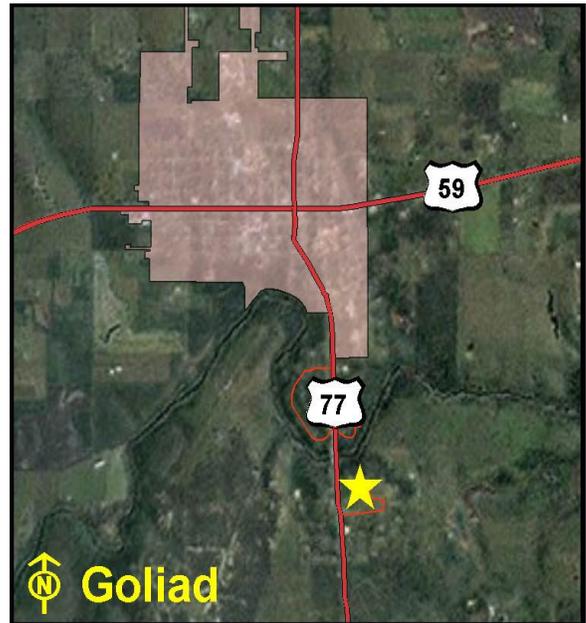
Volume 303, Page 706, Goliad County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....3/7/2013	Acres: 2.65	Bldgs.: .....1	Bldg Sq Ft 1,029 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....30	FAR: 0.01	Total Market Value: \$20,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....US Highway 183/77A			
Utilities: .....	.....Electricity, Telephone		
Surrounding Uses: .....	.....Commercial, Residential, Vacant		
Current Use: .....	.....State Historical Site		
Highest and Best Use: .....	.....State Historical Site		
Agency Projected Use: .....	.....State Historical Site		

The Texas Parks and Wildlife Department utilizes this site as a state historical site. Located on the east side of US Highway 183/77A in Goliad, the site is improved with one historical building and security lighting. The building contains a reconstruction of the birthplace of Ignacio Zaragosa, hero of the 1862 Battle of Puebla. The surrounding land uses include vacant land, commercial, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

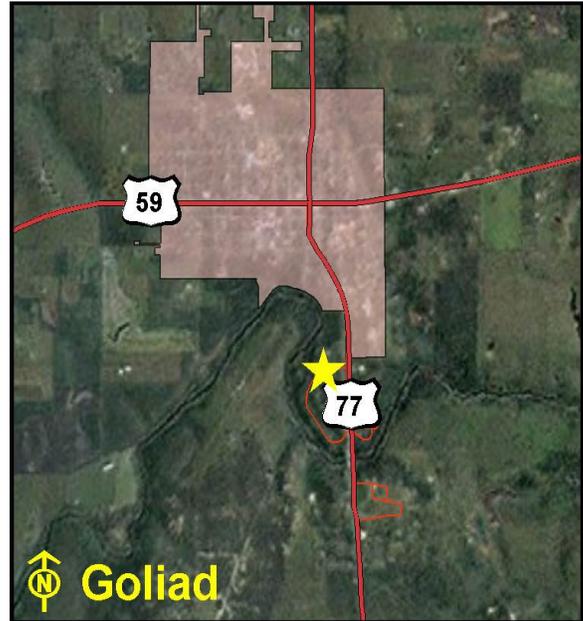
Goliad State Historical Park

Location:

108 Park Road 6 (US Highway 183/77A), Goliad, Goliad County, Texas

Legal Description:

Volume 342, Page 161, Volume 68, Page 611, Goliad County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: .....3/7/2013	Acres: 185.65	Bldgs.: .....12	Bldg Sq Ft 14,826 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....30	FAR: 0.002	Total Market Value: \$738,000
% in Floodplain:.....95%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....Park Road 6			
Utilities: .....Electricity, Gas, Telephone, Water, Septic Tank			
Surrounding Uses: .....Agricultural, Ranching, Recreational, Civic			
Current Use: .....State Historical Park			
Highest and Best Use: .....State Historical Park			
Agency Projected Use: .....State Historical Park			

The Texas Parks and Wildlife Department utilizes this site as a state historical park. Located on Park Road 6 (US Highway 183/77A) in Goliad, the site is improved with 12 buildings, fencing, and asphalt parking. The surrounding land uses include civic, ranching, agricultural, and recreational developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

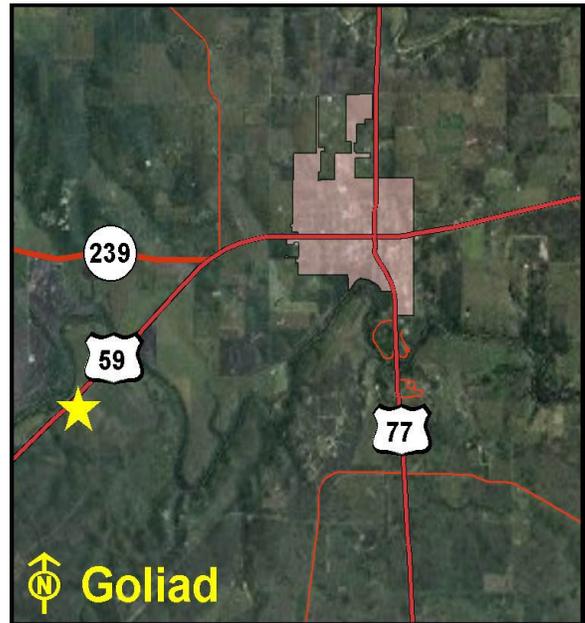
Goliad State Park - Mission Rosario Unit

Location:

US Highway 59, Goliad, Goliad County, Texas

Legal Description:

Volume 162, Page 189, Volume 342, Page 162, Goliad County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

Appraisal Date:3/7/2013 **Acres:** 4.77

Sen. Dist.:.....18 **Rep. Dist.:**.....30 **FAR:** 0.00

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

Zoning:Unzoned

Frontage:US Highway 59

Utilities:Electricity, Telephone

Surrounding Uses:Agricultural, Industrial

Current Use:State Historical Site

Highest and Best Use:State Historical Site

Agency Projected Use:State Historical Site

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$27,000

The Texas Parks and Wildlife Department utilizes this site as a state historical site. Located on the southeast side of US Highway 59 in Goliad, the Mission Rosario Unit contains the ruins of the abandoned Mission of Nuestra Senora del Rosario. The original mission site is maintained as an unrestored archeological site and is not open to the public. The surrounding land uses include agricultural and industrial developments. The existing reversion clause calls for the return of the property to the County of Goliad if not utilized by TPWD.

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.

Texas General Land Office

Goose Island State Park

Location:

202 South Palmetto Street (Park Road 13), Rockport, Aransas County, Texas

Legal Description:

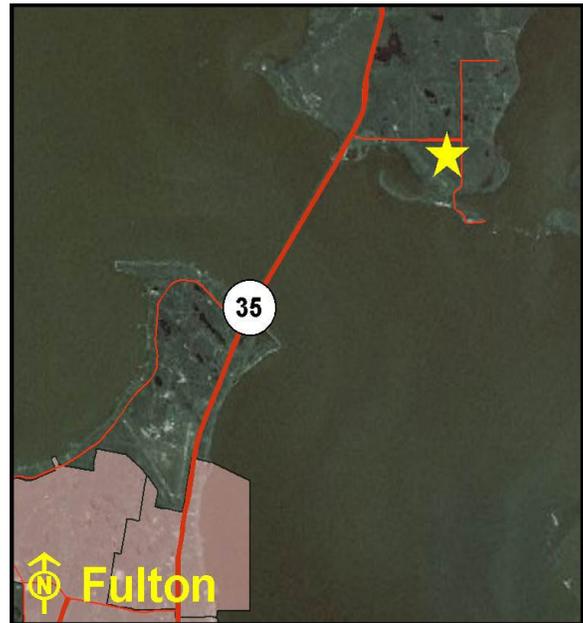
Volume 2, Page 36, Aransas County Plat Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: .....5/2/2013	Acres: 380.53	Bldgs.: .....15	Bldg Sq Ft 19,695 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....30	FAR: 0.001	Total Market Value: \$5,490,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....South Palmetto St (Park Rd 13)			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Commercial, Residential, Vacant			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department utilizes this site as a state park and for conservation of wetlands for endangered species. Located on the north side of South Palmetto Street (Park Road 13) in Rockport the site is improved with 15 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include vacant land, commercial, and residential developments. The existing reversion clause calls for the return of the property to the State of Texas if not utilized as a state park.

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

Recommendation:

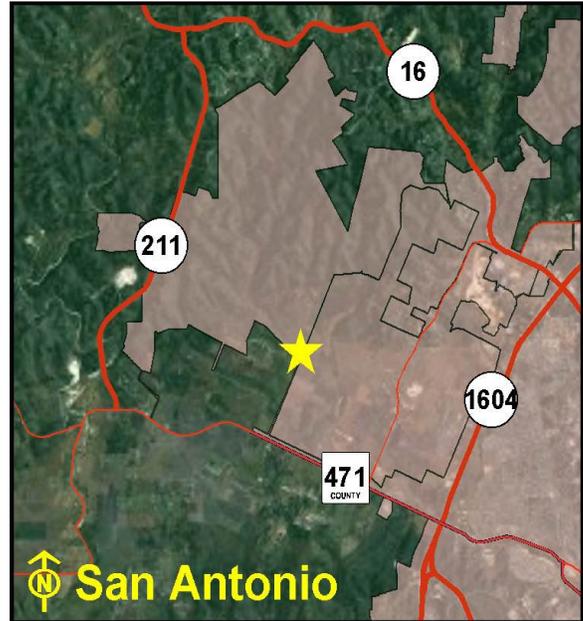
Retain for continued agency operations.

Texas General Land Office

Government Canyon State Natural Area

Location:
12861 Galm Road, San Antonio, Bexar County, Texas

Legal Description:
Manual Gomez Survey 7 and 8, W. Rounsaval Survey #3, and others, Bexar County Deed Records



Location Map

Encumbrances

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

Appraisal Date: ...5/30/2013	Acres: 8,625.07	Bldgs.: .....15	Bldg Sq Ft 13,606 sq.ft.
Sen. Dist.:.....25	Rep. Dist.: ...117	FAR: ... 0.0001	Total Market Value: \$58,376,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Special			
Frontage: .....Galm Rd, SH 211			
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Natural Area and Preserve		
Highest and Best Use:	State Natural Area and Preserve		
Agency Projected Use:	State Natural Area and Preserve		

The Texas Parks and Wildlife Department utilizes this site as a state natural area and preserve. Located at Galm Road and SH 211 in the northwest sector of San Antonio, the site is deed restricted to residential or park use only. Major development is prohibited as the majority of the property is directly above the Edwards Aquifer Recharge Zone. The site is improved with 15 buildings. The surrounding land is utilized for residential development and ranching.

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

Recommendation:
Retain for continued agency operations.

Texas General Land Office

Guadalupe Delta WMA

Location:

State Highway 35, Port Lavaca, Calhoun County, Texas

Legal Description:

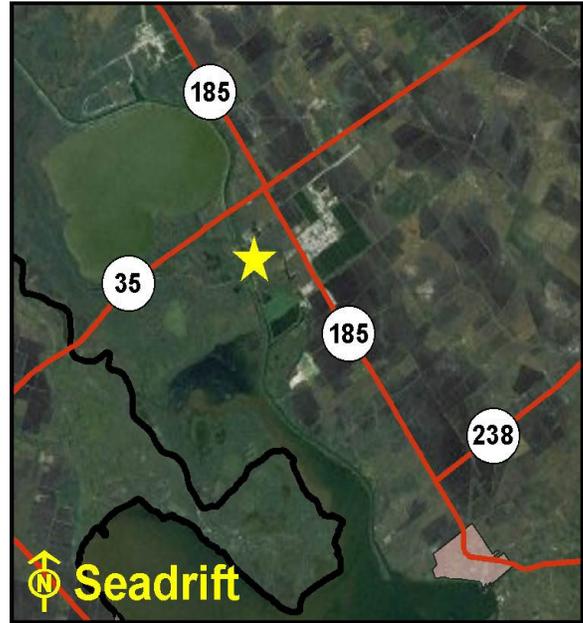
Volume 381, Page 310, Volume 397, Page 693, Volume 153, Page 317, Volume 392, Page 486, Volume 10, Page 162, Volume 58, Page 384, Calhoun County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ...4/29/2013 **Acres:** 7,239.77

Sen. Dist.:.....18 **Rep. Dist.:**.....30 **FAR:** 0.001

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Unzoned

Frontage:SH 35, SH 185

Utilities:Electricity, Water, Water Well, Septic Tank

Surrounding Uses:Agricultural, Residential, Vacant

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:1 **Bldg Sq Ft** 4,560 sq.ft.

Total Market Value: \$4,650,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on State Highway 35 in Port Lavaca, the site is improved with one building, chain-link fencing, and asphalt parking. The surrounding land uses include vacant land, agricultural, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Guadalupe River State Park

Location:

3350 Park Road 31, Bulverde, Comal County, Texas

Legal Description:

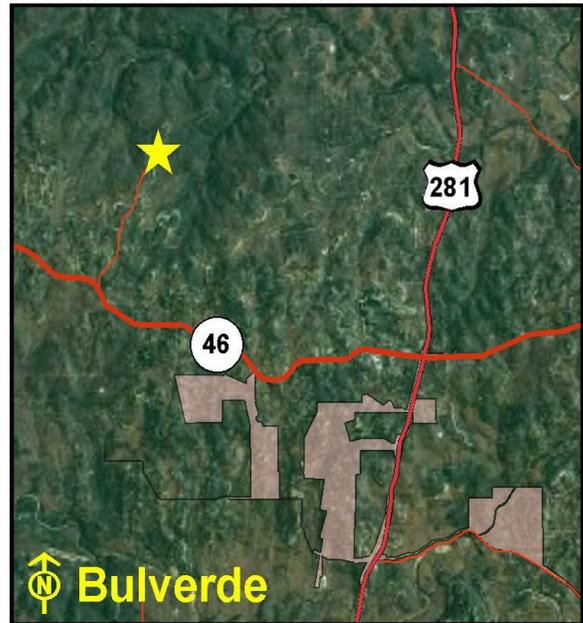
Vol 224, Pg 111, Vol 231, Pg 685, Vol 230, Pg 638, Vol 326, Pg 763, Vol 327, Pg 231, Vol 328, Pg 80, 587, 788, Vol 329, Pg 95, Vol 361, Pg 131, Comal County Deed Records; Vol 118, Pg 902 Kendall

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: 1,938.67	Bldgs.: .....20	Bldg Sq Ft 9,503 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....73	FAR: ... 0.0001	Total Market Value: \$20,650,000
% in Floodplain:.....2%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Park Rd 31, Acker Rd			
Utilities: .....Electricity, Telephone, Water, Water Well			
Surrounding Uses: .....Residential, Recreational			
Current Use: .....State Park			
Highest and Best Use: .....Residential Development			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 31 in Bulverde, the site is improved with 20 structures that add no value. The surrounding land includes the Honey Creek State Natural area and scattered home-sites.

Though the appraisal indicates the highest and best use is for residential development, the southern portion of the site is being fully utilized for day and overnight camping, picnic sites, and park ranger residences. The northern portion has not been open to the public but is scheduled to be utilized for day hiking.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Gus Engeling WMA

Location:

US Highway 287, Palestine, Anderson County, Texas

Legal Description:

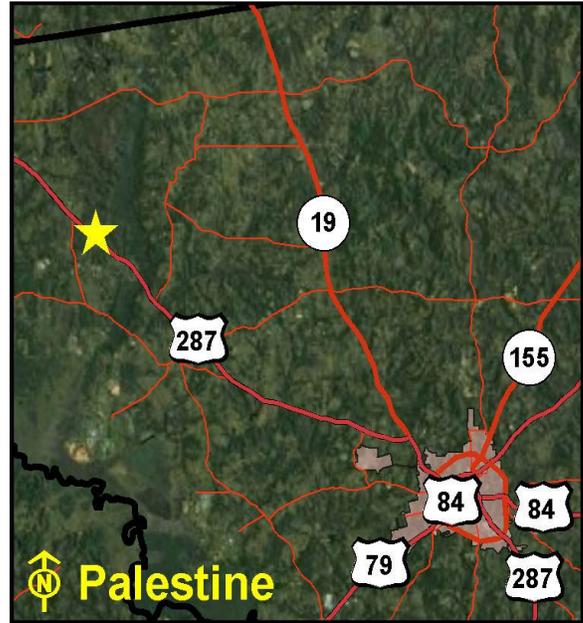
Vol 422, Pg 22, Vol 425, Pg 55, Vol 429, Pg 444, Vol 433, Pg 512, Vol 439, Pg 177, Vol 446, Pg 518, Vol 502, Pg 123, Vol 505, Pg 516, Vol 510, Pg 61, Vol 515, Pg 517, Vol 570, Pg 403, Vol 629, Pg 590,

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ...8/21/2012	Acres: ....10,959.55	Bldgs.: .....26	Bldg Sq Ft 23,063 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....8	FAR: 0.001	Total Market Value: \$15,050,000
% in Floodplain:.....16%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....US Hwy 287, FM 2961			
Utilities: .....Electricity, Telephone, Wastewater, Water			
Surrounding Uses: .....Agricultural, Ranching, Residential, Woodlands			
Current Use: .....Wildlife Management Area			
Highest and Best Use: .....Wildlife Management Area			
Agency Projected Use: .....Wildlife Management Area			

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located 19 miles northwest of Palestine along US Highway 287, the site is improved with 26 buildings. The surrounding land uses include for agriculture, ranching, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Heart of the Hills Ctr/Stockmans Spring Protected Area

Location:

State Highway 27, Ingram, Kerr County, Texas

Legal Description:

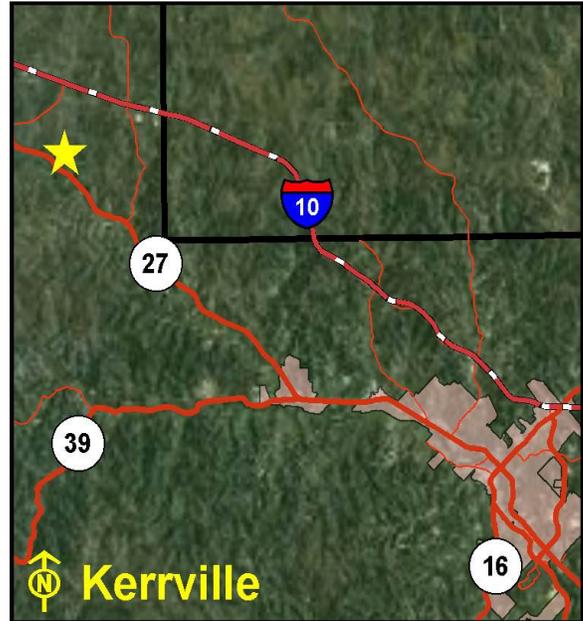
Volume 543, Page 399, Kerr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Access



Location Map

Appraisal Date: ...5/30/2013	Acres: 250.00	Bldgs.: .....1	Bldg Sq Ft 1,838 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: ... 0.0002	Total Market Value: \$1,336,000
% in Floodplain:.....2%	Slope:.....Steep		
Zoning: .....Unzoned			
Frontage: .....SH 27			
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Research Center		
Highest and Best Use:	Research Center		
Agency Projected Use:	Research Center		

The Heart of the Hills Center/Stockmans Spring Protected Area is utilized by the Texas Parks and Wildlife Department as a buffer to control the water quality of a portion of the Edwards Aquifer. Located 10 miles northwest of Ingram on State Highway 27, the site is habitat for endangered species including the Golden Cheeked Warbler and Black Capped Vireo. The surrounding land is utilized for recreation retreats, large ranching operations, and camping areas.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Heart of the Hills Research Center

Location:

5103 Junction HWY/SH 27, Ingram, Kerr County, Texas

Legal Description:

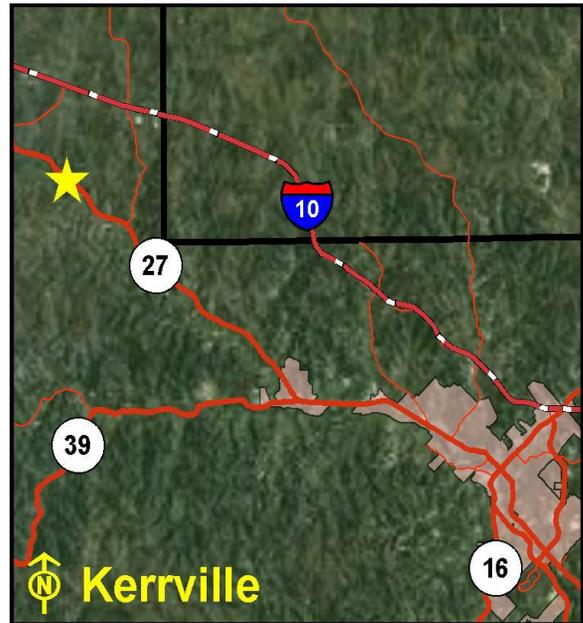
Volume 45, Page 190, Volume 46, Page 605, Volume 69, Page 325, Kerr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: 55.84	Bldgs.: .....13	Bldg Sq Ft 21,090 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Total Market Value: \$1,078,000
% in Floodplain:.....10%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Junction HWY/SH27			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Residential, Recreational, Ranching			
Current Use: .....Research Center/Fish Hatchery			
Highest and Best Use: .....Research Center/Fish Hatchery			
Agency Projected Use: .....Research Center/Fish Hatchery			

The Texas Parks and Wildlife Department utilizes this site as an experimental facility to support research, development and cultivation of freshwater fish. Located northwest of Ingram on SH 27, the site is improved with thirteen buildings and ponds. The surrounding land is utilized for ranching, recreation retreats, and rural residential development. There is a reversion clause affecting 36.34 acres that prevents any other use than as a fish hatchery and research center.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Hill Country Natural Area

Location:

10600 Bandera Creek Road, Bandera, Bandera County, Texas

Legal Description:

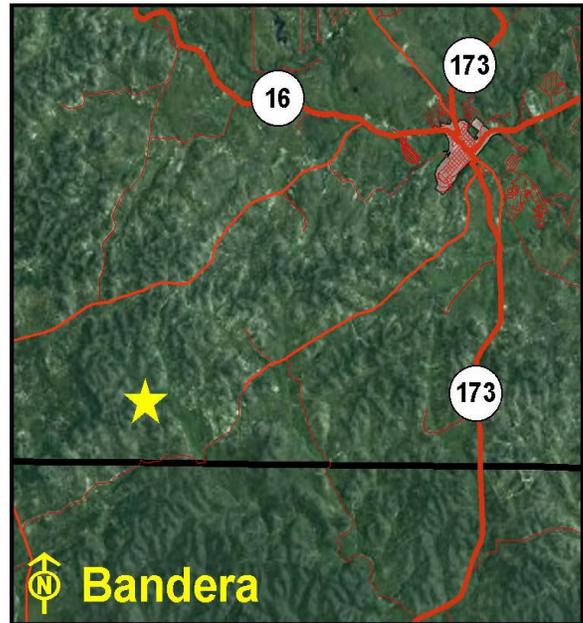
Vol 173, Pg 159, Vol 174, Pg 177, Vol 189, Pg 255, Vol 197, Pg 516, Vol 205, Pg 91, Vol 213, Pg 633, Vol 278, Pg 296, Vol 287, Pg 296, Vol 276, Pg 468, Vol 276, Pg 821, Vol 288, Pg 7, Bandera County Deed

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: 5,369.85	Bldgs.: .....4	Bldg Sq Ft 4,000 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: ... 0.0001	Total Market Value: \$10,501,000
% in Floodplain:.....10%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....SH 173, FM 1077			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural			
Current Use: .....State Natural Area			
Highest and Best Use: .....State Natural Area			
Agency Projected Use: .....State Natural Area			

The Texas Parks and Wildlife Department operates this site southwest of Bandera as a natural area. The park entrance is on RR 1077 ten miles southwest of the intersection of State Highway 173 and FM 1077. Formerly known as the Bar-O Ranch, the original house bears a state historical medallion. There are a total of four improvements. The reversion clause prohibits any use other than as a park.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

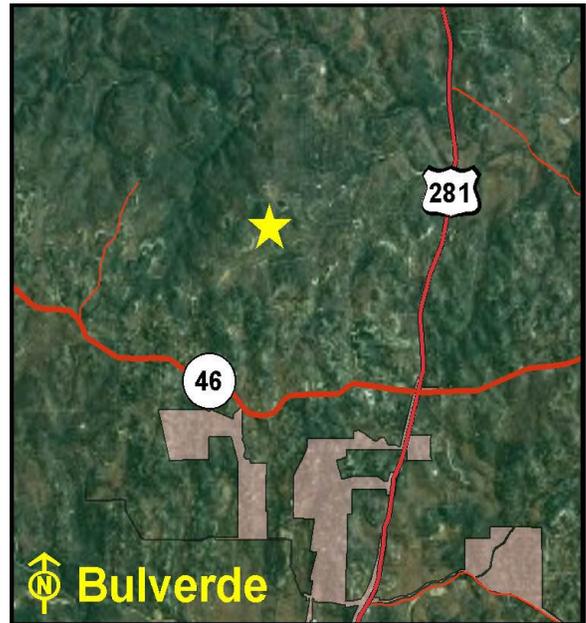
Honey Creek Natural Area

Location:

Park Road 31, Bulverde, Comal County, Texas

Legal Description:

Volume 304, Page 871, Comal County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...5/30/2013 **Acres:** 2,293.67

Sen. Dist.:.....25 **Rep. Dist.:**.....73 **FAR:**... 0.0001

% in Floodplain:.....2% **Slope:**.....Moderate

Zoning:Unzoned

Frontage:SH 46, Guadalupe River

Utilities:Electricity, Telephone, Water, Water Well, Septic Tank

Surrounding Uses:Recreational, Residential, Woodlands

Current Use:State Natural Area

Highest and Best Use:Residential Development

Agency Projected Use:State Natural Area

Bldgs.:10 **Bldg Sq Ft** 9,248 sq.ft.

Total Market Value: \$15,000,000

The Texas Parks and Wildlife Department utilizes this site as a state natural area. The site is habitat for the golden cheek warbler and was established for the protection and stewardship of many natural attributes. Located on Park Road 31 in Bulverde, the site is improved with ten modest buildings. The surrounding properties include the Guadalupe River State Park, residential development, and agricultural tracts.

The appraisal indicates the highest and best use is for residential development. TPWD however is fully utilizing the property for its intended purpose. In addition, due to development restrictions relating to documented endangered species on the site, the GLO recommends retention of this property.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Hueco Tanks State Historic Park

Location:

6900 Hueco Tanks Road #1, El Paso, El Paso County, Texas

Legal Description:

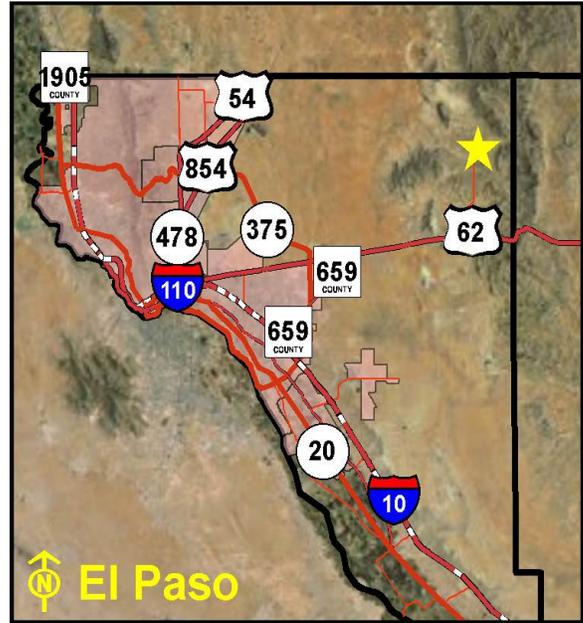
Volume 254, Page 274, Volume 333, Page 356, El Paso County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...1/30/2013	Acres: 860.34	Bldgs.: .....10	Bldg Sq Ft 7,862 sq.ft.
Sen. Dist.:.....29	Rep. Dist.:.....75	FAR: 0.001	Total Market Value: \$659,000
% in Floodplain:.....0%	Slope:.....Moderate		
Zoning:	Unzoned		
Frontage:	RR 2775, US Hwy 62/180		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Historical Park		
Highest and Best Use:	State Historical Park		
Agency Projected Use:	State Historical Park		

The Texas Parks and Wildlife Department utilizes this site as a historical state park. Located on Hueco Tanks Road No. 1 in El Paso, the site is improved with 10 buildings and asphalt parking. The surrounding land uses include ranching and residential developments. There is a deed restriction requiring that the site being used as a state park.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Huntsville State Park

Location:

West Park Road 40, Huntsville, Walker County, Texas

Legal Description:

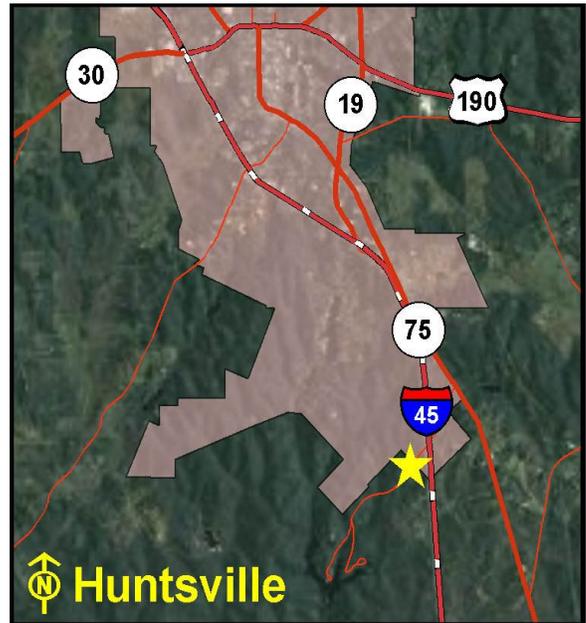
Volume 89, Pages 297, 368, 370, Volume 276, Page 692, Walker County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: 10/19/2012	Acres: 2,087.38	Bldgs.: .....51	Bldg Sq Ft 29,047 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....18	FAR: ... 0.0003	Total Market Value: \$6,228,000
% in Floodplain:.....6%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	Park Road 40, IH 45		
Utilities:	Electricity, Telephone, Wastewater, Water, Water Well		
Surrounding Uses:	Woodlands, Rangeland		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on IH 45 and Park Road 40 in Huntsville, the site is improved with 51 buildings and asphalt parking. The surrounding land uses include woodlands and rangeland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Inks Lake State Park

Location:

3630 Park Road 4, Burnet, Burnet County, Texas

Legal Description:

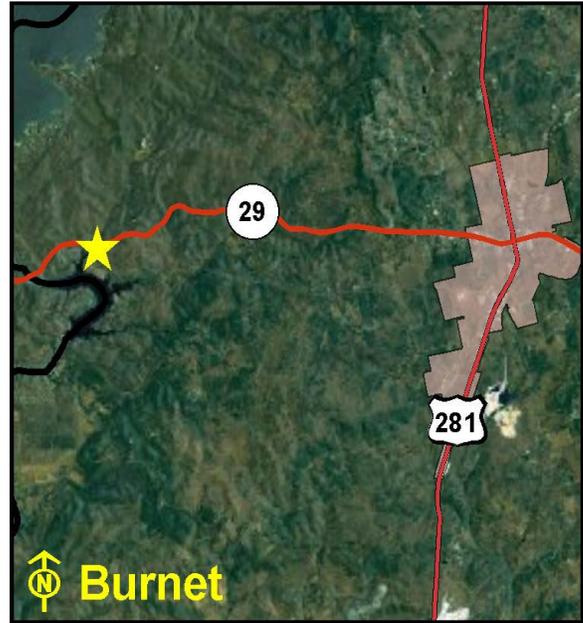
Volume 89, Pages 16-41, Burnet County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 11/28/2012 Acres: 1,201.03

Sen. Dist.:.....24 Rep. Dist.:.....20 FAR:.... 0.0004

% in Floodplain:.....6% Slope:.....Moderate

Zoning:Unzoned

Frontage:Park Road 4, SH 29

Utilities:Electricity, Water, Septic Tank

Surrounding Uses:Ranching, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:48 Bldg Sq Ft 22,395 sq.ft.

Total Market Value: \$7,563,170

The site is utilized as a Texas Parks and Wildlife Department state park. Offering numerous outdoor activities, the area is noted for pink granite outcroppings. Located 13 miles north of Marble Falls on Park Road 4 in Burnet, the park is improved with 43 buildings. A 96.9-acre privately operated nine-hole golf course is located within the park and a deed restriction limits the use as a park only. The surrounding land use consists of ranchland and limited residential development.

In light of the deed restriction, the appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

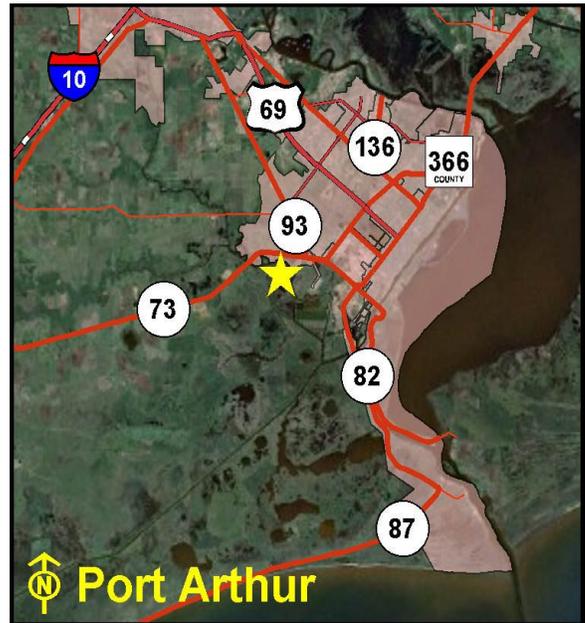
J. D. Murphree WMA

Location:

State Highway 73, Port Arthur, Jefferson County, Texas

Legal Description:

File No. 102-31-1501, Jefferson County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...12/3/2012 **Acres:**24,503.49

Sen. Dist.:.....4 **Rep. Dist.:**.....21 **FAR:**... 0.0001

% in Floodplain:.....95% **Slope:**.....Level

Zoning:Unzoned

Frontage:SH 73

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Recreational, Residential, Governmental

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:6 **Bldg Sq Ft** 18,990 sq.ft.

Total Market Value: \$12,930,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located at the southwest corner of State Highway 73 and Jade Avenue in Port Arthur, the site is improved with six buildings and asphalt parking. The surrounding land uses include recreational, governmental, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Jasper State Fish Hatchery

Location:

County Road 99, Jasper, Jasper County, Texas

Legal Description:

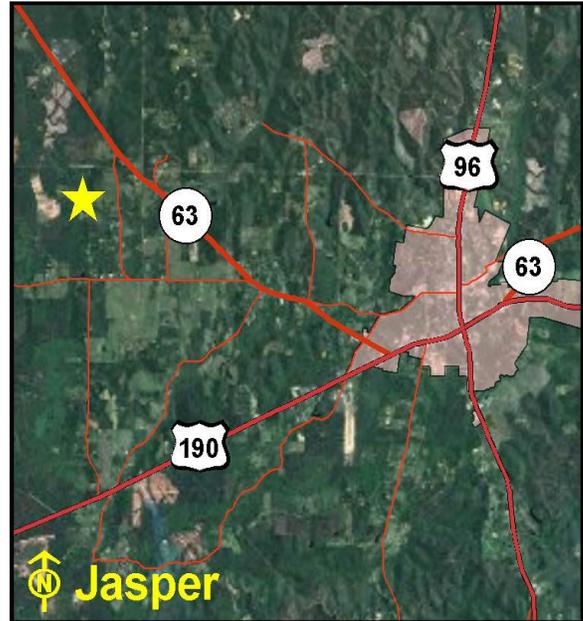
Volume 53, Pages 92, 99, Jasper County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...12/5/2012 **Acres:** 219.25

Sen. Dist.:.....3 **Rep. Dist.:**.....19 **FAR:** 0.003

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

Zoning:Unzoned

Frontage:CR 99, FM 1747

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Residential, Woodlands

Current Use:State Fish Hatchery

Highest and Best Use:State Fish Hatchery

Agency Projected Use:State Fish Hatchery

Bldgs.:14 **Bldg Sq Ft** 24,200 sq.ft.

Total Market Value:\$585,000

The Texas Parks and Wildlife Department utilizes this site as a state fish hatchery and visitor center. Located on FM 1747 and County Road 99 in Jasper, the site is improved with 14 buildings and asphalt parking. The surrounding land uses include woodlands and residential developments. A reversion clause requires the return of the property to the Grantor if not utilized as a full time fish hatchery and visitors center.

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.

Texas General Land Office

Justin Hurst WMA

Location:

State Highway 36, Jones Creek, Brazoria County, Texas

Legal Description:

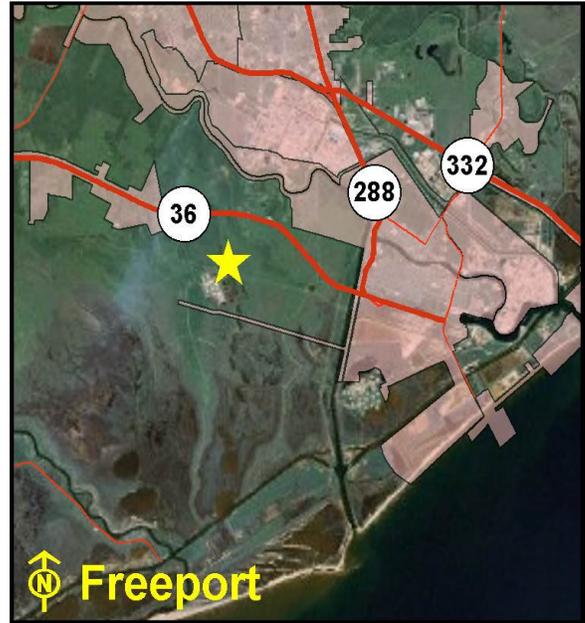
Volume 125, Page 717, Volume 85125, Page 747-719, Volume 59, Page 74, 442, Book 98, Page 037776, 042610, Book 99, Page 040011, 030241, 048141, Book 00, Page 037449, 037450, 037451,

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ...3/20/2013	Acres: ....12,711.42	Bldgs.: .....10	Bldg Sq Ft 12,679 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR: 0.001	Total Market Value: \$10,930,000
% in Floodplain:.....99%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....SH 36			
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Rangeland, Industrial, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on the south side of State Highway 36 in Jones Creek, the site is improved with 10 buildings and asphalt parking. The surrounding land uses include rangeland, agricultural, industrial, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

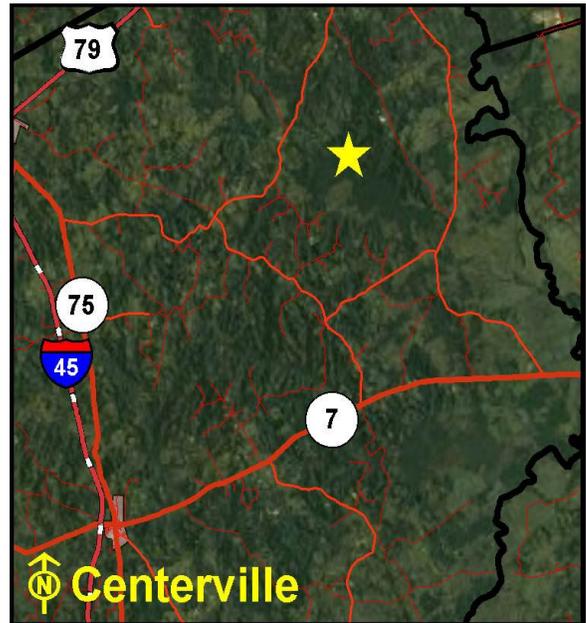
Keechi Creek WMA

Location:

County Road 236, Centerville, Leon County, Texas

Legal Description:

Volume 629, Page 72, Leon County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: ROW

Appraisal Date: 10/30/2012	Acres: 1,500.18	Bldgs.: .....2	Bldg Sq Ft 1,107 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....57	FAR: ... 0.0001	Total Market Value: \$1,210,000
% in Floodplain:.....95%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....CR 236			
Utilities:			None
Surrounding Uses:			Woodlands, Rangeland
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on CR 236 in Centerville, the site is improved with two buildings. The surrounding land uses include rangeland, agricultural, and woodlands. Approximately 95% of the site is located in the floodplains.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Kerr WMA

Location:

2625 FM 1340, Kerrville, Kerr County, Texas

Legal Description:

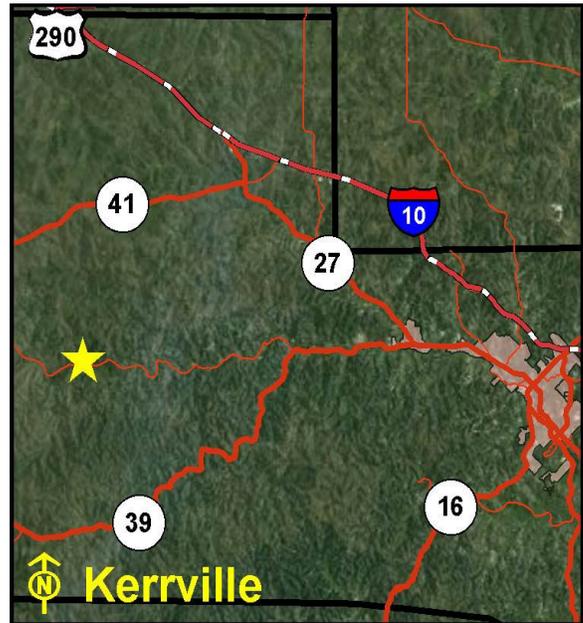
Volume 89, Page 562, Kerr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: 6,459.88	Bldgs.: .....14	Bldg Sq Ft 19,739 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: ... 0.0001	Total Market Value: \$11,168,000
% in Floodplain:.....2%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....FM 1340			
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreation		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this wildlife management area to conduct wildlife research, study the relationships of domestic livestock and wildlife common to the region, and to demonstrate range improvement and wildlife management techniques to landowners and sportsmen. Located ten miles west of Hunt and 20 miles southwest of Kerrville, the site contains improvements related to its use. The surrounding land is primarily utilized for ranching operations and recreational retreats.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

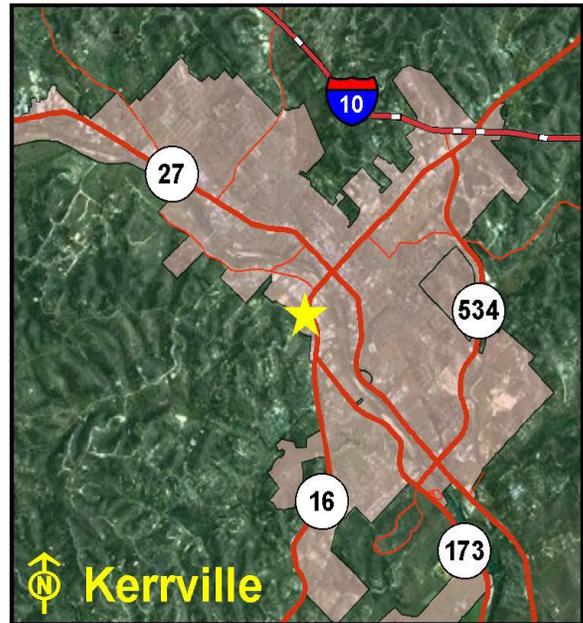
Kerrville Regional Office

Location:

309 Sidney Baker South, Kerrville, Kerr County, Texas

Legal Description:

Volume 153, Page 514, Kerr County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...5/30/2013	Acres: 1.48	Bldgs.: .....2	Bldg Sq Ft 5,934 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.09	Total Market Value: \$500,000
% in Floodplain:.....0%	Slope:.....Moderate		
Zoning: .....Commercial			
Frontage: .....Sidney Baker South			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Office, Commercial, Governmental		
Current Use:	Regional Office		
Highest and Best Use:	Redevelopment to more intensive use		
Agency Projected Use:	Regional Office		

The Texas Parks and Wildlife Department utilizes this site in Kerrville as a law enforcement headquarters. The site is improved with an office and vehicle storage shed. The surrounding land is utilized for an office, commercial development, and Department of Public Safety offices. The appraisal did not assign separate values to the land and buildings, and instead valued the tract as a whole.

The appraisal indicates highest and best use would be commerce intensity development. However, absent funding and a TPWD decision to relocate, the current use is the highest and best use for this property.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Kickapoo Caverns State Park

Location:

FM 674, Brackettville, Edwards County, Texas

Legal Description:

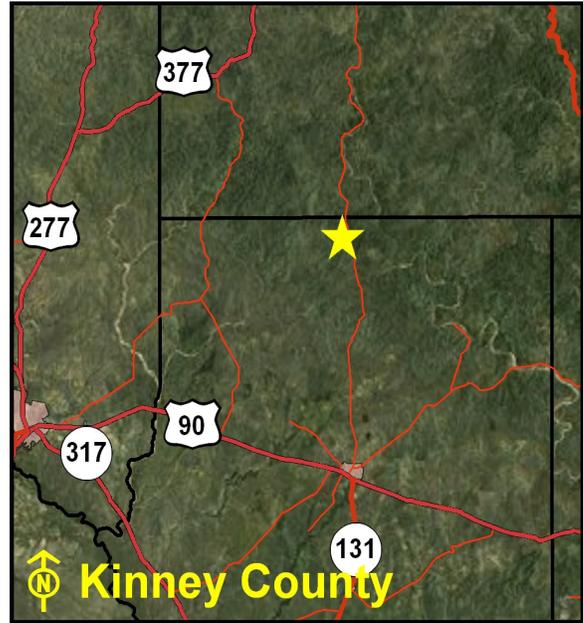
Volume A-80, Page 860, Edwards County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility, ROW



Location Map

Appraisal Date: ...5/30/2013	Acres: 6,368.36	Bldgs.: .....7	Bldg Sq Ft 11,060 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....53	FAR: ... 0.0001	Total Market Value: \$3,771,000
% in Floodplain:.....12%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	FM 674, US Hwy 90		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Archeological Site/State Park		
Highest and Best Use:	Archeological Site/State Park		
Agency Projected Use:	Archeological Site/State Park		

The Texas Parks and Wildlife Department retains Kickapoo Caverns State Park as an archeological and historical site as well as a wildlife management area. Located 21 miles north of Brackettville on FM 674, the park contains 58 documented archeological sites and is inhabited by endangered species such as the Black Capped Vireo and Tobusch Fishhook Cactus. The site is improved with seven buildings including a superintendent's residence. The surrounding land is utilized for ranching and hunting.

In light of the important archeological findings and the endangered species, the appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lake Arrowhead State Park

Location:

229 Park Road 63 (FM 1954), Wichita Falls, Clay County, Texas

Legal Description:

Volume 259, Page 580, Clay County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....8/8/2012	Acres: 524.00	Bldgs.: .....16	Bldg Sq Ft 18,145 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....69	FAR: 0.01	Total Market Value: \$1,017,000
% in Floodplain:.....75%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....FM 1954			
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Recreational, Rangeland, Residential		
Current Use:	State Recreation Area		
Highest and Best Use:	State Recreation Area		
Agency Projected Use:	State Recreation Area		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on FM 1954 18 miles southeast of Wichita Falls, the site is improved with 16 buildings, a boat dock, day campsites, and picnic sites. The surrounding land use include ranches, a housing development, and a lake. Seventy-five percent of the site is prone to flooding.

The appraisal indicates the highest and best use is to hold as a long-term investment and to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lake Bob Sandlin State Park

Location:

1357 LBS Road, Pittsburg, Titus County, Texas

Legal Description:

Vol 428, Pg 236, 248, 262, 334, 605, 787, Vol 453, Pg 77, 92, 170, Vol 429, Pg 241, 617, 767, Vol 457, Pg 458, Vol 436, Pg 752, Vol 433, Pg 595, Titus County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...8/15/2012	Acres: 639.75	Bldgs.: .....7	Bldg Sq Ft 8,420 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....5	FAR: 0.001	Total Market Value: \$2,360,000
% in Floodplain:.....1%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	LBS Road, FM 21		
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Residential, Commercial, Industrial		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on LBS Road in Pittsburg, the site is improved with seven buildings. The surrounding land uses include residential, commercial, and industrial developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

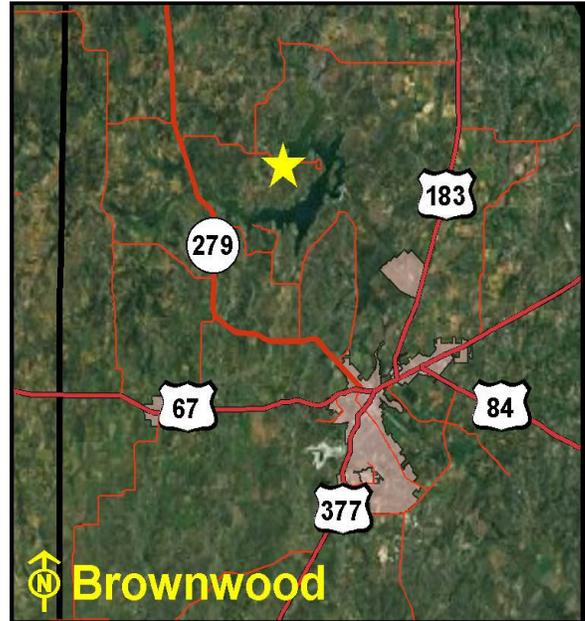
Lake Brownwood State Park

Location:

200 Park Road 15, Brownwood, Brown County, Texas

Legal Description:

Volume 36, Page 285, Brown County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

Appraisal Date: ...8/22/2012 **Acres:** 537.50

Sen. Dist.:.....24 **Rep. Dist.:**.....60 **FAR:** 0.002

% in Floodplain:.....7% **Slope:**.....Steep

Zoning:Unzoned

Frontage:Park Road 15, SH 279

Utilities:Electricity, Water, Septic Tank

Surrounding Uses:Residential, Recreational, Ranching

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:54 **Bldg Sq Ft** 38,301 sq.ft.

Total Market Value: \$2,203,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 15 on the north side of Lake Brownwood in Brownwood, the site is improved with 54 buildings and asphalt parking. The surrounding land uses include ranching, recreational, and residential developments. There is a reversion clause in the deed that states the site can only be used as a state park or it reverts to the Grantor.

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.

Texas General Land Office

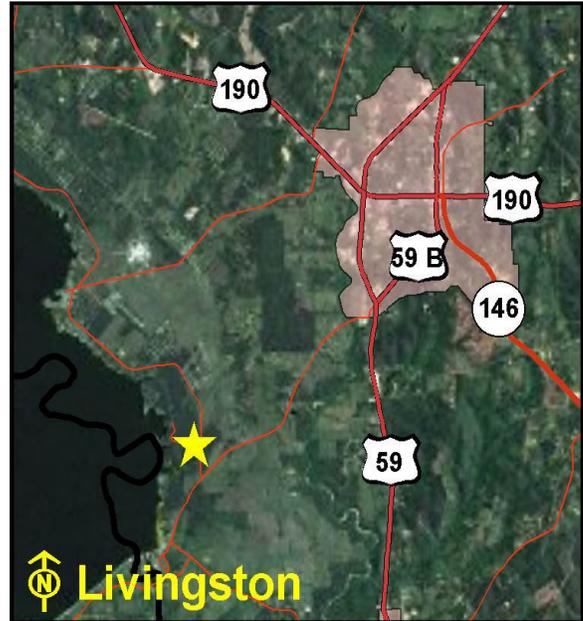
Lake Livingston State Recreation Area

Location:

FM 3126 & State Park Road 65, Livingston, Polk County, Texas

Legal Description:

Vol 262, Pgs 284, 286, Vol 267, Pg 424, Vol 269, Pg 321, Vol 271, Pg 599, Vol 280, Pg 70, Voucher 4600J-194, Polk County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...1/10/2013 **Acres:** 635.52

Sen. Dist.:.....3 **Rep. Dist.:**.....19 **FAR:** 0.001

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

Zoning:Unzoned

Frontage:FM 3126, Park Rd 65

Utilities:Electricity, Water Well, Septic Tank

Surrounding Uses:Rangeland, Woodlands, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:31 **Bldg Sq Ft** 22,342 sq.ft.

Total Market Value: \$2,290,000

The Texas Parks and Wildlife Department utilizes this site as a state park. It is located on FM 3126 and State Park Road 65 in Livingston. The site is improved with 31 buildings and asphalt parking. The surrounding land uses include rangeland, woodlands, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

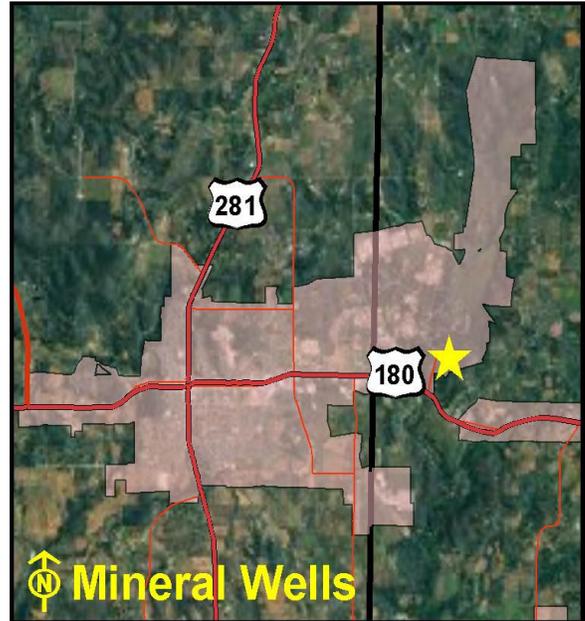
Lake Mineral Wells State Park

Location:

100 Park Road 71, Mineral Wells, Parker County, Texas

Legal Description:

Volume 646, Page 574, 588, Volume 660, Page 328, Volume 1050, Page 390, Volume 1165, Page 48, Parker County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility

Appraisal Date: ...1/10/2013 **Acres:** 3,008.52

Sen. Dist.:.....30 **Rep. Dist.:**.....61 **FAR:**... 0.0002

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

Zoning:Unzoned

Frontage:Park Road 71, US Hwy 180

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Ranching, Residential, Agricultural

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:30 **Bldg Sq Ft** 32,578 sq.ft.

Total Market Value: \$8,861,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 71 in Mineral Wells, the site is improved with 30 buildings and asphalt parking. Seven buildings burned in 2009. The surrounding land uses include ranching, agricultural, industrial, and residential developments. The use of 1700 acres is restricted to public use only.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lake Mineral Wells Trailway

Location:

Abandoned Rail Road ROW from Weatherford to Mineral Wells, Mineral Wells, Parker County, Texas

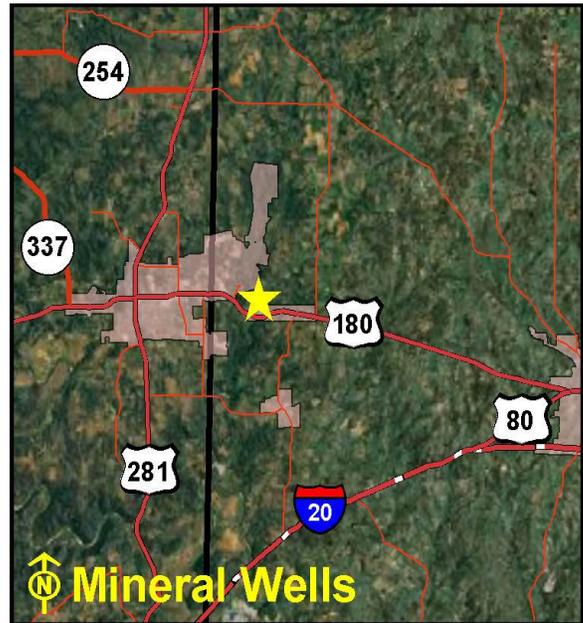
Legal Description:

Quitclaim Deed 1151-40, Volume 1705, Page 311, Volume 874, Page 216-222, Parker and Palo Pinto County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ...1/10/2013	Acres: 273.98	Bldgs.: .....5	Bldg Sq Ft 905 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....61	FAR: 0.001	Total Market Value: \$2,337,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Abandoned ROW, FM 1195			
Utilities:	Electricity, Wastewater, Water		
Surrounding Uses:	Commercial, Agricultural, Residential, Industrial		
Current Use:	Recreational Trailway		
Highest and Best Use:	Recreational Trailway		
Agency Projected Use:	Recreational Trailway		

The Texas Parks and Wildlife Department utilizes this site as a recreational trailway. Located in Parker and Palo Pinto Counties, the site is improved with five buildings and asphalt parking. The surrounding land uses include agricultural, commercial, industrial, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Anacua Unit

Location:

South River Road, Santa Maria, Cameron County, Texas

Legal Description:

Volume 1435, Page 352, Volume 1292, Page 884, Cameron County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...7/18/2012 **Acres:** 223.51

Sen. Dist.:.....27 **Rep. Dist.:**.....38 **FAR:** 0.00

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Agriculture

Frontage:River Road

Utilities:Electricity, Telephone

Surrounding Uses:Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$560,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located along South River Road in Santa Maria, the site is unimproved. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

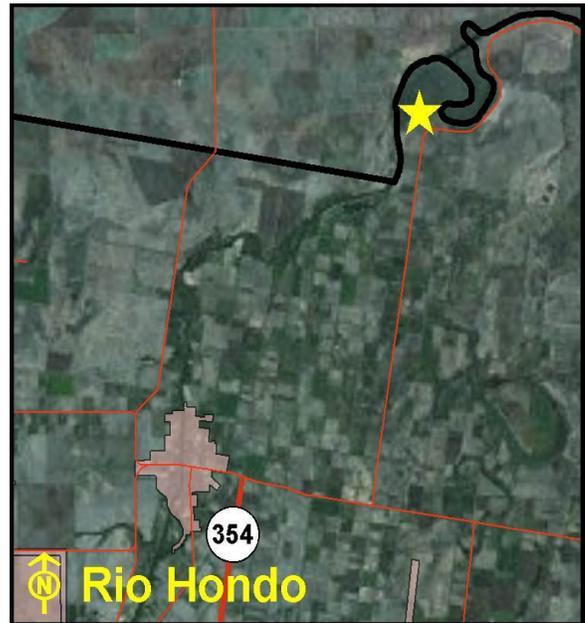
Las Palomas WMA Arroyo Colorado Unit

Location:

FM 2925, Rio Hondo, Cameron County, Texas

Legal Description:

Volume 3697, Page 178, Cameron County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date:8/8/2012 **Acres:** 531.77

Sen. Dist.:.....27 **Rep. Dist.:**.....37 **FAR:** 0.00

% in Floodplain:.....70% **Slope:**.....Level

Zoning:Unzoned

Frontage:FM 2925

Utilities:Electricity, Telephone, Water Well

Surrounding Uses:Ranching, Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$1,150,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located along the north side of FM 2925 in Rio Hondo, the site is unimproved. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

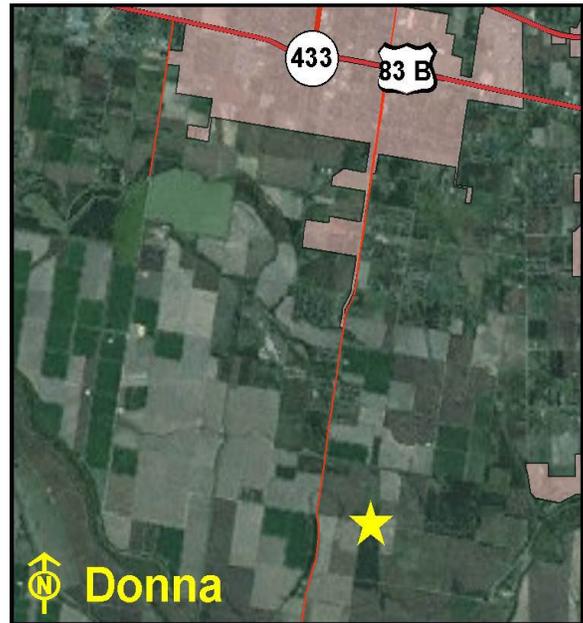
Las Palomas WMA Baird Unit

Location:

Calle Chaparral Road, Donna, Hidalgo County, Texas

Legal Description:

Volume 1821, Page 39, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None

Appraisal Date: ...8/21/2012 **Acres:** 122.29

Sen. Dist.:.....27 **Rep. Dist.:**.....39 **FAR:** 0.00

% in Floodplain:.....100% **Slope:**.....Moderate

Zoning:Agriculture

Frontage:Calle Chaparral Road

Utilities:None

Surrounding Uses:Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$245,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on Calle Chaparral Road, the site is unimproved and is considered to be in floodplain. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Carricitos Unit

Location:

Kornegay Road, San Benito, Cameron County, Texas

Legal Description:

Volume 120, Page 221, Cameron County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...8/13/2012 **Acres:** 117.85

Sen. Dist.:.....27 **Rep. Dist.:**.....38 **FAR:** 0.00

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

Zoning:Unzoned

Frontage:Kornegay Road

Utilities:Electricity, Telephone

Surrounding Uses:Agricultural, Residential

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$470,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on the north side of FM 2925 and Kornegay Road in San Benito, the site is unimproved and located in a floodplain. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Champion Unit

Location:

US Highway 281, Donna, Hidalgo County, Texas

Legal Description:

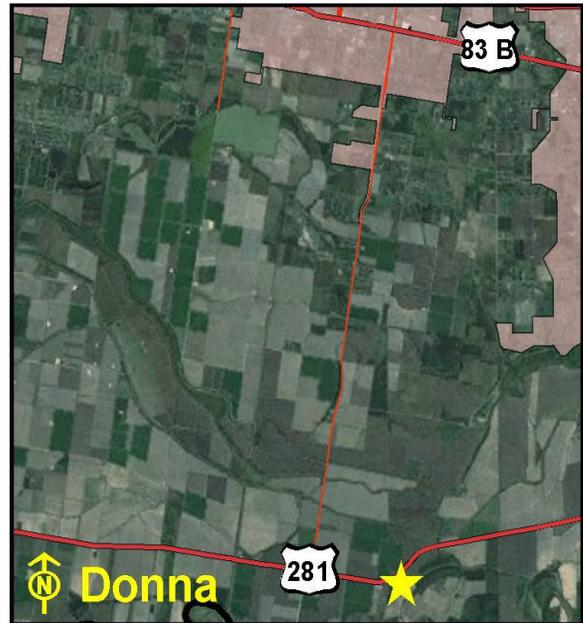
Volume 2729, Page 984, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/10/2012	Acres: 2.08	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR:	0.00	
% in Floodplain:.....100%	Slope:.....Level	Total Market Value:		\$21,000
Zoning:	Agriculture			
Frontage:	US Hwy 281			
Utilities:				None
Surrounding Uses:				Agricultural
Current Use:				Wildlife Management Area
Highest and Best Use:				Wildlife Management Area
Agency Projected Use:				Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. Located on US HWY 281 seven miles south of Donna, there are no improvements on the site except for perimeter fencing. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Chapote Unit

Location:

South Midway Road, Donna, Hidalgo County, Texas

Legal Description:

Document 459169, Volume 2, Page 34-37, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: ...8/21/2012 **Acres:** 220.05

Sen. Dist.:.....27 **Rep. Dist.:**.....38 **FAR:** 0.00

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Agriculture

Frontage:

Utilities:None

Surrounding Uses:Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$440,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on South Midway Road in Donna, the site is unimproved except for fencing. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Ebony Unit

Location:

De Los Santos Road, Rangerville, Cameron County, Texas

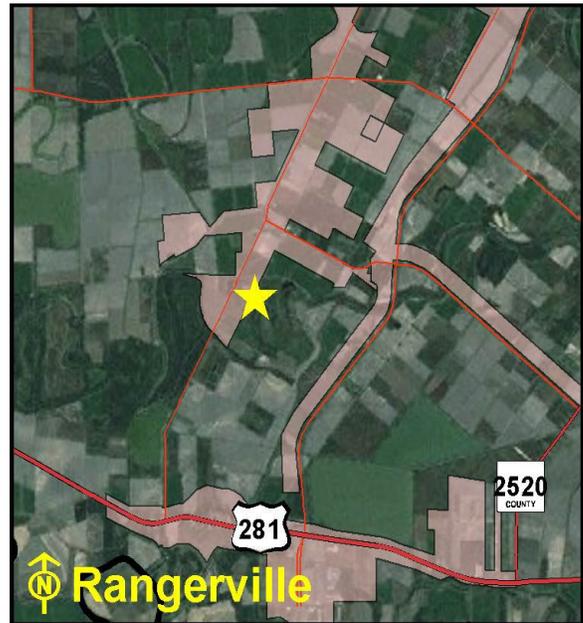
Legal Description:

Volume 2903, Page 112, Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ...7/25/2012	Acres: 265.52	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR:	0.00	
% in Floodplain:.....0%	Slope:.....Level	Total Market Value:		\$665,000
Zoning:	Unzoned			
Frontage:	De Los Santos Road			
Utilities:				Electricity
Surrounding Uses:				Agricultural
Current Use:				Wildlife Management Area
Highest and Best Use:				Wildlife Management Area
Agency Projected Use:				Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located along De Los Santos Road in Rangerville, the site is unimproved. The surrounding land use is ipredominantly agricultural development.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

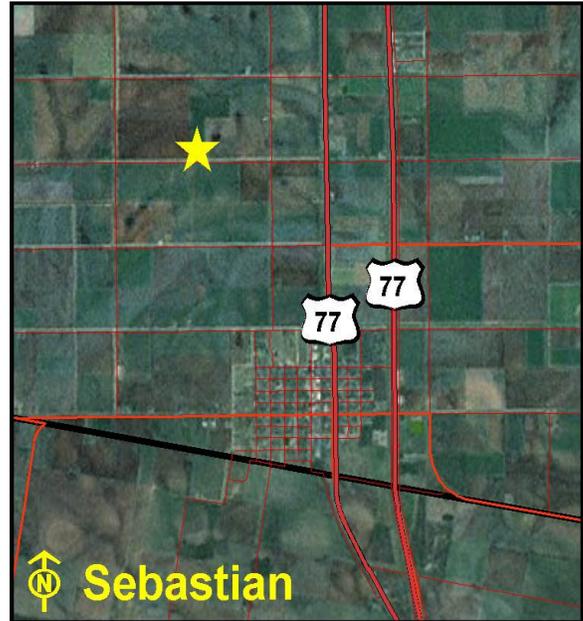
Las Palomas WMA Frederick Unit

Location:

County Road 1300, Sebastian, Willacy County, Texas

Legal Description:

Volume 89, Page 594, Willacy County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...11/8/2012	Acres: 35.00	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....31	FAR: 0.00	Total Market Value: \$85,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....CR 1300			
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The site is utilized as a Texas Parks and Wildlife Department wildlife habitat. The site is part of the Las Palomas Wildlife Management Area. Located on CR 1300, two miles northwest of Sebastian, there are no improvements on the site. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Kelly Unit

Location:

South of US Highway 281, Pharr, Hidalgo County, Texas

Legal Description:

Volume 490, Page 130, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None

Appraisal Date: ...8/21/2012	Acres: 45.85	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....36	FAR: 0.00	Total Market Value:	\$92,000
% in Floodplain:.....100%	Slope:.....Level			
Zoning:	Agriculture			
Frontage:				
Utilities:				None
Surrounding Uses:				Agricultural
Current Use:				Wildlife Management Area
Highest and Best Use:				Wildlife Management Area
Agency Projected Use:				Wildlife Management Area

The site is utilized as a Texas Parks and Wildlife Department Wildlife Management Area (WMA). The site is used to preserve wildlife habitat as part of the Las Palomas WMA. Located south of US Highway 281 seven miles south of the City of Pharr, there are no improvements on the site. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Kiskadee Unit

Location:

0.2 Mile South of the Community of Abram, Mission, Hidalgo County, Texas

Legal Description:

Volume 7, Pages 5-8, Hidalgo County Map Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None

Appraisal Date: 10/25/2012	Acres: 13.59	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....35	FAR:	0.00	
% in Floodplain:.....50%	Slope:.....Level	Total Market Value:		\$29,000
Zoning:	Unzoned			
Frontage:	South of Abram on a dirt rd			
Utilities:				None
Surrounding Uses:				Residential, Agricultural
Current Use:				Wildlife Habitat
Highest and Best Use:				Wildlife Habitat
Agency Projected Use:				Wildlife Habitat

Texas Parks and Wildlife Department utilizes this site as preserved habitat in part of the Las Palomas Wildlife Management Area. Located two-tenths of a mile south of Abram on a dirt road, access to the site is poor, there are no available utilities, and no improvements on the site. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA La Grulla Unit

Location:

County Dirt Rd south of US 83 and RR 2360, La Grulla, Starr County, Texas

Legal Description:

Volume 340, Page 149, Volume 329, Page 619, Volume 332, Page 560, Volume 341, Page 162, Starr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 11/15/2012	Acres: 136.07	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.00	Total Market Value: \$245,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....County Dirt Road			
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site as wildlife habitat and is part of the Las Palomas Wildlife Management Area. Located on an unimproved road south of US Highway 83 near the small community of La Grulla, there are no improvements. The surrounding land is utilized primarily for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA La Prieta Unit

Location:

Private dirt road south of Garceno, Garceno, Starr County, Texas

Legal Description:

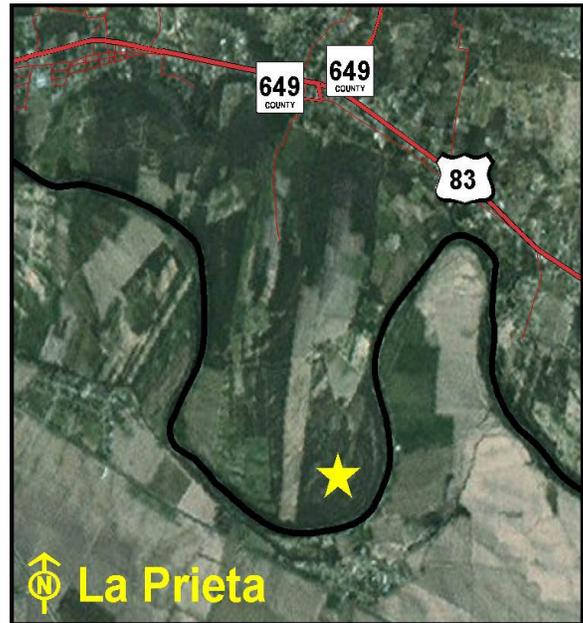
Volume 348, Page 25, Volume 347, Page 624, Starr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 11/15/2012 **Acres:** 164.37

Sen. Dist.:.....21 **Rep. Dist.:**.....31 **FAR:** 0.00

% in Floodplain:.....100% **Slope:**.....Moderate

Zoning:Unzoned

Frontage:Private Dirt Road

Utilities:None

Surrounding Uses:Agricultural, Ranching

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$280,000

The site is utilized as a Texas Parks and Wildlife Department wildlife habitat in conjunction with the Las Palomas Wildlife Management Area. Located two miles south of the small community of Garceno in South Texas, there are no improvements and access is via unimproved roads. The surrounding land is utilized for ranching and agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Longoria Unit

Location:

FM 506, Sebastian, Cameron County, Texas

Legal Description:

Volume 633, Page 560, Volume 264, Page 251, Cameron County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...11/5/2012	Acres: 373.89	Bldgs.: .....2	Bldg Sq Ft 2,009 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....35	FAR: ... 0.0001	Total Market Value: \$865,000
% in Floodplain:.....50%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....FM 506			
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. The Texas Turtle and other endangered species inhabit the tract. Located three miles southwest of Sebastian on FM 506, the site is 85% brush covered with cleared areas for crop production to attract wildlife. The site is improved with a maintenance building, a storage shed, and perimeter fencing. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

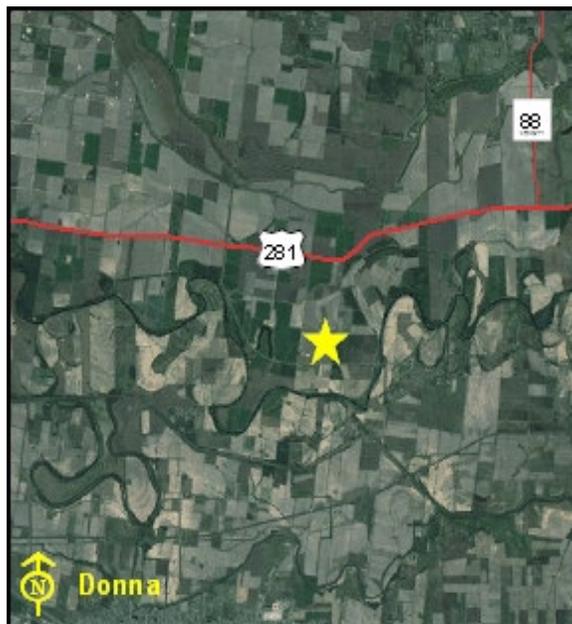
Las Palomas WMA McManus Unit

Location:

US Highway 281, Donna, Hidalgo County, Texas

Legal Description:

Volume 1599, Page 590-591, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: ROW

Appraisal Date: 10/10/2012	Acres: 56.27	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....39	FAR:		
	0.00			
% in Floodplain:.....100%	Slope:.....Level	Total Market Value:		\$115,000
Zoning:	Agriculture			
Frontage:				
Utilities:				None
Surrounding Uses:				Agricultural
Current Use:				Wildlife Management Area
Highest and Best Use:				Wildlife Management Area
Agency Projected Use:				Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. Nesting habitats of the white-winged dove and other endangered species are located on the site. Located south of US Highway 281 seven miles south of Donna, there are no improvements except for perimeter fencing. The surrounding land is predominantly utilized for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

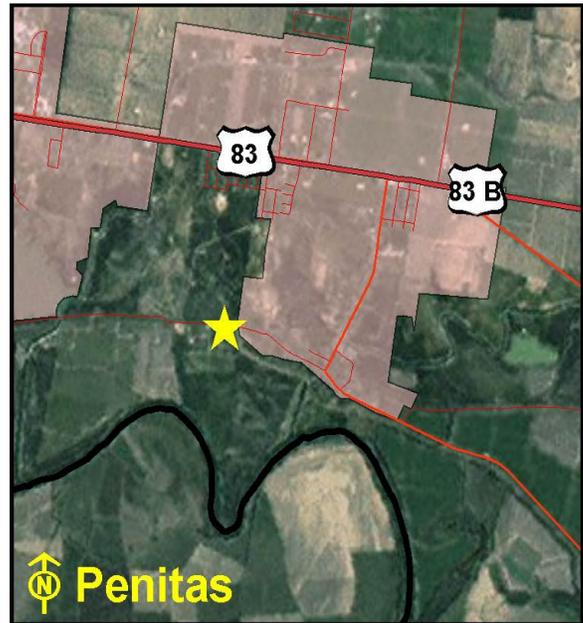
Las Palomas WMA Penitas Unit

Location:

Old Military Road, Penitas, Hidalgo County, Texas

Legal Description:

Volume 1803, Pages 6-9, Volume 1770, Page 213, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: 10/30/2012	Acres: 119.50	Bldgs.: .....1	Bldg Sq Ft 960 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....35	FAR: 0.001	Total Market Value: \$240,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Agriculture			
Frontage: .....Old Military Road			
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Habitat Area
Highest and Best Use:			Wildlife Habitat Area
Agency Projected Use:			Wildlife Habitat Area

The Texas Parks and Wildlife Department utilizes this site as a wildlife habitat area. Located on Old Military Road in Penitas, the site is improved with one building and asphalt parking. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Taormina Unit

Location:

South Victoria Road, Donna, Hidalgo County, Texas

Legal Description:

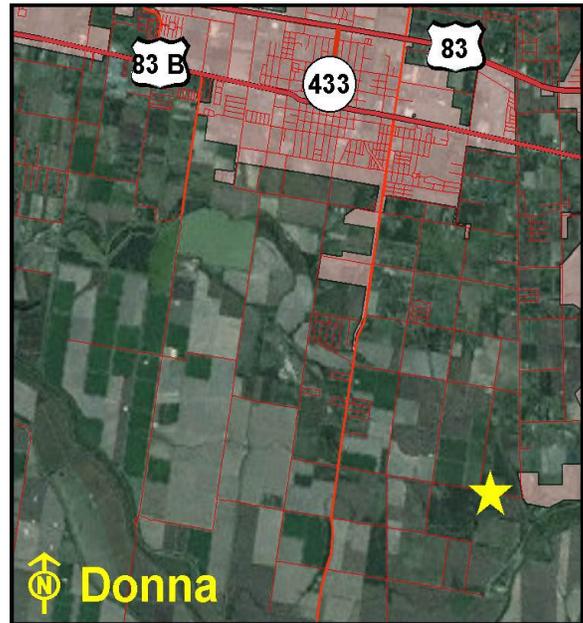
Volume 551, Page 61, Volume 1035, Page 554, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...8/21/2012 **Acres:** 600.50

Sen. Dist.:.....27 **Rep. Dist.:**.....39 **FAR:** 0.001

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Agriculture

Frontage:South Victoria Road, Midway Road

Utilities:, Water Well

Surrounding Uses:Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:3 **Bldg Sq Ft** 14,478 sq.ft.

Total Market Value: \$1,200,000

The site is utilized as a Texas Parks and Wildlife Department preserve wildlife habitat. It is part of the Las Palomas Wildlife Management Area. Nesting habitat for the white-winged dove is on the property. Located on South Victoria Road four miles south of Donna and adjacent to the Chapote Unit, the site is improved with a greenhouse and two storage sheds. The surrounding land is utilized predominantly for agriculture.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Tucker/ DeShazo Unit

Location:

Tilden Road, San Benito, Cameron County, Texas

Legal Description:

Volume 1351, Page 604, Volume 1753, Page 187, Cameron County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...7/25/2012	Acres: 175.66	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR:	0.00	
% in Floodplain:.....0%	Slope:.....Moderate	Total Market Value:		\$440,000
Zoning:	Unzoned			
Frontage:	Tilden Road			
Utilities: .....	.....Electricity, Telephone			
Surrounding Uses: .....	.....Agricultural			
Current Use: .....	.....Wildlife Management Area			
Highest and Best Use: .....	.....Wildlife Management Area			
Agency Projected Use: .....	.....Wildlife Management Area			

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on Tilden Road in San Benito, the site is unimproved except for fencing. The surrounding land uses include predominantly agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

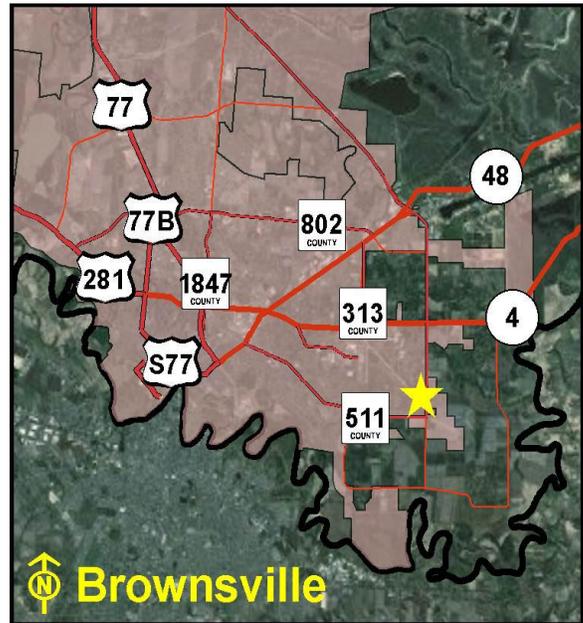
Las Palomas WMA Voshell Unit

Location:

FM 511, Brownsville, Cameron County, Texas

Legal Description:

Volume 666, Page 501, Volume 679, Page 382, Cameron County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...8/13/2012 **Acres:** 67.86

Sen. Dist.:.....27 **Rep. Dist.:**.....37 **FAR:** 0.00

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

Zoning:Commercial

Frontage:FM 511

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$1,150,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located along FM 1419, FM 511, and Dockberry Road in Brownsville, the site is unimproved and located in floodplain. The surrounding land uses include predominantly agricultural development.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

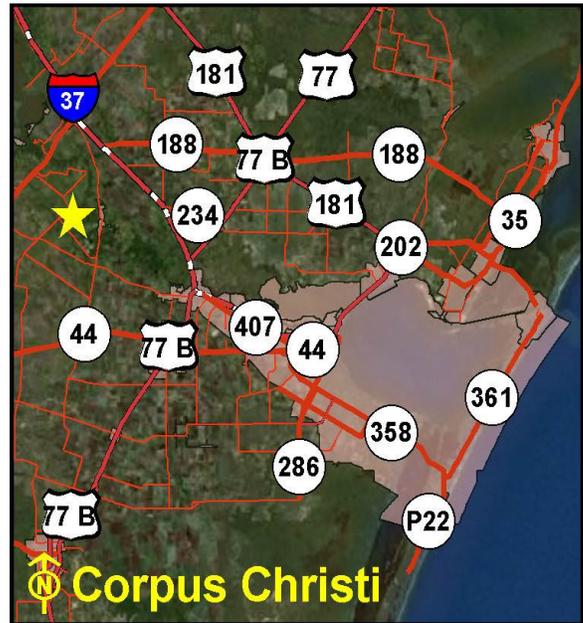
Lipantitlan State Park

Location:

CR 101, Orange Grove, Nueces County, Texas

Legal Description:

Volume 342, Page 162, Nueces County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: None

Appraisal Date: ...9/18/2012	Acres: 5.00	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....43	FAR: 0.00	Total Market Value: \$32,500
% in Floodplain:.....25%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....CR 101			
Utilities:			None
Surrounding Uses:			Agricultural, Residential
Current Use:			Recreational Area
Highest and Best Use:			Recreational Area
Agency Projected Use:			Recreational Area

The site is utilized by the Texas Parks and Wildlife Department as a historical state park. Located eight miles northeast of Orange Grove at the end of CR 101, there are no improvements on the site. The surrounding land is utilized for agriculture and residential development. There is a reversion clause in the deed that reverts the property back to the grantor if TPWD does not operate as a park.

The appraisal indicates the highest and best use would be a ranchette or rural home site. A study is underway to determine the location of the original early settlement. If it is determined this site is not the location, TPWD will consider deeding the tract back to the grantor.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lockhart State Park

Location:

4179 State Park Road, Lockhart, Caldwell County, Texas

Legal Description:

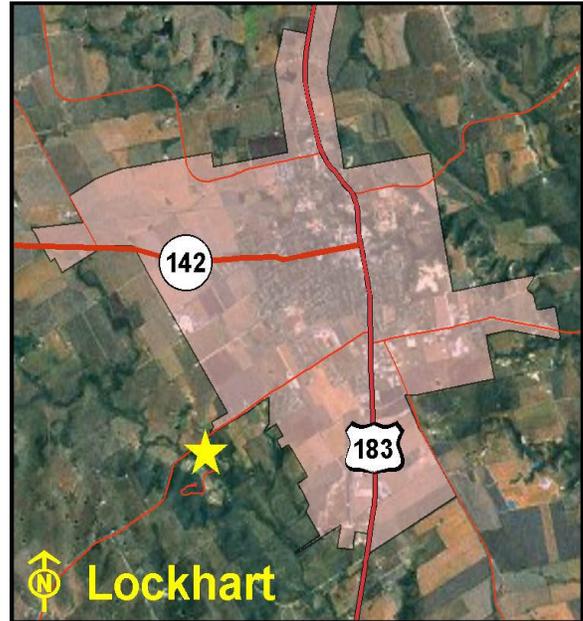
Volume 168, Page 216, Volume 169, Page 113, Volume 71, Page 206, Volume 172, Page 73, Volume 189, Page 45, Volume 207, Page 537, Caldwell County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...8/23/2012 **Acres:** 264.16

Sen. Dist.:.....18 **Rep. Dist.:**.....45 **FAR:** 0.01

% in Floodplain:.....15% **Slope:**.....Steep

Zoning:Unzoned

Frontage:FM 20

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Rangeland, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:8 **Bldg Sq Ft** 13,189 sq.ft.

Total Market Value: \$1,079,925

The Texas Parks and Wildlife Department utilizes this site as a state park. It offers a nine-hole golf course, swimming pool, picnicking, and overnight camping facilities. Located two miles southwest of Lockhart on FM 20, the site is improved with eight buildings, fencing, and asphalt parking. Various deeds have reversion clauses calling for reversion if utilized for any purpose other than a state park. The surrounding land is utilized for rangeland and residential development.

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.

Texas General Land Office

Longhorn Cavern State Park

Location:

6211 Park Road 4 South, Burnet, Burnet County, Texas

Legal Description:

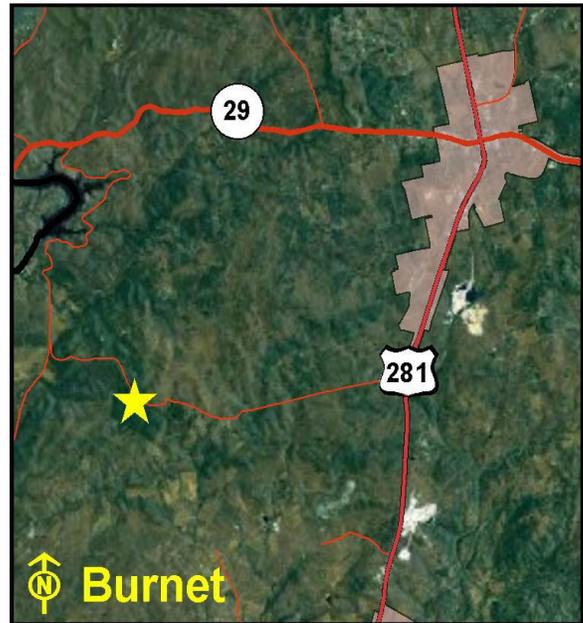
Vol 85, Pg 190, Vol 5, Pg 297, Vol 81, Pg 359, Vol 49, Pg 554, Vol 1, Pgs 618, 586, Vol 81, Pg 212, Vol 71, Pg 140, Vol 86, Pg 332, Vol 2, Pg 445, Vol 82, Pg 309, Burnet County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: 11/28/2012	Acres: 663.74	Bldgs.: .....9	Bldg Sq Ft 12,585 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....20	FAR: 0.004	Total Market Value: \$3,275,458
% in Floodplain:.....0%	Slope:.....Moderate		
Zoning: .....Unzoned			
Frontage: .....Park Road 4, US Hwy 281			
Utilities: .....Electricity, Telephone, Water Well, Septic Tank			
Surrounding Uses: .....Ranching, Residential			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department utilizes this site as a state park. The property is leased to a concessionaire that administers the cavern and surrounding land. Dedicated as a state park in 1932, Longhorn Caverns is one of the best known caves in the Texas Hill Country. The caverns are located on Park Road 4 approximately 6 miles west of Burnet. It was included on the list of National Natural Landmark sites in 1971 and is improved with nine buildings.

Due to the historical significance of the site and the restrictions and limitations on the use, the appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lost Maples State Natural Area

Location:

37221 FM 187, Vanderpool, Bandera County, Texas

Legal Description:

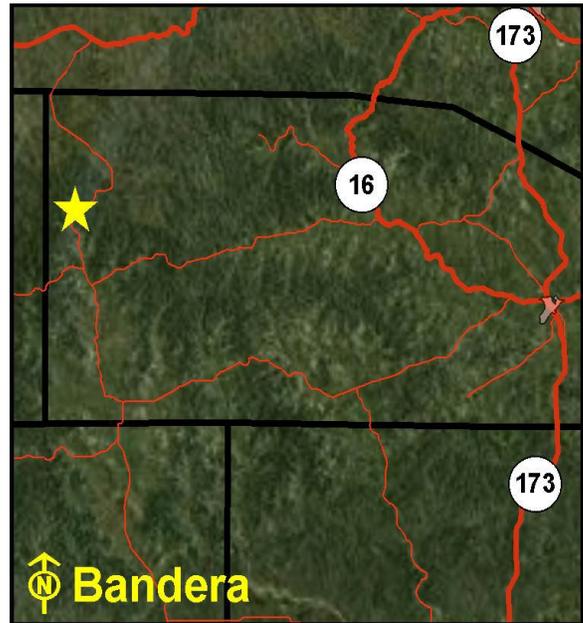
Volume 35, Page 61, Bandera County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013	Acres: 2,901.64	Bldgs.: .....4	Bldg Sq Ft 22,500 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: ... 0.0002	Total Market Value: \$9,234,000
% in Floodplain:.....40%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....FM 187			
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching		
Current Use:	State Natural Area		
Highest and Best Use:	State Natural Area		
Agency Projected Use:	State Natural Area		

The Texas Parks and Wildlife Department manages the tract as a state natural area for hiking, camping, and nature study. Endangered species such as the Golden Cheeked Warbler and the Black Capped Vireo have been identified on the property. Located five miles north of Vanderpool on FM 187, improvements consist of four buildings including a headquarters and manager’s residence.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lower Neches WMA

Location:

Bessie Heights Road and FM 1442, Bridge City, Orange County, Texas

Legal Description:

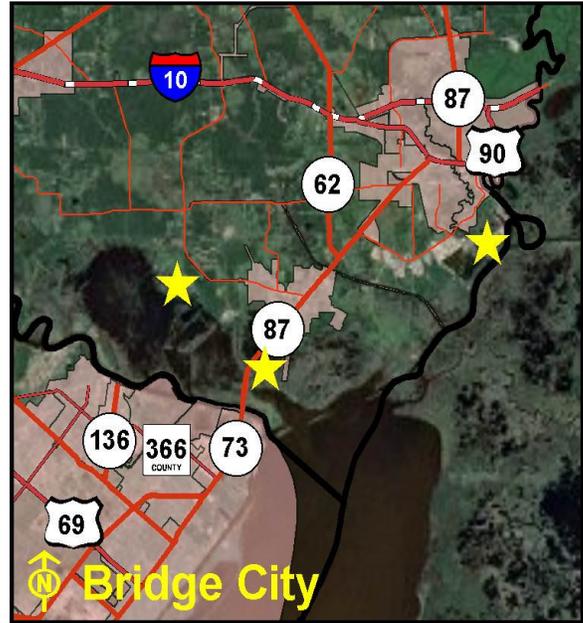
Volume 640, Page 924, Volume 646, Page 412, Volume 673, Page 848, Volume 675, Page 131, Volume 886, Page 377, 382, 387, 401, Volume 1285, Page 799, Orange County Deed Records

Encumbrances

Physical: Access

Legal: Deed Restrictions: Restricted Use

Easements: Pipeline



Location Map

Appraisal Date: ...12/4/2012	Acres: 6,620.79	Bldgs.: .....0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....21	FAR:	0.00	
% in Floodplain:.....100%	Slope:.....Level	Total Market Value:		\$3,220,000
Zoning:	Unzoned			
Frontage:	Bessie Heights Rd, SR 73/87			
Utilities:				None
Surrounding Uses:				Residential, Industrial
Current Use:				Wildlife Management Area
Highest and Best Use:				Recreational Use
Agency Projected Use:				Wildlife Management Area

The site is utilized as a Texas Parks and Wildlife Department wildlife management and recreational area. The site consists of three separate units: the Nelda Stark Unit, the Old River Unit, and the Adams Bayou Unit. All are located one to five miles South of Bridge City in Orange County. There are no improvements on the sites. The surrounding land is utilized for rural home sites, pastureland, and marsh. The site is deed restricted to use as a state park.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lubbock Regional Office

Location:

1702 Landmark Lane, Lubbock, Lubbock County, Texas

Legal Description:

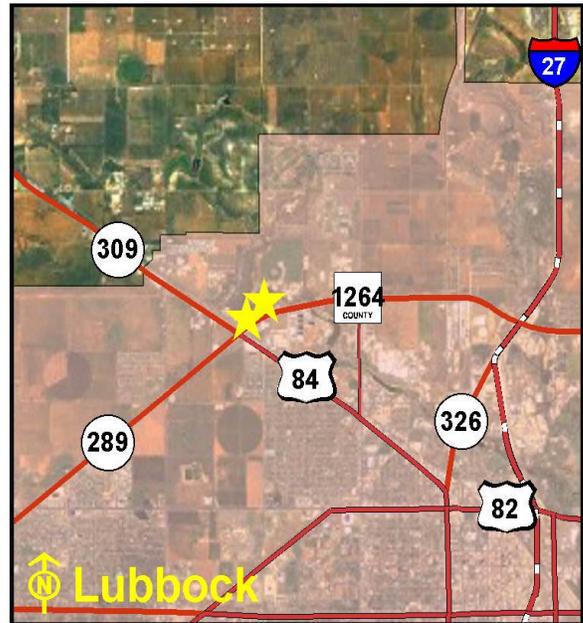
Volume 4116, Page 119, Lubbock County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013 Acres: 3.85

Sen. Dist.:...28 Rep. Dist.:...84 FAR: 0.06

% in Floodplain:80% Slope:.....Level

Zoning:Residential

Frontage:Landmark Lane

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Commercial, Recreational, Residential

Current Use:TPWD Regional Office

Highest and Best Use:TPWD Regional Office

Agency Projected Use:TPWD Regional Office

Bldgs.:7 Bldg Sq Ft 10,648 sq.ft.

Total Market Value: \$530,000

The Texas Parks and Wildlife Department utilizes this site as a regional office. Located on Landmark Lane in Lubbock, the site consists of two non-contiguous parcels that are improved with seven buildings and asphalt parking. The surrounding land uses include recreational, industrial, residential, and commercial developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lyndon B Johnson State Historical Park

Location:

US Highway 290 West, Johnson City, Gillespie County, Texas

Legal Description:

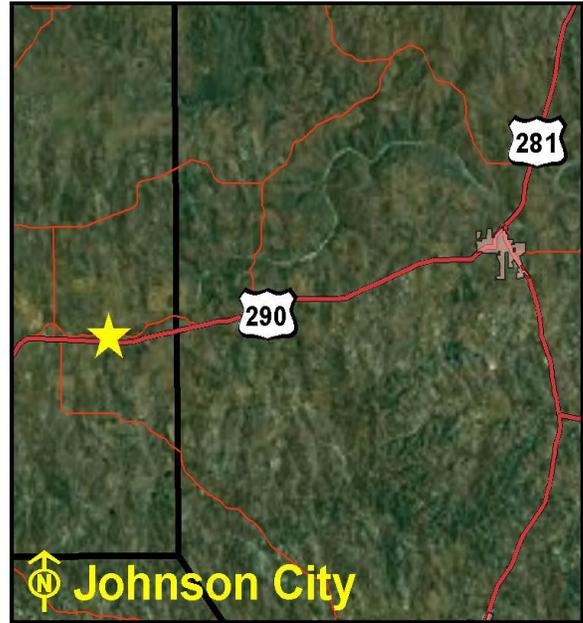
Vol 86, Pg 469, Vol 88, Pg 134, Vol 90, Pgs 206, 348, 543, Vol 91, Pgs 145, 331, 361, 424, Vol 106, Pgs 596, 875, Vol 112, Pg 739, Vol 188, Pg 492, Gillespie County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...4/17/2013	Acres: 717.94	Bldgs.: .....11	Bldg Sq Ft 25,898 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....45	FAR: 0.001	Total Market Value: \$5,045,028
% in Floodplain:.....80%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....US Hwy 290			
Utilities:	Electricity, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Recreational, Residential, Commercial		
Current Use:	State Historical Park		
Highest and Best Use:	State Historical Park		
Agency Projected Use:	State Historical Park		

The Texas Parks and Wildlife Department utilizes this site as a state historical park. Located on the north side of U.S. Highway 290 West in Johnson City, the site is improved with 11 buildings, fencing, and asphalt parking. The surrounding land uses include recreational, agricultural, residential, and commercial developments. The site is deed restricted for use as a state park.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

M. O. Neasloney WMA

Location:

20700 SH 80 North, Belmont, Gonzales County, Texas

Legal Description:

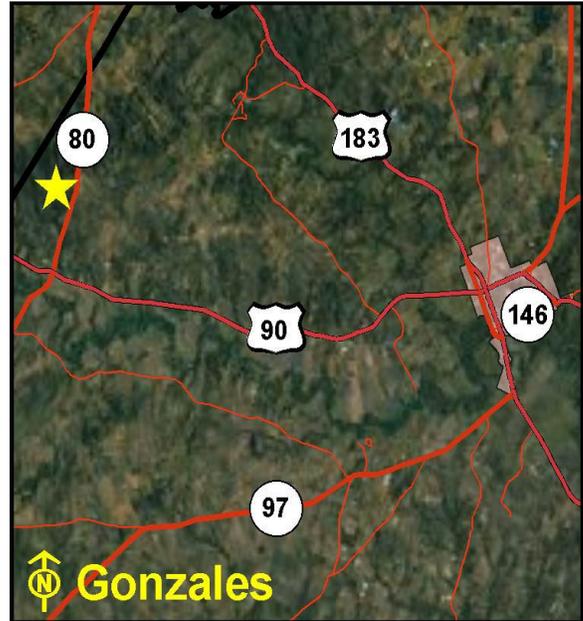
Volume 558, Page 524, Gonzales County Deed Records

Encumbrances

Physical: Access

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...2/22/2013 **Acres:** 99.52

Sen. Dist.:.....18 **Rep. Dist.:**.....17 **FAR:** 0.001

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

Zoning:Unzoned

Frontage:SH 80 North

Utilities:Electricity, Water Well, Septic Tank

Surrounding Uses:Agricultural, Residential

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:3 **Bldg Sq Ft** 4,108 sq.ft.

Total Market Value:\$400,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on State Highway 80 in Gonzales, the site is improved with three buildings and asphalt parking. The surrounding land uses include agricultural and residential developments. The existing reversion clause calls for the return of the property to the American Legion if not utilized as a wildlife habitat.

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.

Texas General Land Office

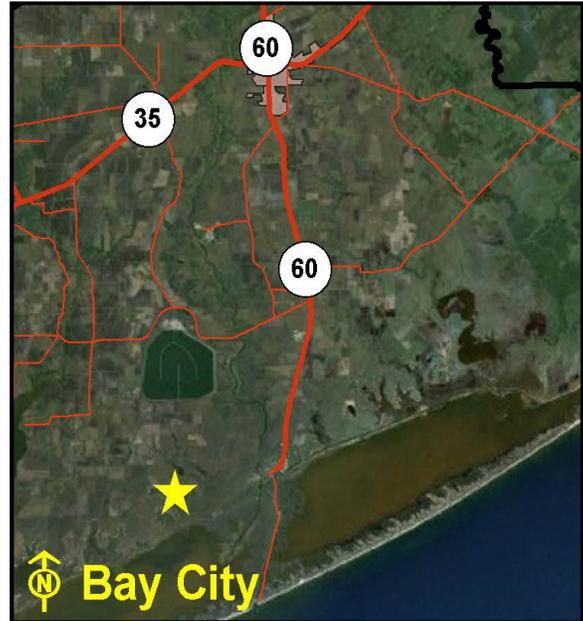
Mad Island WMA

Location:

County Road 3217 (Franzen Road), Bay City, Matagorda County, Texas

Legal Description:

Volume 316, Page 324, Volume 192, Page 386, Volume 155, Page 826, Matagora County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Access, Utility

Appraisal Date: ...3/21/2013	Acres: 7,280.81	Bldgs.: .....6	Bldg Sq Ft 7,186 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....25	FAR: 0.001	Total Market Value: \$4,030,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Private Gravel Road			
Utilities:	Electricity, Water, Septic Tank		
Surrounding Uses:	Native Land, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located off of County Road 3217 (Franzen Road) in Bay City, the site is improved with six buildings, barb-wire fencing, and asphalt parking. The surrounding land uses include native land and agricultural developments. Most of the site is considered to be in a floodplain and is made up of marsh.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

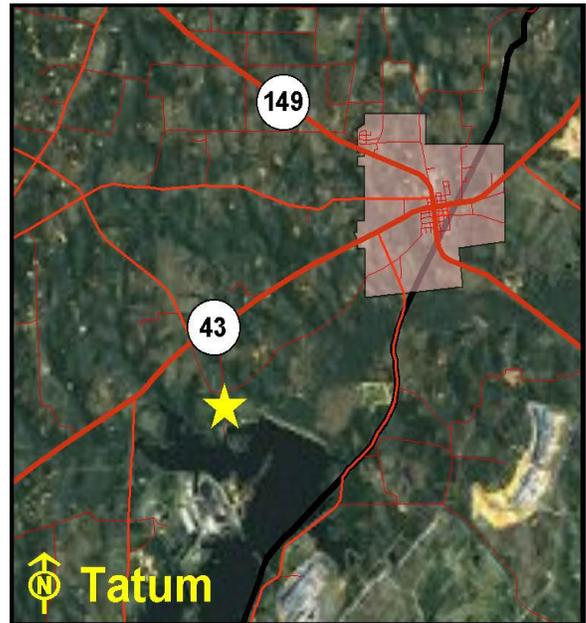
Martin Creek Lake State Park

Location:

State Highway 43, Tatum, Rusk County, Texas

Legal Description:

Volume 1441, Page 96-98, Volume 1031, Page 687-699, Rusk County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...8/29/2012	Acres: 286.00	Bldgs.: .....17	Bldg Sq Ft 21,861 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....11	FAR: 0.001	Total Market Value: \$860,000
% in Floodplain:.....25%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....CR 2183, SH 43			
Utilities: .....Electricity, Telephone, Wastewater, Water			
Surrounding Uses: .....Woodlands, Residential, Cemetery, Industrial			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on State Highway 43 in Tatum, the site is improved with 17 buildings. The surrounding land uses include woodlands, a cemetery, residential, and industrial developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mason Mountain WMA

Location:

Old Mason Road, Mason, Mason County, Texas

Legal Description:

Volume 134, Pages 115-129, Mason County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...2/15/2013	Acres: 5,300.79	Bldgs.: .....12	Bldg Sq Ft 21,902 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....53	FAR: 0.001	Total Market Value: \$15,225,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Black Jack Rd, Old Mason Rd			
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural, Ranching, Rangeland			
Current Use: .....Wildlife Management Area			
Highest and Best Use: .....Wildlife Management Area			
Agency Projected Use: .....Wildlife Management Area			

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on Old Mason Road in Mason, the site is improved with 12 buildings and asphalt parking. The surrounding land uses include rangeland, ranching, and agricultural developments. There site is deed restricted to use as a wildlife management area.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Matador WMA

Location:

FM 3256, Paducah, Cottle County, Texas

Legal Description:

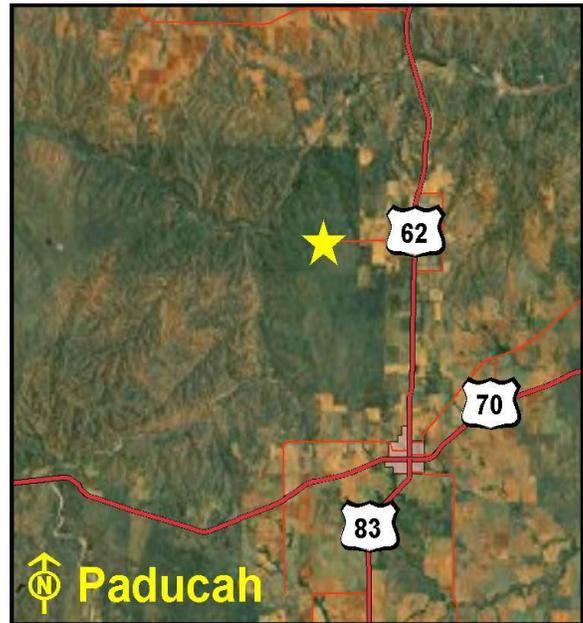
Volume 82, Page 753, Cottle County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: ROW



Location Map

Appraisal Date: ...10/4/2012 Acres:28,183.93

Sen. Dist.:...28 Rep. Dist.:...68 FAR:... 0.0001

% in Floodplain:10% Slope:.....Steep

Zoning:Unzoned

Frontage:FM 3256

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Ranching, Rangeland, Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Recreational Hunting and Livestock grazing

Agency Projected Use:Wildlife Management Area

Bldgs.:9 Bldg Sq Ft 14,915 sq.ft.

Total Market Value: \$19,800,000

The site is utilized as a Texas Parks and Wildlife Department wildlife management area. Desert mule deer, white-tailed deer, feral hog, quail, morning dove, coyote, and rabbit can be found on the property. Located ten miles north of Paducah along US HWY 83/62, the site is improved with nine buildings. The surrounding land uses include farming and ranching operations.

The appraisal indicates the highest and best use is for recreational hunting and livestock grazing to include the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

McGillivray & Leona McKie Muse WMA

Location:

CR 478, Brownwood, Brown County, Texas

Legal Description:

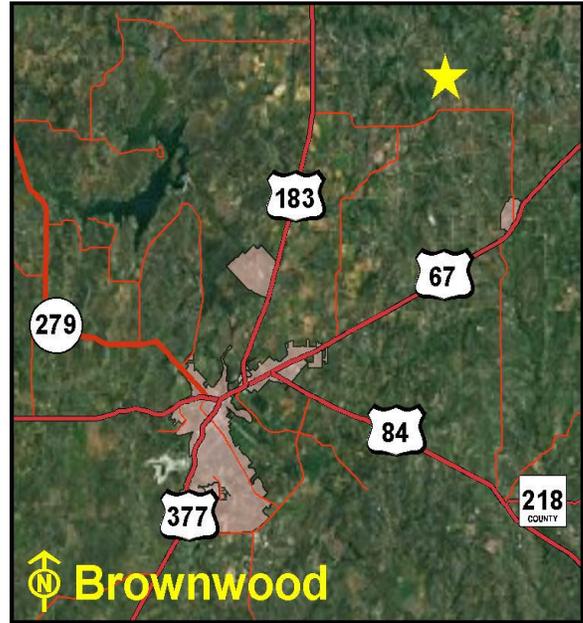
Instrument No. 8453, Brown County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013 Acres: 1,972.50
 Sen. Dist.:...24 Rep. Dist.:...60 FAR: 0.00
 % in Floodplain:16% Slope:.....Level
 Zoning:Unzoned
 Frontage:CR 478, CR 477

Bldgs.:0 Bldg Sq Ft 0 sq.ft.
 Total Market Value: \$4,822,000

Utilities:Electricity, Telephone
 Surrounding Uses:Ranching, Recreational, Residential
 Current Use:Wildlife Management Area
 Highest and Best Use:Wildlife Management Area
 Agency Projected Use:Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located 18 miles northeast of Brownwood between CR 477 and CR 478, there are no improvements to the site. The surrounding land is utilized for rangeland and residential development. The site is deed restricted for use as a wildlife habitat area.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Meridian State Park

Location:

SH 22 and FM 1473, Meridian, Bosque County, Texas

Legal Description:

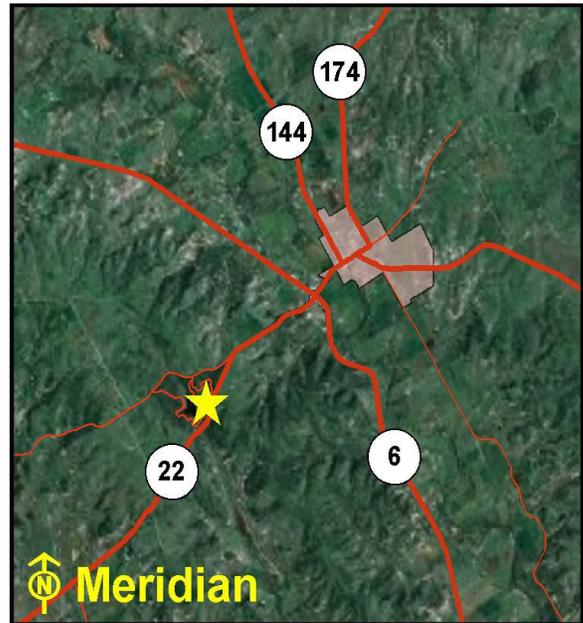
Volume 119, Page 446, 454, Volume 122, Page 241, Volume 123, Page 360, Volume 125, Page 164, Volume 3, Page 470, 473, Volume 230, Page 386, Bosque County Deed Records

Encumbrances

Physical: Environmental Hazard

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...8/13/2012 **Acres:** 505.37

Sen. Dist.:.....22 **Rep. Dist.:**.....58 **FAR:** 0.01

% in Floodplain:.....20% **Slope:**.....Steep

Zoning:Unzoned

Frontage:SH 22, FM 1473

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Ranching

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:28 **Bldg Sq Ft** 13,374 sq.ft.

Total Market Value: \$1,455,000

This site is utilized as the Texas Parks and Wildlife Department state park. Offering camping, picnicking, hiking, nature study, and water sports, it is located two miles southwest of Meridian on SH 22 and FM 1473. The site is improved with 28 structures, picnic tables, camp sites, fencing, security lighting, and surface parking. The park is a nesting area for the Golden Cheeked Warbler, and is considered habitat for other federally protected endangered species such as the Black Capped Vireo. The surrounding land is utilized primarily as ranchland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mission Tejas State Historical Park

Location:

120 Park Road 44, Weches, Houston County, Texas

Legal Description:

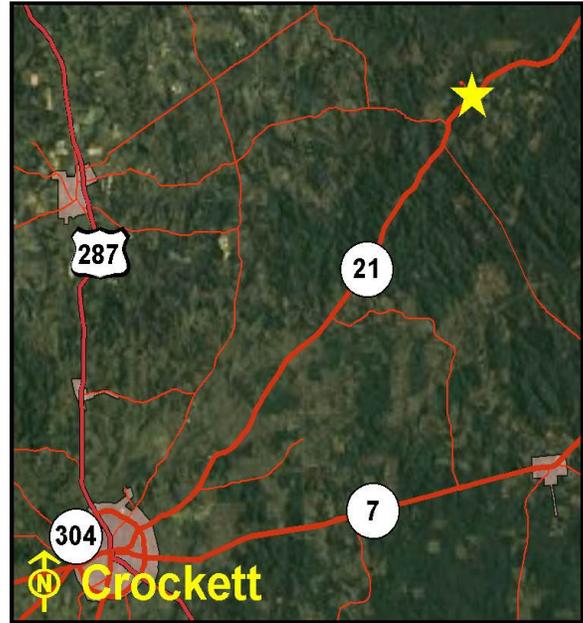
Vol 164, Pg 543, Vol 166, Pg 141, Vol 200, Pg 533, Vol 170, Pg 367, Vol 952, Pg 49, Vol 34032, Pg 1, Houston County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ...5/17/2013	Acres: 661.12	Bldgs.: .....14	Bldg Sq Ft 9,773 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....57	FAR: 0.001	Total Market Value: \$2,290,000
% in Floodplain:.....29%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	SH 21, Park Rd 44		
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Rangeland, Woodlands		
Current Use:	State Historical Park		
Highest and Best Use:	State Historical Park		
Agency Projected Use:	State Historical Park		

The Texas Parks and Wildlife Department utilizes this site as a state historical park. Located on State Highway 21 and Park Road 44 in Weches, the site is improved with 14 buildings, fencing, and asphalt parking. The surrounding land uses include rangeland, woodlands, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Monument Hill/Krieshe Brewery
Historical Site

Location:

414 State Loop 92, La Grange, Fayette County, Texas

Legal Description:

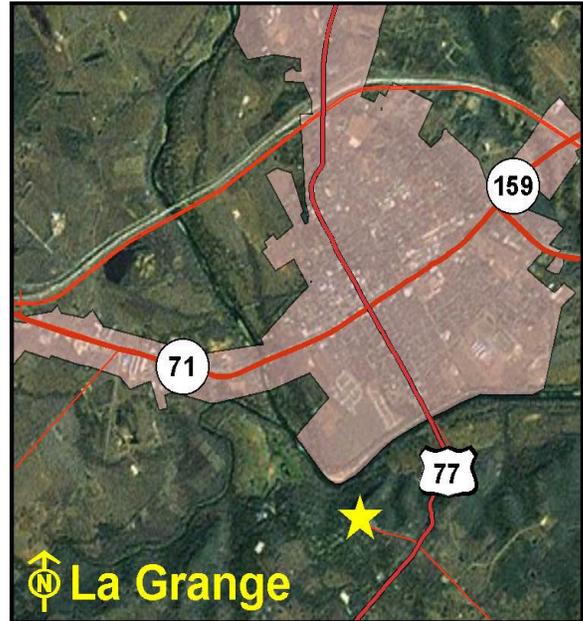
Volume 289, Page 289, Volume 501, Page 591, Fayette County Deed Records

Encumbrances

Physical: Cemetery on the Property

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...8/14/2012 **Acres:** 40.40

Sen. Dist.:.....18 **Rep. Dist.:**.....13 **FAR:** 0.01

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

Zoning:Unzoned

Frontage:State Loop 92

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Residential, Woodlands, Vacant

Current Use:State Historical Park

Highest and Best Use:State Historical Park

Agency Projected Use:State Historical Park

Bldgs.:12 **Bldg Sq Ft** 14,262 sq.ft.

Total Market Value: \$478,777

The Texas Parks and Wildlife Department utilizes this site as a state historical park. Located on State Loop 92 on the south side of La Grange, the site is improved with 12 buildings, fencing, and asphalt parking. The surrounding land uses include vacant land, woodlands, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mother Neff State Park

Location:

SH 236 (Mother Neff Parkway), Gatesville, Coryell County, Texas

Legal Description:

Volume 122, Page 485, Volume 137, Page 17, Coryell County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...9/25/2012	Acres: 399.54	Bldgs.: .....17	Bldg Sq Ft 20,815 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....59	FAR: 0.001	Total Market Value: \$1,475,000
% in Floodplain:.....20%	Slope:.....Steep		
Zoning: .....Unzoned			
Frontage: .....SH 236, CR 340			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Ranching, Residential			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The site is utilized as a Texas Parks and Wildlife Department state park. Located in the southeastern part of Coryell County on the west side of SH 236 twenty-two miles southeast of downtown Gatesville, it has the distinction of being the first state park in Texas. The site is improved with eleven buildings. The surrounding land is utilized for ranching and rural home sites.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mustang Island State Park

Location:

17047 SH 361/Old Park Road 53, Port Aransas, Nueces County, Texas

Legal Description:

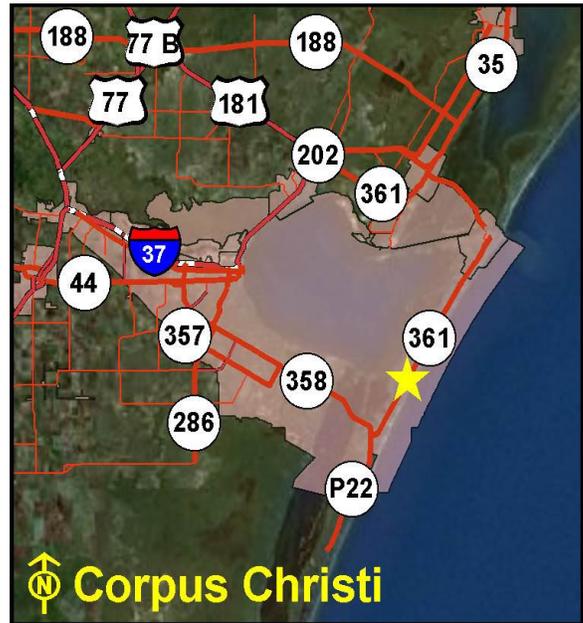
Volume 1447, Page 769, Volume 1704, Page 723, Nueces County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/19/2013 **Acres:** 3,843.36

Sen. Dist.:.....18 **Rep. Dist.:**.....32 **FAR:** 0.001

% in Floodplain:.....100% **Slope:**.....Moderate

Zoning:Residential

Frontage:SH 361/Old Park Rd 53

Utilities:Electricity, Telephone, Water

Surrounding Uses:Recreational, Civic, Vacant

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:6 **Bldg Sq Ft** 10,377 sq.ft.

Total Market Value: \$15,800,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the east and west sides of State Highway 361 (Old Park Road 53) in Corpus Christi, the site is improved with six buildings, security lighting, fencing, and asphalt parking. The surrounding land uses include vacant land, civic, and recreational developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

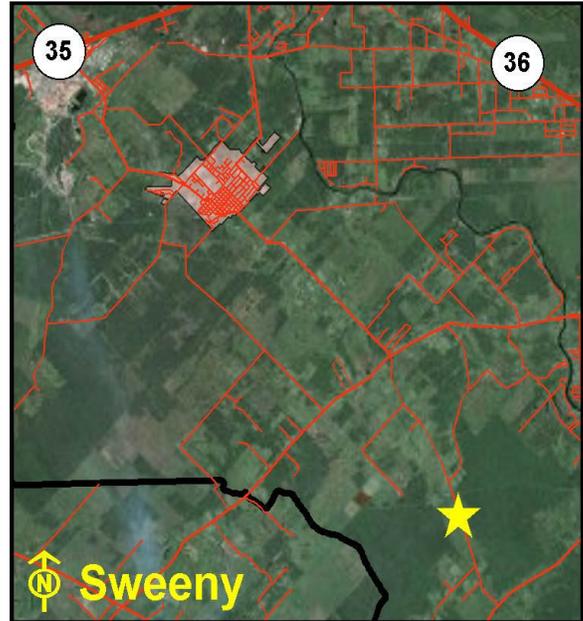
Nannie Stringfellow WMA

Location:

County Road 316, Sweeny, Brazoria County, Texas

Legal Description:

File 02004802, 0200086, Document No. 2012021505, Brazoria County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility, Pipeline

Appraisal Date: ...3/20/2013 **Acres:** 134.14

Sen. Dist.:.....17 **Rep. Dist.:**.....25 **FAR:** 0.00

% in Floodplain:.....100% **Slope:**.....Level

Zoning:Unzoned

Frontage:

Utilities:Electricity, Telephone

Surrounding Uses:Residential, Rangeland

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$67,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on County Road 316 between FM 2611 and County Road 319 in Sweeny, the site is unimproved and landlocked with no legal road access. The surrounding land uses include rangeland and residential developments. The site is deed restricted for use as a wildlife management area.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Old Sabine River Bottom WMA

Location:

CR 4106, Lindale, Smith County, Texas

Legal Description:

Jose M. Garcia Survey Abst 866, Smith County Deed Records



Location Map

Encumbrances

Physical: Floodplain

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

Appraisal Date: ...7/26/2012	Acres: 5,726.30	Bldgs.: .....5	Bldg Sq Ft 8,252 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....5	FAR: 0.001	Total Market Value: \$5,878,000
% in Floodplain:.....95%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....CR 4106			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Woodlands		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on County Road 4106 in Lindale, the site is improved with five buildings. The surrounding land uses include agricultural and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

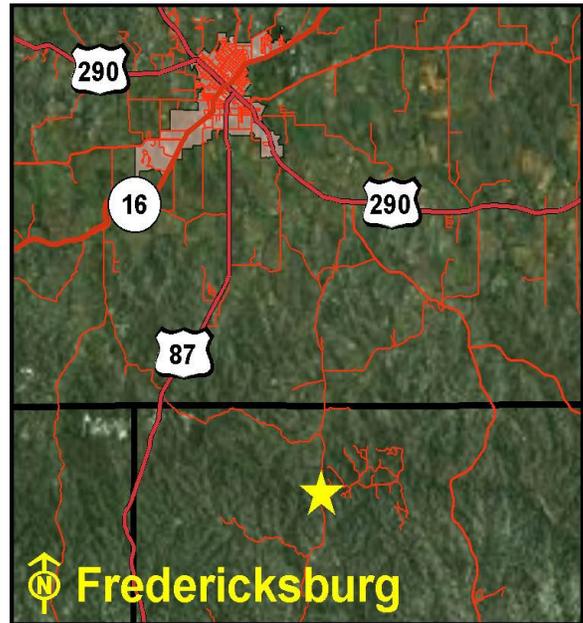
Old Tunnel WMA

Location:

Old 9 Road, Comfort, Kendall County, Texas

Legal Description:

Volume 347, Page 515, Kendall County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

Appraisal Date: ...5/30/2013	Acres: 16.12	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....73	FAR: 0.00	Total Market Value: \$101,000
% in Floodplain:.....0%	Slope:.....Level		
Zoning:	Unzoned		
Frontage:	Old 9 Road, Alamo Road		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Native Land		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located in north Kendall County 13 miles northeast of Comfort on Old 9 Road, the only improvement to the site is perimeter fencing. The surrounding property includes the Alamo Springs Subdivision and native rangeland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Olmito State Fish Hatchery

Location:

95 Fish Hatchery Road, Olmito, Cameron County, Texas

Legal Description:

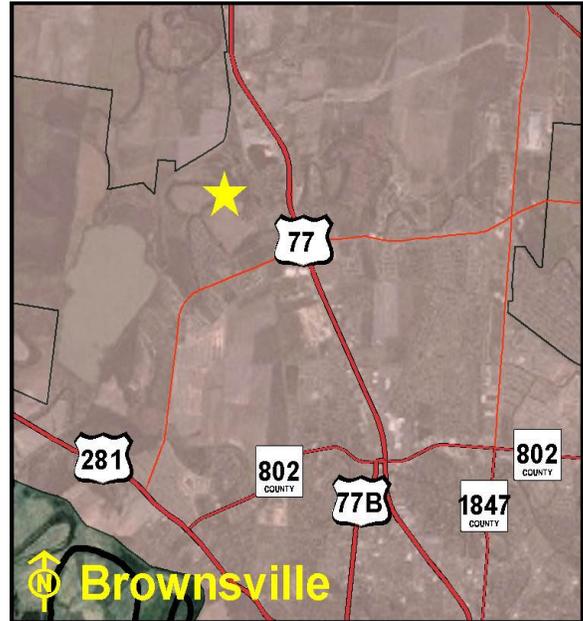
Volume 191, Page 414, Volume 561, Page 410, Cameron County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/28/2013	Acres: 28.95	Bldgs.: .....5	Bldg Sq Ft 7,622 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.01	Total Market Value: \$570,000
% in Floodplain:.....100%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....Fish Hatchery Road			
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Agricultural		
Current Use:	Fish Hatchery and Offices		
Highest and Best Use:	Fish Hatchery and Offices		
Agency Projected Use:	Fish Hatchery and Offices		

The Texas Parks and Wildlife Department utilizes this site as a fish hatchery and offices. Located on the northeast and west sides of Fish Hatcheries Road in Olmitos, the site is improved with five buildings and fencing. The surrounding land uses include agricultural and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Palmetto State Park

Location:

78 Park Road 11 South, Gonzales, Gonzales County, Texas

Legal Description:

Volume 172, Page 473, Volume 173, Page 107, Volume 177, Page 596, Volume 410, Page 405, Volume 422, Page 684, Gonzales County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...2/22/2013	Acres: 283.96	Bldgs.: .....10	Bldg Sq Ft 13,348 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....17	FAR: 0.001	Total Market Value: \$1,341,500
% in Floodplain:.....90%	Slope:.....Steep		
Zoning:	Unzoned		
Frontage:	Park Road 11 South		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on South Park Road 11 in Gonzales, the site is improved with 10 buildings and asphalt parking. The surrounding land uses include agricultural, recreational, and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a state park.

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.

Texas General Land Office

Palo Duro Canyon State Park

Location:

11450 Park Road 5, Canyon, Randall County, Texas

Legal Description:

Volume 69, Page 347, Volume 548, Page 447,
Volume 507, Page 210, Volume 47, Page 573,
Randall County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/24/2013 **Acres:**28,072.60

Sen. Dist.:....31 **Rep. Dist.:**.....86 **FAR:**... 0.0001

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

Zoning:Unzoned

Frontage:Park Road 5

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Ranching, Commercial, Agricultural

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:45 **Bldg Sq Ft** 54,978 sq.ft.

Total Market Value: \$18,628,000

The Texas Parks and Wildlife Department utilizes this site as a state park offering camping, hiking, and nature study. Located east of Canyon on Park Road 5, the park includes two historical battle sites of the Red River Wars. The site is improved with 45 buildings and asphalt parking. The surrounding land uses include ranching, agricultural, and commercial developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Palo Pinto Mountains State Park

Location:

118 East Housley Street, Strawn, Palo Pinto County, Texas

Legal Description:

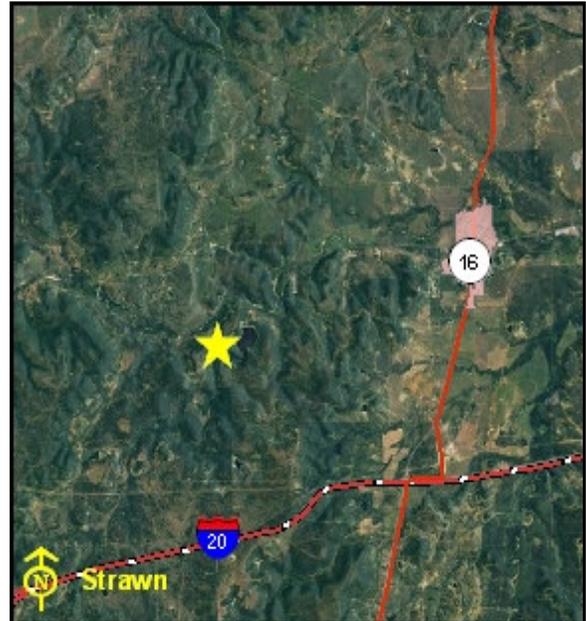
Volume 1904, Page 207, Page 210, Page 218, Volume 2005, Page 419, Palo Pinto County Official Records, Volume 2039, Page 83, Stephens County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: ...5/30/2013 Acres: 3,885.35
 Sen. Dist.:...30 Rep. Dist.:...60 FAR: 0.00
 % in Floodplain:.....0% Slope:.....Level
 Zoning:Unzoned

Bldgs.:0 Bldg Sq Ft 0 sq.ft.
 Total Market Value: \$8,855,756

Frontage:

Utilities:None

Surrounding Uses:, None, None, None

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Located near Strawn and in the Palo Pinto and Stephens Counties, the site is the newest addition to the Texas Parks and Wildlife State Park portfolio.

The appraisal indicates the current use is the highest and best use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Pedernales Falls State Park

Location:

2585 Park Road 6026, Johnson City, Blanco County, Texas

Legal Description:

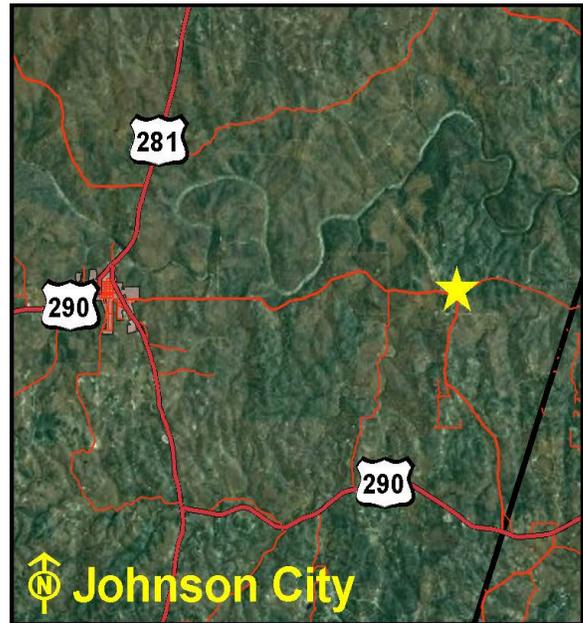
Volume 78, Page 657, Volume 140, Page 501, Blanco County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/25/2012 Acres: 5,211.75

Sen. Dist.:.....24 Rep. Dist.:.....45 FAR:.... 0.0001

% in Floodplain:.....0% Slope:.....Steep

Zoning:Unzoned

Frontage:FM 2766, FM 3232

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Ranching, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:20 Bldg Sq Ft 20,326 sq.ft.

Total Market Value: \$18,845,958

The site is utilized as a Texas Parks and Wildlife Department state park and recreational area. The site offers camping, picnicking, hiking, water activities and nature study. Located nine miles east of Johnson City at the intersection of FM 2766 and FM 3232, the site is improved with 20 buildings including a residence, barns, restrooms, and a headquarters station. The surrounding land is utilized for recreation, ranching, and residential development. Though a highly desirable area for further residential development, the site has been identified with an endangered species, the Golden-Cheeked Warbler.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

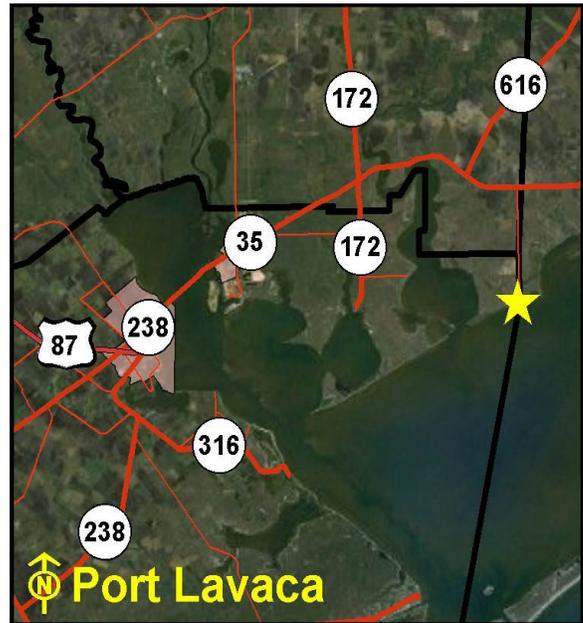
Perry R Bass Marine Fisheries Research Station

Location:
FM 3280, Palacios, Calhoun County, Texas

Legal Description:
Volume 231, Page 555, Calhoun County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, Pipeline



Location Map

Appraisal Date: ...5/30/2013	Acres: 40.00	Bldgs.: .....9	Bldg Sq Ft 16,827 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....30	FAR: 0.01	Total Market Value: \$877,000
% in Floodplain:.....90%	Slope:.....Level		
Zoning: .....Unzoned			
Frontage: .....FM 3280			
Utilities:	Electricity, Telephone, Water, Water Well		
Surrounding Uses:	Native Land, Rangeland		
Current Use:	Marine Research Station		
Highest and Best Use:	Marine Research Station		
Agency Projected Use:	Marine Research Station		

The Texas Parks and Wildlife Department utilizes this site as a marine field laboratory and aquaculture research facility. Located eight miles southwest of Palacios on FM 3280, the site is improved with nine buildings including residences, office space, laboratory building, and workshops. In addition, there is a pond and pond water distribution system (salt and fresh), sewage treatment system and associated infrastructure. The property is also classified as federally protected wetlands.

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

Recommendation:
Retain for continued agency operations.

Texas General Land Office

Playa Lakes WMA Dimmitt Unit

Location:

FM 1055, Dimmitt, Castro County, Texas

Legal Description:

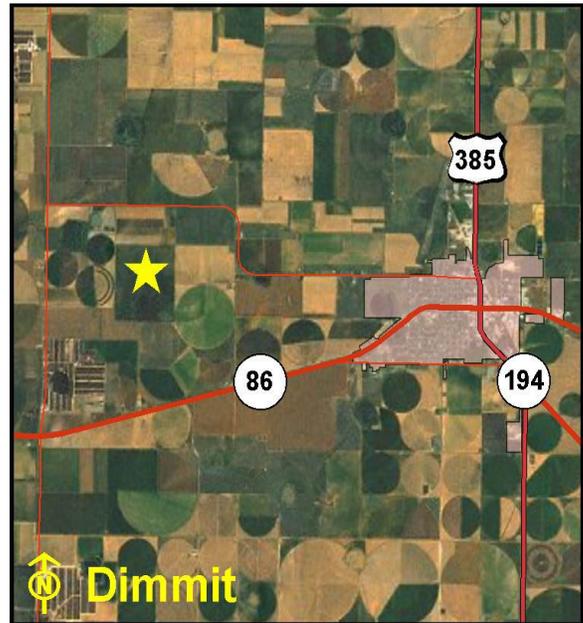
Volume 200, Page 758, Castro County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...5/30/2013 **Acres:** 420.00

Sen. Dist.:.....31 **Rep. Dist.:**.....88 **FAR:** 0.00

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

Zoning:Unzoned

Frontage:FM 1055

Utilities:Electricity, Telephone, Septic Tank

Surrounding Uses:Ranching, Agricultural

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:0 **Bldg Sq Ft** 0 sq.ft.

Total Market Value: \$148,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located five miles west of Dimmitt with access from FM 1055, there are no improvements. Floodplain information has not been published for Castro County, but it is assumed there is a small part of the south end susceptible to flooding. The surrounding land uses are primarily farming, ranching, and residential development.

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

Recommendation:

Retain for continued agency operations.