

Texas General Land Office

Texas Health and Human Services Commission

GLO ID#: 771

Richmond State Supported Living Center

Location:

2100 Preston Street (FM 3155), Richmond, Fort Bend County, Texas

Legal Description:

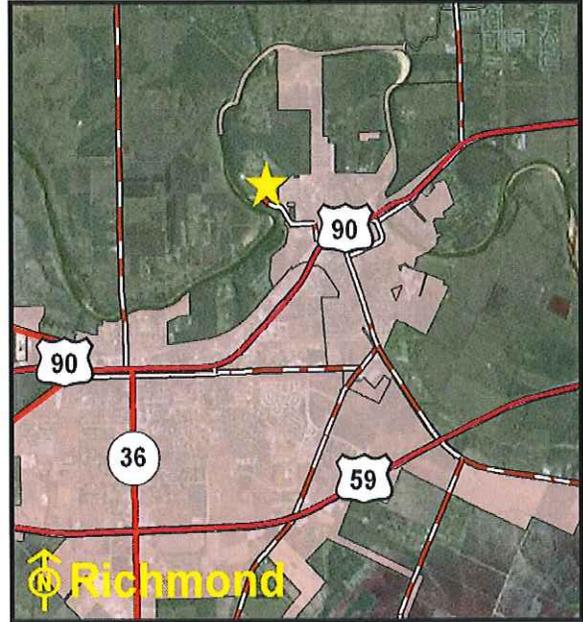
Volume 434, Page 586, Fort Bend County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/14/2012	Acres: 216.79	Bldgs.: .....43	Bldg Sq Ft.....510,752 sq. ft.
Sen. Dist.: .....18	Rep. Dist.: .....27	FAR: ... 0.05	Building Value: \$8,659,866
% in Floodplain: 15%	Slope: .....Level		Land Value: \$3,685,000
Zoning: .....Unzoned		Total Market Value: \$12,344,866	
Frontage: .....Preston St (FM 3155)			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial, Agricultural, Vacant			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center/MHMR Facility			
Agency Projected Use: .....State Supported Living Center/MHMR Facility			

Analysis

The Department of Aging and Disability Services utilizes this site located on the east side of SH 36 at the end of Preston Road in the northwest part of Richmond as a state supported living center. The site is improved with 43 buildings on 120.40 acres (Parcel A). An additional 96.39 acres (Parcel B) are unimproved excess land 30 acres of which is located in the 100-year flood zone and not likely to be developed. The remaining 66.39 acres are located in the upland buffer area. The surrounding land uses include residential and commercial development, agricultural land, and some vacant land.

The appraisal indicates the highest and best use for Parcel A is to continue in the present use. Parcel B (96.39 acres) was recommended for disposition on the 2005 and 2007 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations and dispose of the unused Parcel B if no longer needed.

Agency Comments:

Site Map



Texas General Land Office

Texas Health and Human Services Commission

GLO ID#: 2589

Rio Grande State Center

Location:

500 South Rangerville Road, Harlingen, Cameron County, Texas

Legal Description:

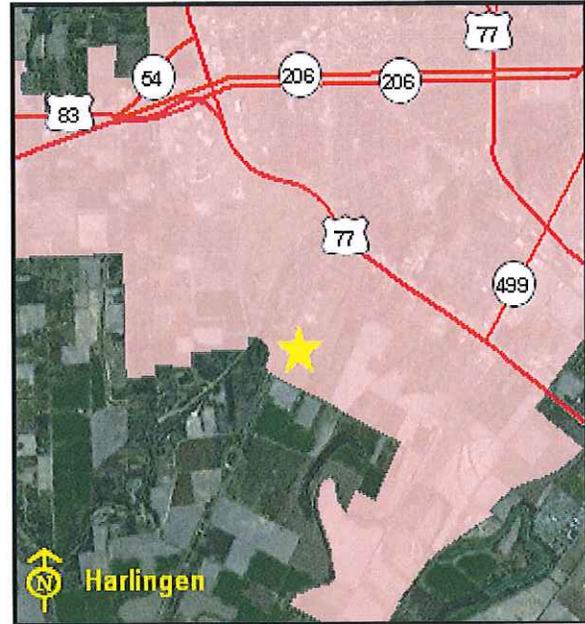
Volume 563, Page 236, Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Irrigation, Utility



Location Map

Appraisal Date: 10/28/2011	Acres: 78.18	Bldgs.: .....23	Bldg Sq Ft.....268,024 sq. ft.
Sen. Dist.: .....27	Rep. Dist.: .....38	FAR: ... 0.08	Building Value: \$10,170,000
% in Floodplain: 0%	Slope: .....Level	Land Value:	\$1,330,000
Zoning: .....Residential	Total Market Value:		\$11,500,000
Frontage: .....S. Rangerville Road			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, School, Commercial, Governmental			
Current Use: .....State Center			
Highest and Best Use: .....State Center/Office Development			
Agency Projected Use: .....State Center			

Analysis

The Department of State Health Services utilizes this site as a health and medical facility. It is located on Rangerville Road (FM 1479), on the south side of Harlingen. The site is improved with 23 buildings, chain-link fencing, security lights, and asphalt parking. The surrounding land uses include residential, school, commercial, and governmental developments.

The improved portion of this site is well suited to the present use, and the current use corresponds with the highest and best use. However, the southwest portion of this tract contains approximately 20 acres that are vacant. In 2001 the Governor approved the disposition of the tract. The agency has stated that it has plans for development of the underutilized tract and pending the presentation of those plans, the GLO recommends disposition of the underutilized acreage.

GLO Recommendation:

Retain the Parcel A containing 58.18 acres for continued agency operations. Sell or lease the unused 20 acres in Parcel B.

Agency Comments:

Site Map



GLO ID#: 767

San Angelo State Supported Living Center

Location:

US HWY 87 North, Carlsbad, Tom Green County, Texas

Legal Description:

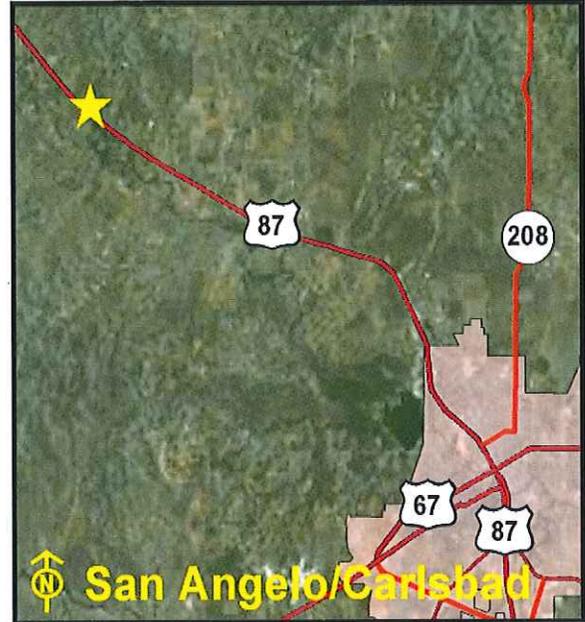
Vol 68, Pg 300, Vol 93, Pg 386, Vol 93, Pg 473, Vol 82, Pg 540, Vol 84, Pg 20, Vol 162, Pg 162, Tom Green County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..4/11/2012	Acres: 1,030.98	Bldgs.: .....79	Bldg Sq Ft....440,474 sq. ft.
Sen. Dist.: .....28	Rep. Dist.: .....72	FAR: ... 0.01	Building Value: \$8,964,600
% in Floodplain: 40%	Slope: .....Moderate	Land Value:	\$1,247,400
Zoning: .....Unzoned	Total Market Value:		\$10,212,000
Frontage: .....US HWY 87			
Utilities: .....Electricity, Gas, Telephone, Water, Water Well			
Surrounding Uses: .....Rangeland, Residential, Recreational			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center/Residential			
Agency Projected Use: .....State Supported Living Center/Residential			

Analysis

The Department of Aging and Disability Services utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. It is located along both sides of US HWY 87 in Carlsbad. The site is improved with 79 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential and recreational developments. Currently, there is a surface lease approximately 975.66 acres (Parcel A) and the living center is on 55 acres (Parcel A). There are two town lots consisting of 0.32 acres (Parcel B) that served the campus with a water storage tank and pump house, which is not needed now.

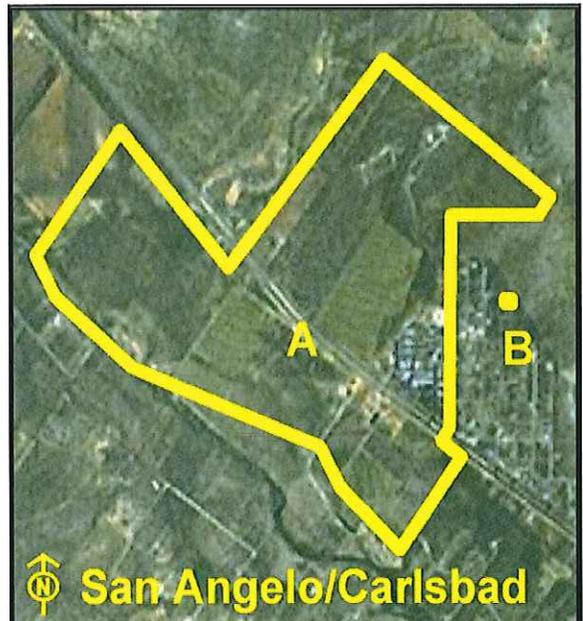
The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. DADS and the GLO recommends the sale/lease of the underutilized property of Parcel B.

GLO Recommendation:

Retain 1030.66 acre (Parcel A) for continued agency operations. Dispose of 0.32 acre (Parcel B).

Agency Comments:

Site Map



GLO ID#: 2555

Waco Center For Youth

Location:

3501 North 19th Street, Waco, McLennan County, Texas

Legal Description:

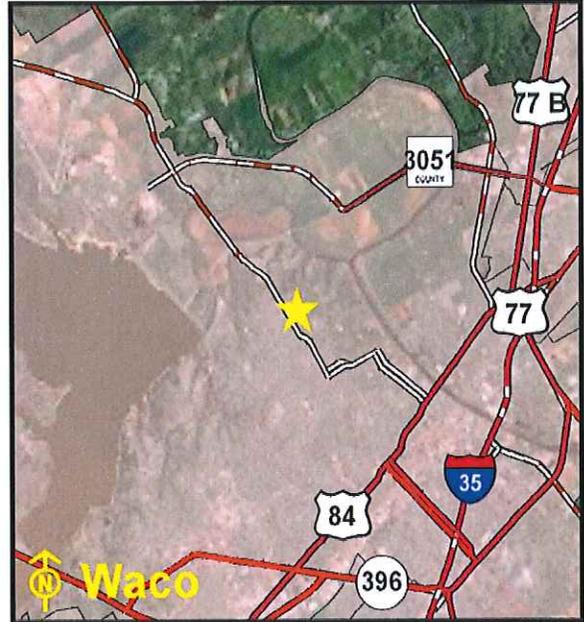
Volume 321, Page 358, McLennan County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..4/12/2012	Acres: 50.39	Bldgs.: .....43	Bldg Sq Ft....150,888 sq. ft.
Sen. Dist.: .....22	Rep. Dist.: .....57	FAR: ... 0.07	Building Value: \$3,600,000
% in Floodplain: 0%	Slope: .....Level	Land Value:	\$230,000
Zoning: .....Residential	Total Market Value:		\$3,830,000
Frontage: .....19th St, Park Lake Dr			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial			
Current Use: .....Youth Center/Commercial Development			
Highest and Best Use: .....Youth Center/Commercial Development			
Agency Projected Use: .....Youth Center/Commercial Development			

Analysis

The Department of State Health Services utilizes 48.79 acres of this site as a youth center. It is located along North 19th Street and Park Lake Drive in Waco. The site is improved with 43 buildings, campus lighting, perimeter fencing, and asphalt parking. The surrounding land uses include residential and commercial developments. There is a McDonald's Restaurant leasing 0.85 acres of the property that is not included in the value of the site.

The appraisal indicates the highest and best use is to continue in the present use on the 49.64 acres. Currently, a 0.75 acres is being offered for sale by the Texas General Land Office. This acreage was presented on the 2007 Report to the Governor and was approved to sale.

GLO Recommendation:

Retain 49.64 acres (Parcel A) for continued agency operations. Dispose of 0.75 acres (Parcel B).

Agency Comments:

Site Map



**HEALTH & HUMAN
SERVICES PROPERTIES
TO BE RETAINED**

Texas Health and Human Services Commission

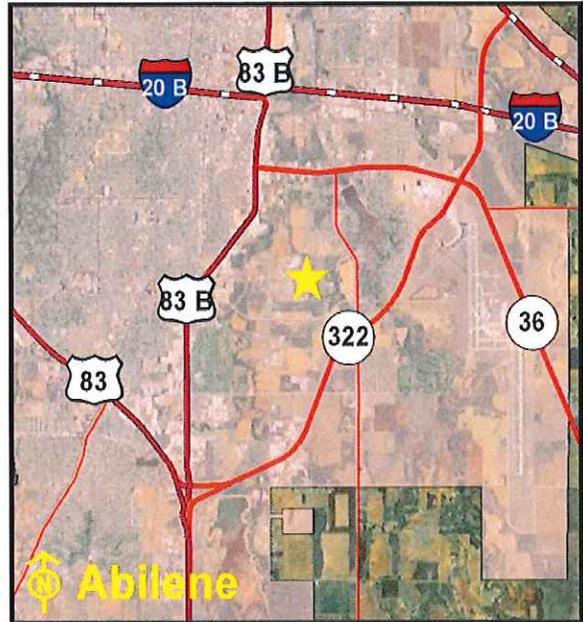
Abilene State Supported Living Center

Location:

2501 Maple Street, Abilene, Taylor County, Texas

Legal Description:

Volume 14, Page 127, Taylor County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property
 Legal: Deed Restrictions: None
 Easements: Utility

Appraisal Date: ...2/8/2012 Acres: 268.77 Bldgs.:94 Bldg Sq Ft 627,314 sq.ft.
 Sen. Dist.:...24 Rep. Dist.:...71 FAR: 0.05 Total Market Value: \$18,340,000
 % in Floodplain:0% Slope:Moderate Frontage:Maple Street
 Zoning:Agriculture
 Utilities:Electricity, Gas, Telephone, Wastewater, Water
 Surrounding Uses:Residential, Industrial, Commercial, Vacant
 Current Use:State Supported Living Center
 Highest and Best Use:State Supported Living Center
 Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located just west of FM 1750 on Maple Street in the southeast portion of Abilene. The site is improved with 94 buildings, exterior lighting, fencing, and asphalt parking. The surrounding land uses include vacant land, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

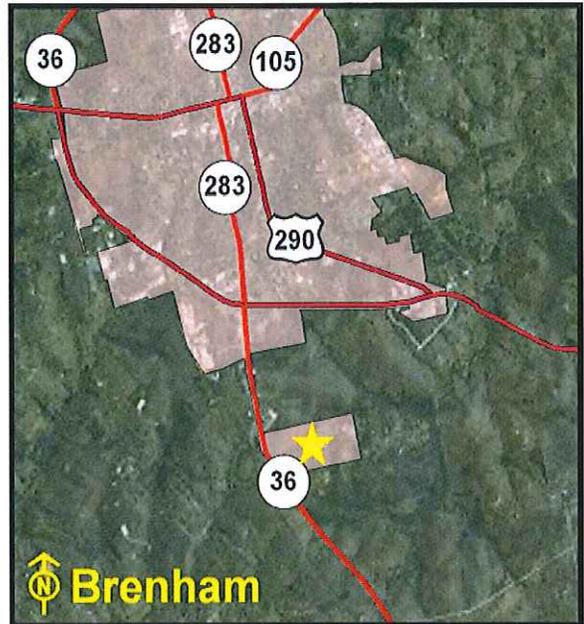
Brenham State Supported Living Center

Location:

4001 SH 36 South, Brenham, Washington County, Texas

Legal Description:

Volume 300, Page 82, Washington County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ..2/28/2012 **Acres:** 198.27
Sen. Dist.:... 18 **Rep. Dist.:**... 13 **FAR:** 0.04
% in Floodplain:.....3% **Slope:**.....Level
Zoning:Commercial

Bldgs.:26 **Bldg Sq Ft** 356,491 sq.ft.

Total Market Value: \$8,940,975

Frontage:SH 36, Anderson Ln

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Commercial, Industrial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located on SH 36 South in Brenham. The site is improved with 26 buildings, five portable buildings, a water tower, security lighting, barb wire fencing, and asphalt parking. The surrounding land uses include agricultural, residential, industrial, and commercial developments.

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

Recommendation:

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

Texas Health and Human Services Commission

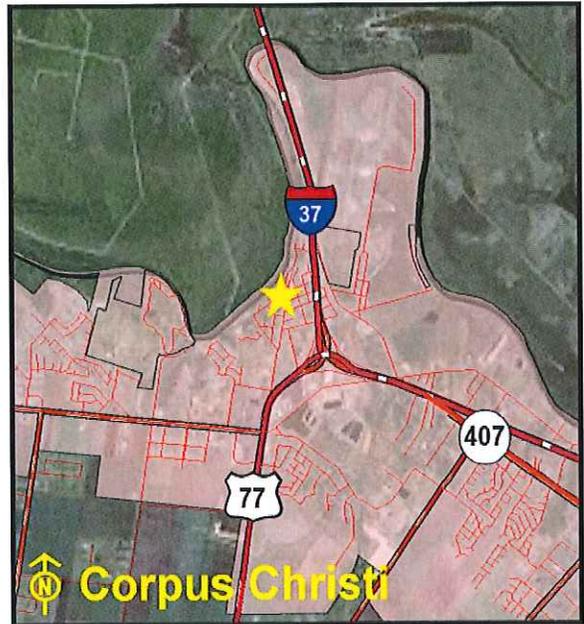
Corpus Christi Calallen Group Home

Location:

5021 Calallen Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 2265, Page 757, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:3/8/2012 **Acres:** 0.53 **Bldgs.:**2 **Bldg Sq Ft** 2,708 sq.ft.
Sen. Dist.:.....20 **Rep. Dist.:**.....34 **FAR:** 0.12 **Total Market Value:** \$190,000
% in Floodplain:.....0% **Slope:**.....Level **Frontage:**Calallen Dr, Mountain Trail
Zoning:Residential
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Vacant
Current Use:Group Home
Highest and Best Use:Residential Development
Agency Projected Use:Group Home

The Department of Aging and Disability Services utilizes this site as a group home to provide residential services for individuals. It is located on Calallen Drive on the northwest side of Corpus Christi. The site is improved with a single-story building, a detached garage, chain link fencing, and concrete parking. The surrounding land uses include vacant land and residential developments.

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

Recommendation:

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

Texas Health and Human Services Commission

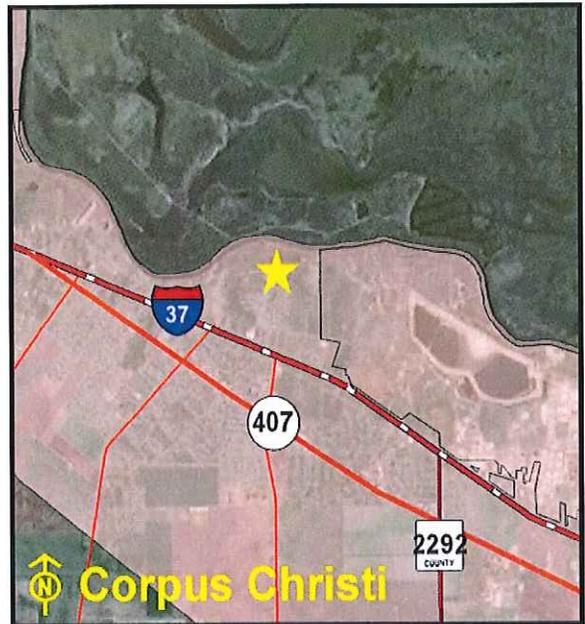
Corpus Christi Castle Ridge Group Home

Location:

4013 Castle Ridge Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 2256, Page 811, Nueces County Deed Records



Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/8/2012 Acres: 0.91
 Sen. Dist.:...20 Rep. Dist.:...34 FAR: 0.09
 % in Floodplain:100% Slope:.....Level
 Zoning:Residential

Bldgs.:2 Bldg Sq Ft 3,692 sq.ft.
 Total Market Value: \$190,000
 Frontage:Castle Ridge Drive

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational

Current Use:Group Home

Highest and Best Use:Group Home/Residential Development

Agency Projected Use:Group Home

The Department of Aging and Disability Services utilizes this site as a group home to provide residential services for individuals with developmental disabilities. It is located north of IH-37 on Castle Ridge Drive in Corpus Christi. The site is improved with a single-story building, a detached closed in garage, and a concrete driveway. The surrounding land uses include residential developments and an undeveloped park.

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

Recommendation:

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

Texas Health and Human Services Commission

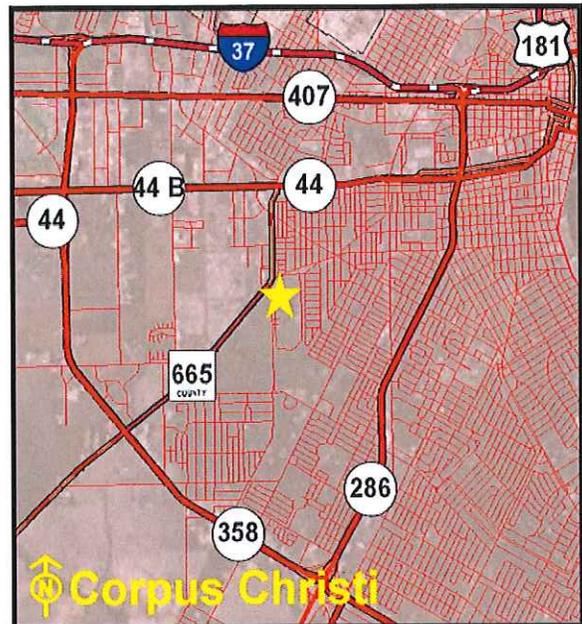
Corpus Christi State Supported Living Center

Location:

902 Airport Road, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1069, Page 28, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

Appraisal Date: ..3/21/2012 **Acres:** 103.97
Sen. Dist.:.....20 **Rep. Dist.:**.....34 **FAR:** 0.06
% in Floodplain:.....2% **Slope:**.....Level
Zoning:Residential

Bldgs.:30 **Bldg Sq Ft** 267,943 sq.ft.

Total Market Value: \$8,400,000

Frontage:Airport Rd, Morgan Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational, Governmental, Commercial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located along the east side of Airport Road and the south side of Morgan Avenue in Corpus Christi. The site is improved with 30 buildings, exterior lighting, chain-link fencing, and asphalt parking. The surrounding land uses include recreational, governmental, commercial, and residential developments. There is an existing reversion clause that calls for the return of the property to the City of Corpus Christi if not utilized as a supported living center.

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

Recommendation:

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

Texas Health and Human Services Commission

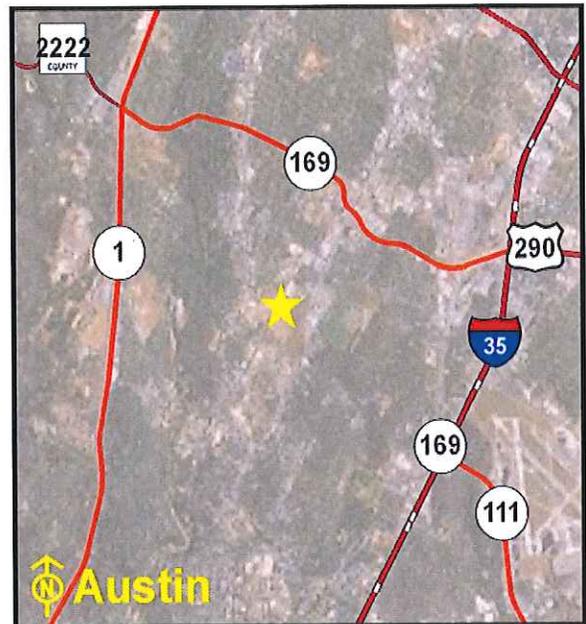
Criss Cole Rehabilitation Center

Location:

4800 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 55, Page 246, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..4/10/2012 **Acres:** 5.35
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 0.41
% in Floodplain:.....0% **Slope:**.....Moderate
Zoning:Unzoned

Bldgs.:2 **Bldg Sq Ft** 95,900 sq.ft.

Total Market Value: \$8,260,240

Frontage:Lamar Blvd, Sunshine Dr

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Residential, Commercial, Medical

Current Use:State Rehabilitation Center

Highest and Best Use:State Rehabilitation Center

Agency Projected Use:State Rehabilitation Center

The Department of Assistive and Rehabilitative Services utilizes this site as a rehabilitation center for the visually impaired. It is located at the juncture of North Lamar Boulevard and Sunshine Drive in north-central Austin. The site is improved with a two-story building, a metal building for HVAC chillers, security lighting, chain-link fencing, and asphalt parking. The surrounding land uses include governmental, medical, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

Denton State Supported Living Center

Location:

3980 State School Road, Denton, Denton County, Texas

Legal Description:

Volume 435, Page 12, Denton County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ..1/17/2012	Acres: 187.72	Bldgs.: .....52	Bldg Sq Ft 487,017 sq.ft.
Sen. Dist.:.....12	Rep. Dist.:.....64	FAR: 0.06	Total Market Value: \$32,157,000
% in Floodplain: .....10%	Slope: .....Moderate	Zoning: .....Agriculture	Frontage: .....State School Road
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	State Supported Living Center		
Highest and Best Use:	State Supported Living Center		
Agency Projected Use:	State Supported Living Center		

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located on the north side of State School Road just west of IH-35 on the south side of Denton. The site is improved with 52 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses are primarily 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. Dispose if no longer needed.

Texas Health and Human Services Commission

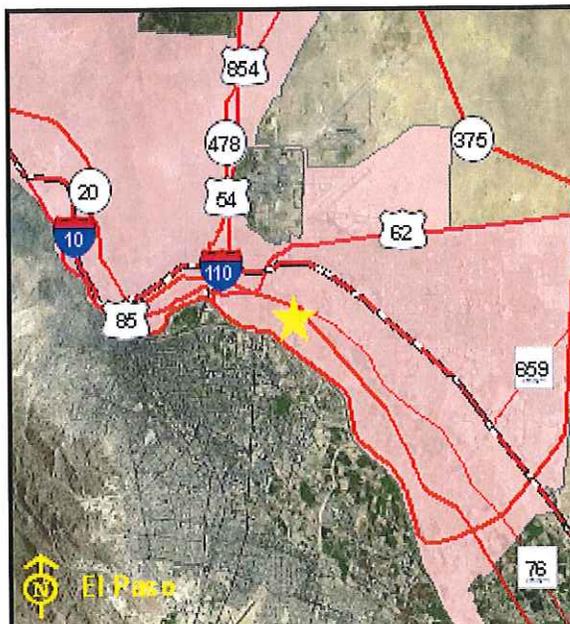
El Paso State Supported Living Center

Location:

6700 Delta Drive, El Paso, El Paso County, Texas

Legal Description:

Volume 380, Page 701, El Paso County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: ....2/1/2012	Acres: 20.00	Bldgs.: .....16	Bldg Sq Ft 119,652 sq.ft.
Sen. Dist.:....29	Rep. Dist.:....76	FAR: 0.14	Total Market Value: \$5,100,000
% in Floodplain:.....0%	Slope:.....Level	Frontage: .....	.....Delta Drive
Zoning: .....	.....Residential	Utilities: .....	.....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....	.....Governmental, Commercial, Residential, Recreational	Current Use: .....	.....State Supported Living Center
Highest and Best Use: .....	.....State Supported Living Center	Agency Projected Use: .....	.....State Supported Living Center

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located on Delta Drive on the east side of El Paso. The site is improved with 16 buildings, security lighting, asphalt parking, and perimeter fencing. The surrounding land uses include recreational, governmental, residential, and commercial developments. There is a deed reversion clause requiring the property to be used for public purposes, specifically construction and operation of a human development center.

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

Recommendation:

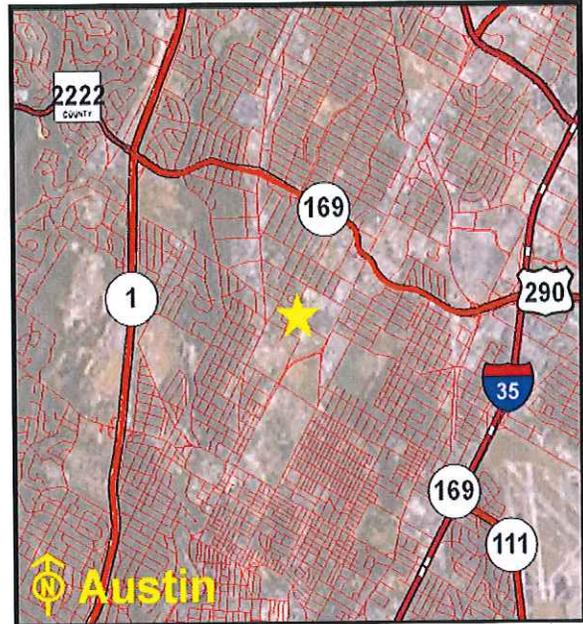
Retain for continued agency operations. Dispose if no longer needed.

Texas Health and Human Services Commission

Health Department Headquarters and Moreton Office Building

Location: 1100 West 49th Street, Austin, Travis County, Texas

Legal Description: Volume 9365, Page 312, Travis County Deed Records



Location Map

Encumbrances

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

Appraisal Date: ..4/13/2012 Acres: 22.68 Bldgs.:15 Bldg Sq Ft 622,394 sq.ft.
Sen. Dist.:..... 14 Rep. Dist.:.....49 FAR: 0.63 Total Market Value: \$61,178,339
% in Floodplain:0% Slope:.....Level Frontage:49th St, Grover Ave
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Church, Governmental, Industrial
Current Use:State Offices and Laboratory
Highest and Best Use:State Offices and Laboratory
Agency Projected Use:State Offices and Laboratory

The Department of State Health Services utilizes this site for state offices and a laboratory complex. It is located at the northwest corner of West 49th Street and Sunshine Drive in north-central Austin. The site is improved with 15 office and laboratory buildings, exterior lighting, chain-link fencing, and asphalt parking. The surrounding land uses include a church, industrial, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

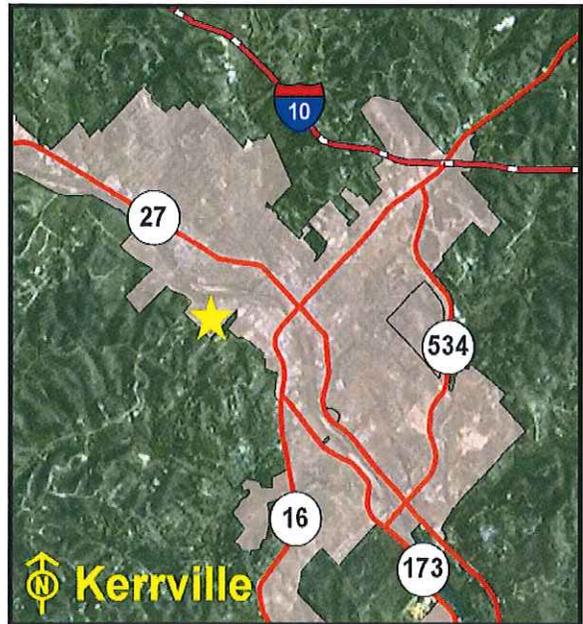
Kerrville State Hospital

Location:

721 Thompson Drive, Kerrville, Kerr County, Texas

Legal Description:

Volume 60, Page 388, Kerr County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ..4/18/2012	Acres: 118.81	Bldgs.: .....44	Bldg Sq Ft 397,670 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.08	Total Market Value: \$21,466,000
% in Floodplain:.....5%	Slope:.....Moderate	Zoning: .....Residential	Frontage: .....Thompson Dr, Sheppard-Rees Rd
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Medical, Office		
Current Use:	State Hospital		
Highest and Best Use:	State Hospital		
Agency Projected Use:	State Hospital		

The Department of State Health Services utilizes this site as a state hospital. It is located on Thompson Drive on the west side of Kerrville. The site is improved with 44 buildings, chain link fencing, and asphalt parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include residential, commercial, medical, and office developments.

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

Recommendation:

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

Texas Health and Human Services Commission

Laredo State Center

Location:

413 Cherry Hill Drive, Laredo, Webb County, Texas

Legal Description:

Volume 478, Page 372, Volume 674, Page 324, Webb County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility

Appraisal Date: 11/17/2011	Acres: 14.23	Bldgs.: 17	Bldg Sq Ft 69,825 sq.ft.
Sen. Dist.: 21	Rep. Dist.: 42	FAR: 0.11	Total Market Value: \$7,250,000
% in Floodplain: 0%	Slope: Level	Frontage: Cherry Hill Dr, Pappas St	
Zoning: Commercial			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Medical		
Current Use:	State Center		
Highest and Best Use:	State Center		
Agency Projected Use:	State Center		

The Department of Aging and Disability Services and the Department of State Health Services utilizes this site as a state center for out-patient and public health care services. It is located on Cherry Hill Drive in Laredo. The site is improved with 17 buildings and asphalt parking. The surrounding land uses include medical, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

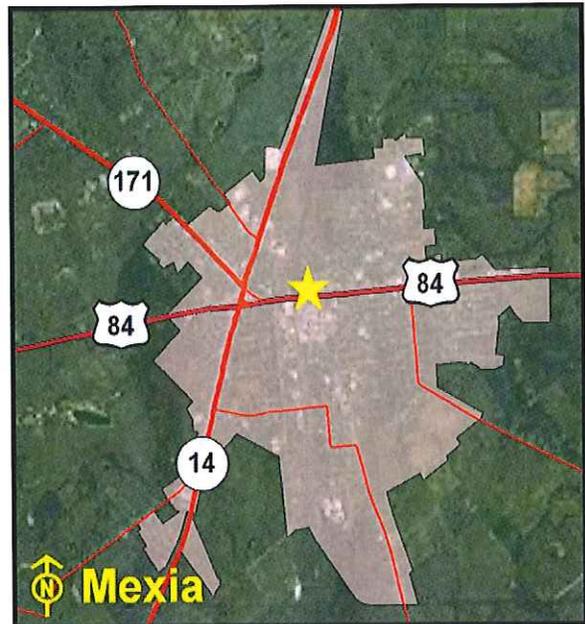
Limestone County Habilitation Center

Location:

200 East Rusk Street, Mexia, Limestone County, Texas

Legal Description:

Volume 851, Page 144, Limestone County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..3/30/2012	Acres: 0.40	Bldgs.: .....1	Bldg Sq Ft 2,743 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....8	FAR: 0.16	Total Market Value: \$117,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....East Rusk St, Sherman St	
Zoning: .....Unzoned			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial			
Current Use: .....State Habitation Center			
Highest and Best Use: .....Medical/Commercial/Office Development			
Agency Projected Use: .....Dispose Underutilized Site			

The Department of Aging and Disability Services utilizes this site as a state habilitation center. It is located on the northwest corner of East Rusk Street and Sherman Street in Mexia. The site is improved with a one-story building, perimeter fencing, and a concrete driveway. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is for commercial, medical, or office development. This site was presented on the 2005 and 2007 Governor's Report and was not disapproved. Since that time HHSC has utilized this property as an Activity and Community Engagement Center.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

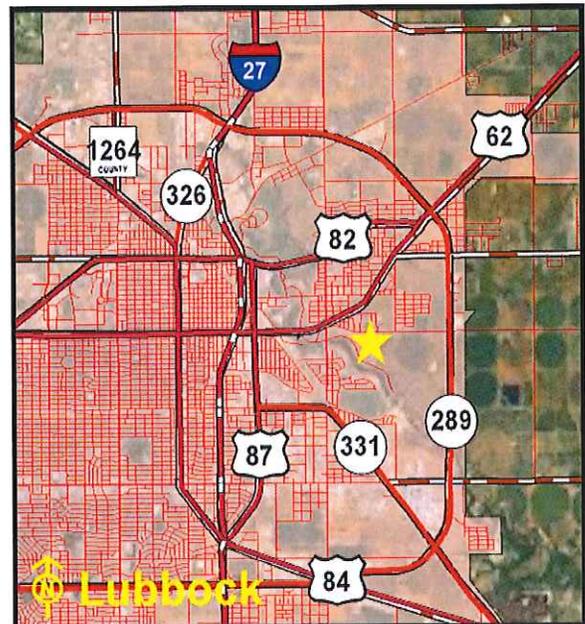
Lubbock Psychiatric Hospital

Location:

1950 Aspen Avenue, Lubbock, Lubbock County, Texas

Legal Description:

Volume 4359, Page 48, Lubbock County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Drainage, Utility

Appraisal Date: 11/22/2011	Acres: 8.00	Bldgs.: .....2	Bldg Sq Ft 30,716 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....84	FAR: 0.09	Total Market Value: \$2,990,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Aspen Avenue	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Agricultural, Recreational			
Current Use: .....Psychiatric Hospital			
Highest and Best Use: .....Psychiatric Hospital			
Agency Projected Use: .....Psychiatric Hospital			

The Department of State Health Services utilizes this site as a psychiatric hospital. It is located on Aspen Avenue on the eastern edge of Lubbock. The site is improved with two buildings, a basketball court, and asphalt parking. The surrounding land uses include farmland and a city park.

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

Recommendation:

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

Texas Health and Human Services Commission

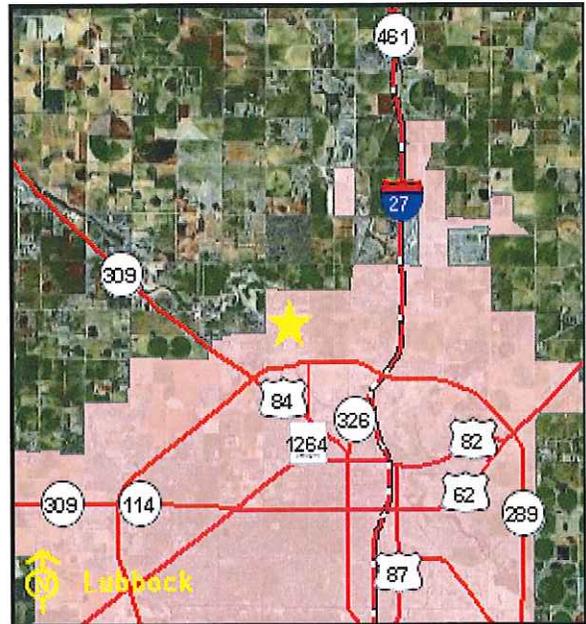
Lubbock State Supported Living Center

Location:

3401 North University Avenue, Lubbock, Lubbock County, Texas

Legal Description:

Volume 1054, Page 165, Volume 1205, Page 25, Lubbock County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility, Access

Appraisal Date: 12/13/2011	Acres: 226.14	Bldgs.: .....40	Bldg Sq Ft 317,982 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....84	FAR: 0.03	Total Market Value: \$12,254,000
% in Floodplain: .....0%	Slope: .....Moderate	Zoning: .....Residential	Frontage: .....University Ave
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Industrial, Residential		
Current Use:	State Supported Living Center		
Highest and Best Use:	State Supported Living Center		
Agency Projected Use:	State Supported Living Center		

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located along North University Avenue on the north side of lubbock. The site is improved with 40 buildings and asphalt parking. The surrounding land uses include agricultural, industrial, recreational, and residential developments. The existing reversion clause calls for the return of the property to the City of Lubbock if not utilized as an MHMR facility.

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

Recommendation:

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

Texas Health and Human Services Commission

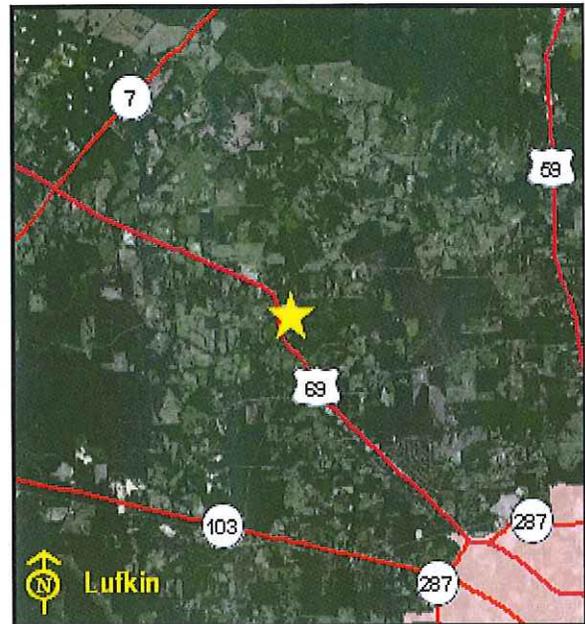
Lufkin State Supported Living Center

Location:

US Highway 69, Lufkin, Angelina County, Texas

Legal Description:

Volume 297, Page 432, Volume 293, Page 237,
Volume 299, Page 233, Volume 337, Page 668,
Angelina County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ....1/5/2012	Acres: 159.21	Bldgs.: .....67	Bldg Sq Ft 359,556 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....12	FAR: 0.05	Total Market Value: \$10,290,000
% in Floodplain:.....0%	Slope:.....Level	Frontage: .....US HWY 69, CR 77	
Zoning: .....Unzoned			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial, Vacant			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center			
Agency Projected Use: .....State Supported Living Center			

The Department of Aging and Disability Services utilizes this site as a state supported living center and a retreat recreational preserve. It is located along U.S. Highway 69 in Lufkin. The site is improved with 67 buildings, security lighting, perimeter chain-link fencing, and asphalt parking. Only 59.212 acres is used for the living center, the rest of the acreage is used for a retreat recreational preserve. The surrounding land uses include vacant land, residential, and commercial developments.

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

Recommendation:

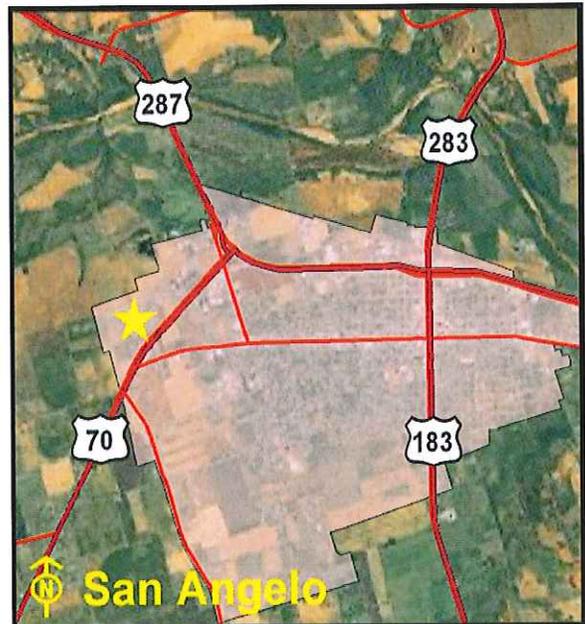
Retain for continued agency operations. Dispose if no longer needed.

Texas Health and Human Services Commission

North Texas State Hospital - Vernon Campus

Location: 4730 College Drive, Vernon, Wilbarger County, Texas

Legal Description: Volume 176, Page 491, Wilbarger County Deed Records



Location Map

Encumbrances

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

Appraisal Date: 4/10/2012 Acres: 65.32 Bldgs.: 32 Bldg Sq Ft 320,683 sq.ft.
Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.11 Total Market Value: \$15,400,000
% in Floodplain: 100% Slope: Level Frontage: US 70/College Dr
Zoning: Civic
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Agricultural
Current Use: State Hospital
Highest and Best Use: State Hospital
Agency Projected Use: State Hospital

The Department of State Health Services utilizes this site as a state hospital for the housing and care of impaired clients. It is located on US 70 or College Drive in the southwest area of Vernon. The site is improved with 32 buildings, security fencing, exterior lighting, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

North Texas State Hospital - Wichita Falls Campus

Location:

6515 Old Lake Road, Wichita Falls, Wichita County, Texas

Legal Description:

John A Scott Srvy A-301, A-295 Dry Land, and Cattle Co Srvy A-6173, Wichita County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..3/12/2012	Acres: 272.40	Bldgs.: .....61	Bldg Sq Ft 644,135 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....69	FAR: 0.05	Total Market Value: \$10,790,000
% in Floodplain: .....10%	Slope:.....Level	Zoning: .....Mixed-Use	Frontage: .....Lake Road, Kemp Blvd
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Hospital		
Highest and Best Use:	State Hospital		
Agency Projected Use:	State Hospital		

The Department of State Health Services utilizes this site as a state hospital for the housing and care of impaired clients. It is located on Old Lake Road and Kemp Boulevard in Wichita Falls. The site is improved with 61 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments. It has been determined that 138.4 acres is utilized by the hospital and 134 acres is used for agriculture purposes.

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

Recommendation:

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

Texas Health and Human Services Commission

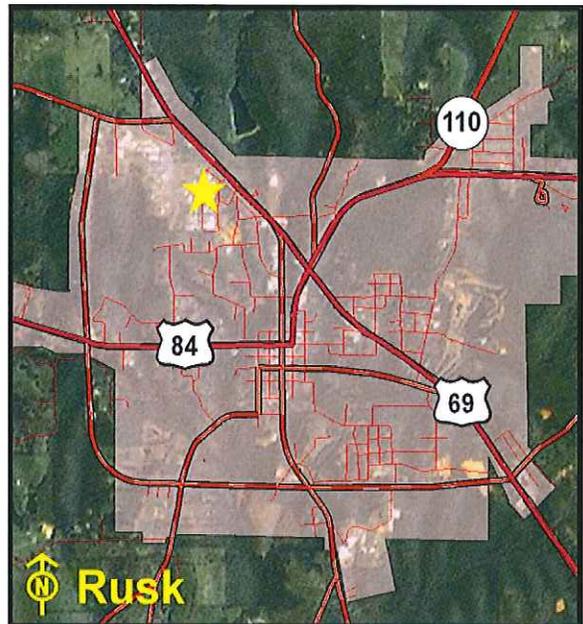
Rusk State Hospital

Location:

805 North Dickinson Drive (US HWY 69), Rusk, Cherokee County, Texas

Legal Description:

Volume 139, Page 426, Cherokee County Deed Records



Location Map

Encumbrances

Physical: Landfill on the Property

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date: ..3/16/2012 Acres: 622.91
 Sen. Dist.:.....3 Rep. Dist.:.....11 FAR: 0.03
 % in Floodplain:0% Slope:Moderate
 Zoning:Mixed-Use

Bldgs.:91 Bldg Sq Ft 768,361 sq.ft.

Total Market Value: \$7,310,000

Frontage: Dickinson Dr. (US HWY 69), Loop 343

Utilities:Electricity, Gas, Telephone, Wastewater, Water Well

Surrounding Uses:Woodlands, Residential, Commercial, Governmental

Current Use:State Hospital/Recreational Center

Highest and Best Use:State Hospital/Recreational Center

Agency Projected Use:State Hospital/Recreational Center

The Department of State Health Services utilizes this site as a state hospital and retreat recreational center. It is located along the west and east side of North Dickinson Drive (US HWY 69) in Rusk. The site is improved with 91 buildings, security lighting, perimeter fencing, and asphalt parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program. The surrounding land uses include woodlands, commercial, government, and residential developments.

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

Recommendation:

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

Texas Health and Human Services Commission

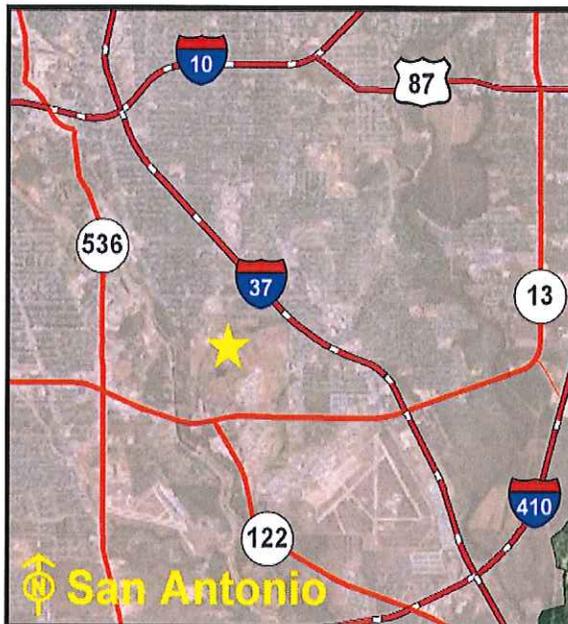
San Antonio State Hospital & San Antonio SSLC

Location:

6711 South New Braunfels, San Antonio, Bexar County, Texas

Legal Description:

Volume 63, Page 317, Bexar County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ....3/9/2012	Acres: 349.10	Bldgs.: .....153	Bldg Sq Ft 986,593 sq.ft.
Sen. Dist.:.....19	Rep. Dist.: ...119	FAR: 0.06	Total Market Value: \$61,000,000
% in Floodplain:.....6%	Slope:.....Moderate	Zoning: .....Residential	Frontage: .....SE Military, S New Braunfels
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Governmental, Military, Commercial		
Current Use:	State Hospital/Supported Living Center		
Highest and Best Use:	State Hospital/Supported Living Center		
Agency Projected Use:	State Hospital/Supported Living Center		

The Department of State Health Services utilizes this site as hospital, cemetery, state supported living center, and a center for infectious diseases. It is located in the southeastern sector of San Antonio bounded by South Presa Avenue, Southeast Military Drive, and South New Braunfels Road. The site is improved with 153 buildings, chain-link fencing, asphalt parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use. The surrounding land uses include military, governmental, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

Terrell State Hospital

Location:

1200 Brin Street, Terrell, Kaufman County, Texas

Legal Description:

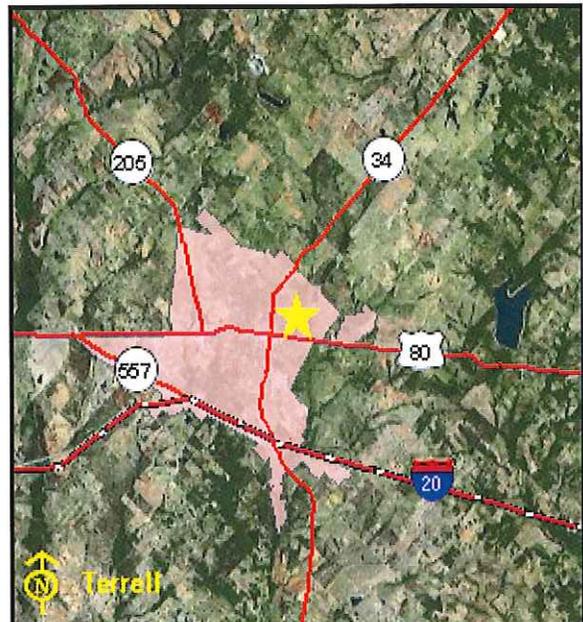
Vol 33, Pg 246, Vol 32, Pg 416, Vol 320, Pg 432, Vol 200, Pg 638, Vol 220, Pg 638, Vol 339, Pg 227, Vol 343, Pg 358, Vol 469, Pg 577, Kaufman County Deed Records

Encumbrances

Physical: Cemetery on the Property

Legal: *Deed Restrictions:* None

Easements: Pipeline, Utility



Location Map

Appraisal Date: ..12/6/2011	Acres: 150.04	Bldgs.: .....32	Bldg Sq Ft 690,054 sq.ft.
Sen. Dist.:.....2	Rep. Dist.:.....4	FAR: 0.11	Total Market Value: \$14,400,000
% in Floodplain: .....15%	Slope: .....Moderate	Frontage: .....Brin St, Rose St	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant			
Current Use: .....State Hospital/Cemetery			
Highest and Best Use: .....State Hospital/Cemetery			
Agency Projected Use: .....State Hospital/Cemetery			

The Department of State Health Services utilizes this site as a state hospital and cemetery. It is located along Brin Street in the city limits of Terrell. The site is improved with 32 buildings, perimeter chain-link fencing, 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. Dispose if no longer needed.

Texas Health and Human Services Commission

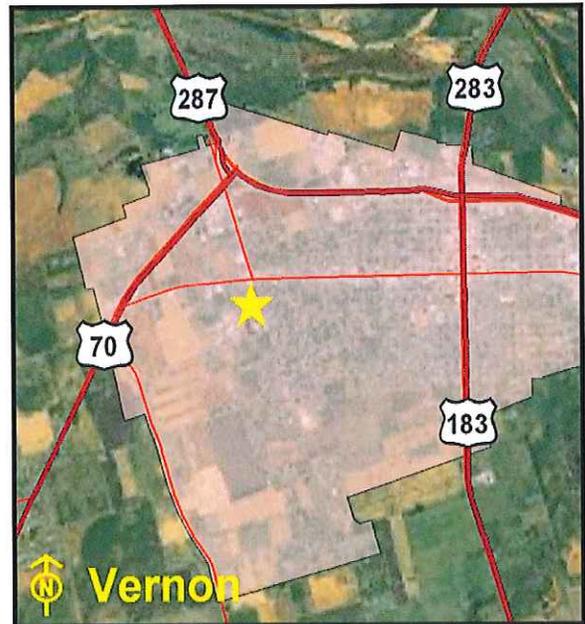
Vernon Paradise Group Home

Location:

4200 Paradise Street, Vernon, Wilbarger County, Texas

Legal Description:

Volume 315, Page 12, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ...4/9/2012	Acres: 0.61	Bldgs.: .....1	Bldg Sq Ft 3,648 sq.ft.
Sen. Dist.:....30	Rep. Dist.:....68	FAR: 0.14	Total Market Value: \$182,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Paradise St	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Church, School, Vacant			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of State Health Services utilizes this site as a group home. It is located on Paradise Street in Vernon. The site is improved with a one-story brick home and a concrete driveway. The surrounding land uses include vacant lots, a school, a church, and residential developments.

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

Recommendation:

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

Texas Health and Human Services Commission

Vernon Vocational & Educational Center

Location:

1727 Yamparika Street, Vernon, Wilbarger County, Texas

Legal Description:

Volume 429, Page 952, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ..4/10/2012	Acres: 0.30	Bldgs.: .....1	Bldg Sq Ft 6,149 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.47	Total Market Value: \$111,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Yamparika St, Main St	
Zoning: .....Commercial	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Storage Building			
Highest and Best Use: .....Commercial Development			
Agency Projected Use: .....Commercial Development			

The Department of Aging and Disability Services utilizes this site as a storage building. It is located on Yamparika Street or South Main Street in the southeastern portion of Vernon. The site is improved with a single-story building, exterior security lighting, and asphalt parking. The surrounding land uses include primarily residential developments.

The appraisal indicates the highest and best use is for commercial development.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

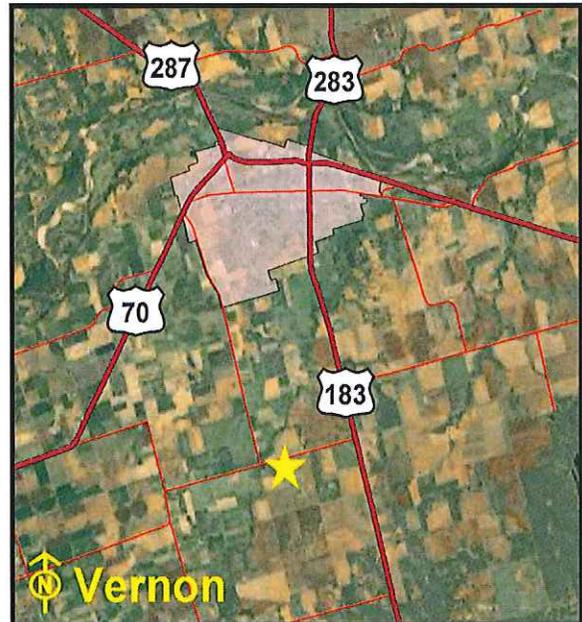
Victory Field Correctional Academy

Location:

8407 FM 433, Vernon, Wilbarger County, Texas

Legal Description:

Volume 44, Page 132, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: ....4/9/2012	Acres: 195.00	Bldgs.: .....20	Bldg Sq Ft 166,009 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.02	Total Market Value: \$6,831,823
% in Floodplain: .....0%	Slope:.....Level	Zoning: .....Unzoned	Frontage: .....FM 433
Utilities: .....Electricity, Gas, Telephone, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural, Residential			
Current Use: .....Vacant			
Highest and Best Use: .....State Correctional Academy			
Agency Projected Use: .....State Correctional Academy			

The Texas Department of State Health utilizes this site as a state correctional academy. Currently, it is vacant from the recent transfer from TYC to the HHSC. It is located along FM 433 in Vernon. The site is improved with 20 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments. A reversion clause calls for the return of the property to the grantor if not utilized as a state health facility.

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

Recommendation:

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

TEXAS JUVENILE JUSTICE
DEPARTMENT
AGENCY SUMMARY



Texas General Land Office

Agency Summary

Background/Authorities

The Texas Juvenile Justice Department (TJJD) administers the state's correctional facilities for children ages 10 to 19. The Department goal is to create a unified state juvenile justice agency that works in partnership with local county governments, courts, and communities to promote public safety by providing a full continuum of effective supports and services to youth from initial contact through termination of supervision.

Pursuant to Senate Bill 653 of the 82nd Legislature, the Governor appointed 13 members to the newly formed Texas Juvenile Justice Board naming Scott Fisher as Chairman. The agency was created by the merger of the Texas Youth Commission and Texas Juvenile Probation Commission and is designed to better promote juvenile justice efforts in coordination with other state and county offices to produce positive outcomes for youths, their families and communities.

Under the direction of the Executive Director hired by the board, the agency is responsible for managing:

- Eight high-risk maximum restriction facilities; two of which are close
- Nine halfway houses
- Two trust properties (one property, the Parrie Haynes Trust, is divided into three tracts across two counties).

The Executive Director makes decisions relative to departmental operations including disposition of real property.

The sale of agency properties is also regulated by Texas Natural resources code, Chapter 31.158, et seq., which requires that all sales be authorized by the legislature and administered, unless otherwise directed, by the General Land Office (GLO).

Mission

The mission of the Texas Juvenile Justice Department is to create a safer Texas through the establishment of a continuum of services that promotes positive youth outcomes through:

- Organizational excellence and integrity that earns and promotes public trust;
- Evidence-based performance and accountability that produces results;
- Collaboration and teamwork that builds on partnerships with youth, families and local communities; and
- Innovation and technology that results in efficient systems and services.

Real Property Assets

TJJD manages 10 sites located on agency-owned land totaling 5,184.161 acres. TJJD additionally manages nine half-way houses located on privately



Texas General Land Office

owned land that are leased to the agency.

TJJD currently serves as trustee for two charitable trusts which include real property of over 4,200 acres.

ASSET DESCRIPTION

TJJD-owned land is located throughout the state. Sites range from 1.56 acres to 2,875.63 acres. Generally, properties are situated in suburban or rural areas near small communities. The surrounding land is typically utilized for agricultural development, with occasional rural homesites and isolated small commercial operations. Appraised facilities were found to be in good condition. The majority of the improvements fall into four categories: housing, training, medical and education, and administrative and physical plants. Except for correctional institution operations requiring similar facilities there is a limited alternate use market for these buildings.

TJJD uses much of its non-trust property to support agency operations. The GLO acknowledges the need for a sufficient amount of buffer from other private holdings. In some cases however, the agency is not utilizing large amounts of acreage, and is maintaining two closed facilities at Beaumont and Crockett.

GLO RECOMMENDATIONS

The GLO recommends disposition of the TJJD AI Price State Juvenile Correctional Facility (50.23 acres), and Sheffield Boot Camp (23.80 acres).

AGENCY COMMENTS

TJJD concurs with the disposition of the AI Price Juvenile Correctional Facility and Sheffield Boot Camp.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding TJJC properties.



TJJD Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
2186	Al Price State Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	50.23	\$2,580,000.00	50.23	\$2,580,000.00
2443	Sheffield Boot Camp	Youth Correctional Facility	Youth Correctional Facility	23.80	\$4,281,000.00	23.80	\$4,281,000.00
Total:				74.03	\$6,861,000.00	74.03	\$6,861,000.00

TJJD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
728	Corsicana Residential Treatment Center	Juvenile Detention Center	Juvenile Detention Center	106.36	\$7,685,000.00
727	Crockett State School	TYC Juvenile Correctional Facility	TYC Juvenile Correctional Facility	70.54	\$3,220,000.00
722	Evins Regional Juvenile Center	Juvenile Detention Center	Juvenile Detention Center	99.90	\$12,100,000.00
725	Gainesville State School	Juvenile Detention Center	Juvenile Detention Center	189.78	\$12,455,000.00
723	Giddings State School	State Home, School, and Metrology Laboratory	State Home, School, and Metrology Laboratory	194.95	\$11,925,000.00
2378	McLennan County Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	138.06	\$34,670,000.00
2173	Parrie Haynes Ranch Trust - Milam County	Agricultural/Grazing	Agricultural/Rural Residential	151.00	\$362,000.00
2172	Parrie Haynes Trust Property - Tract 1	Campgrounds/Recreational	Campgrounds/Recreational	1,540.61	\$6,100,000.00
2171	Parrie Haynes Trust Ranch Tract 2	Campgrounds/Recreational	Agricultural/Campgrounds/Recreational	2,875.63	\$11,350,000.00
729	Ron Jackson State Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	164.89	\$8,663,000.00
2170	Wende Trust Property	Commercial Lease	Commercial Development	1.56	\$3,265,000.00
Total:				5,533.27	\$111,795,000.00

TEXAS JUVENILE JUSTICE
DEPARTMENT
PROPERTIES
RECOMMENDED
FOR SALE OR LEASE

Texas Juvenile Justice Department

Texas General Land Office

GLO ID#: 2186

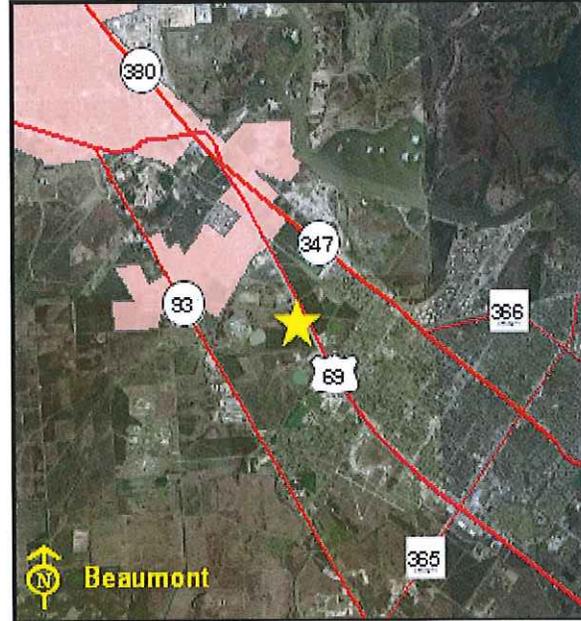
**Al Price State Juvenile
Correctional Facility**

Location:

3890 FM 3514, Beaumont, Jefferson County,
Texas

Legal Description:

Volume 23, Page 304, Jefferson County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ..9/21/2011	Acres: 50.23	Bldgs.: .....15	Bldg Sq Ft....169,629 sq. ft.
Sen. Dist.: .....4	Rep. Dist.: .....22	FAR: ... 0.08	Building Value: \$0
% in Floodplain: 0%	Slope: .....Level	Land Value: \$2,580,000	
Zoning: .....Unzoned		Total Market Value: ..	\$2,580,000
Frontage: .....U.S. Hwy 69, FM 3514			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Governmental, Vacant			
Current Use: .....Juvenile Correction Facility			
Highest and Best Use: .....Juvenile Correction Facility			
Agency Projected Use: .....Dispose Underutilized Site			

Texas Juvenile Justice Department

Texas General Land Office

Analysis

The Texas Juvenile Justice Department utilizes this site as a juvenile correction facility. It is located along the west side of U.S. Highway 69 on FM 3514 in Beaumont. The site is improved with 15 buildings, exterior security lighting, perimeter fencing, and asphalt parking. The surrounding land use includes vacant land and governmental developments.

The appraisal indicates the highest and best use is to continue in the present use. However, the agency has indicated they no longer need this site and have targeted it for sale. GLO concurs with this decision.

GLO Recommendation:

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

Agency Comments:

Sell

Site Map



Sheffield Boot Camp

Location:

108 Main Street, Sheffield, Pecos County, Texas

Legal Description:

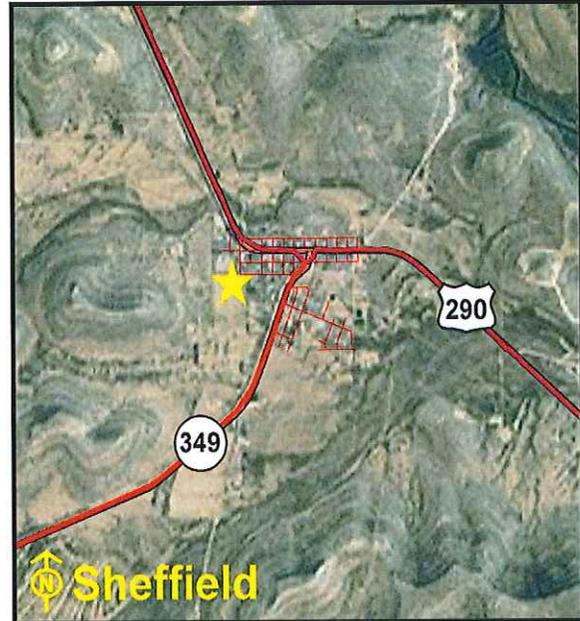
Volume 723, Page 62 - 66, Pecos County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..3/20/2012	Acres: 23.80	Bldgs.: .....8	Bldg Sq Ft: 38,465 sq. ft.
Sen. Dist.: .....19	Rep. Dist.: .....74	FAR: ... 0.04	Building Value: \$4,263,150
% in Floodplain: 0%	Slope: .....Level		Land Value: \$17,850
Zoning: .....Unzoned			Total Market Value: \$4,281,000
Frontage: .....Main Street, Avenue K			
Utilities: .....Electricity, Telephone			
Surrounding Uses: .....Rangeland, School, Residential			
Current Use: .....State Youth Camp			
Highest and Best Use: .....Residential Development			
Agency Projected Use: .....Residential Development			

Texas Juvenile Justice Department
Texas General Land Office

Analysis

The Texas Juvenile Justice Department utilizes this site as a youth camp. It is located at the intersection of Main Street and Avenue K in Sheffield. The site is improved with eight buildings, security lighting, perimeter fencing, and asphalt parking. The surrounding land uses include a school, rangeland, and residential developments.

The appraisal indicates the highest and best use is for residential development. The GLO recommends the sale/lease of the underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



TEXAS JUVENILE JUSTICE
DEPARTMENT
PROPERTIES TO BE
RETAINED

Texas General Land Office

Corsicana Residential Treatment Center

Location:

4000 West Second Street, Corsicana, Navarro County, Texas

Legal Description:

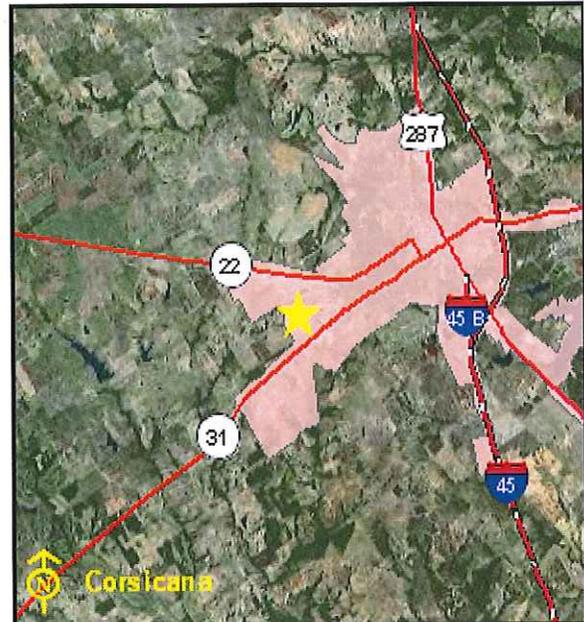
Volume 54, Page 312-313, Volume 55, Page 191, Volume 90, Page 377, Volume 326, Page 151, Volume 341, Page 137, Navarro County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/14/2011	Acres: 106.36	Bldgs.: .....46	Bldg Sq Ft 247,183 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....8	FAR: 0.05	
% in Floodplain: .....0%	Slope: .....Moderate	Total Market Value:.	\$7,685,000
Zoning: .....Residential			
Frontage: .....West Second Street			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Medical, Recreational		
Current Use:	Juvenile Detention Center		
Highest and Best Use:	Juvenile Detention Center		
Agency Projected Use:	Juvenile Detention Center		

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located along West Second Street in Corsicana. The site is improved with 46 buildings, security lighting, perimeter fencing, and asphalt parking. The surrounding land uses include medical, recreational, 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. Dispose if no longer needed.

Texas General Land Office

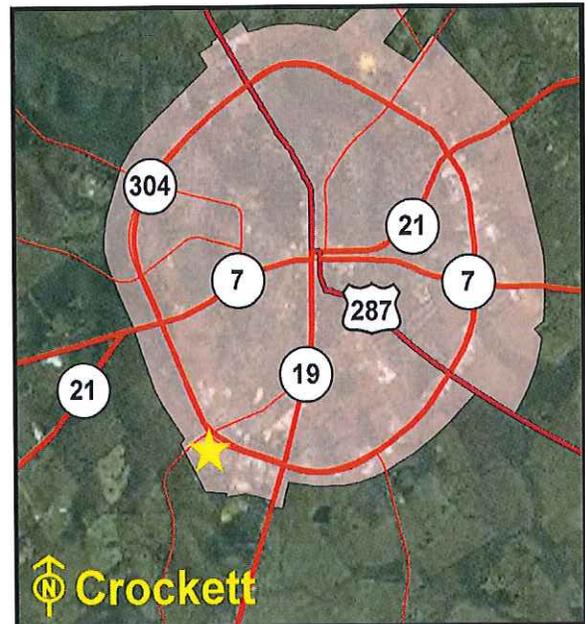
Crockett State School

Location:

1701 Southwest Loop 304, Crockett, Houston County, Texas

Legal Description:

Volume 227, Page 221, Houston County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility

Appraisal Date: ..4/10/2012	Acres: 70.54	Bldgs.: .....25	Bldg Sq Ft 180,085 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....11	FAR: 0.06	
% in Floodplain: .....0%	Slope: .....Moderate	Total Market Value:	\$3,220,000
Zoning:	Residential	Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Frontage:	Loop 304, FM 2110	Surrounding Uses:	Agricultural, Commercial, Residential, School
Current Use:	State School	Highest and Best Use:	State School
Agency Projected Use:	State School	Agency Projected Use:	State School

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located at the southeast corner of Loop 304 and FM 2110 in the southwest part of Crockett. The site is improved with 25 buildings, security lighting, perimeter security fencing, and asphalt parking. The surrounding land uses include a school, agricultural, residential, and commercial developments. Approximately 1.053 acres are leased to the Texas Forest Service and is not included in the value of the site.

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

Recommendation:

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

Texas General Land Office

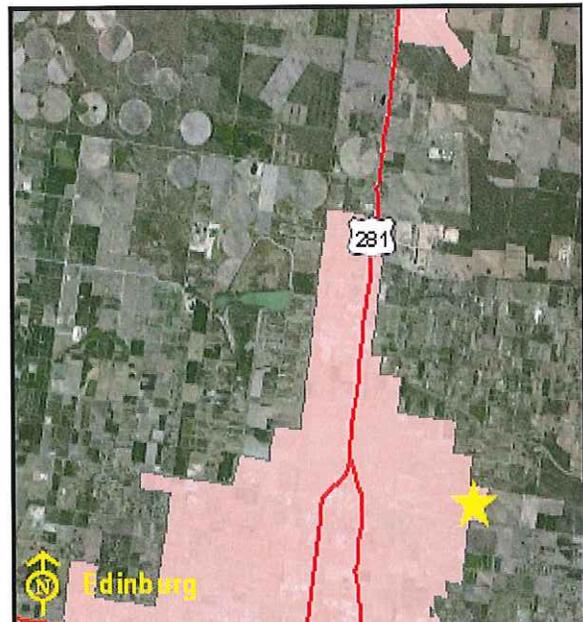
Evins Regional Juvenile Center

Location:

3801 East Monte Cristo Road (FM 1925), Edinburg, Hidalgo County, Texas

Legal Description:

Volume 2001, Page 859, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: ROW, Utility

Appraisal Date: ..12/6/2011	Acres: 99.90	Bldgs.: .....20	Bldg Sq Ft 134,790 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....40	FAR: 0.03	
% in Floodplain: .....75%	Slope:.....Level	Total Market Value:	\$12,100,000
Zoning: .....Residential			
Frontage: .....E. Monte Cristo Rd (FM 1925)			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Recreational, Agricultural			
Current Use: .....Juvenile Detention Center			
Highest and Best Use: .....Juvenile Detention Center			
Agency Projected Use: .....Juvenile Detention Center			

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located east of U.S. Highway 281 on East Monte Cristo Road in Edinburg. The site is improved with 20 buildings, security lighting, perimeter fencing, a swimming pool, and asphalt parking. The surrounding land uses include agricultural, residential, and recreational developments.

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

Recommendation:

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

Texas General Land Office

Gainesville State School

Location:

1379 FM 678 (Old Woodbine Road), Gainesville, Cooke County, Texas

Legal Description:

Volume 116, Page 123, Volume 440, Page 233, Cooke County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: .....2/1/2012	Acres: 189.78	Bldgs.: .....37	Bldg Sq Ft 212,747 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.03	
% in Floodplain:.....0%	Slope:.....Level	Total Market Value:	\$12,455,000
Zoning: .....Unzoned			
Frontage: .....FM 678 (Old Woodbine Road)			
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential		
Current Use:	Juvenile Detention Center		
Highest and Best Use:	Juvenile Detention Center		
Agency Projected Use:	Juvenile Detention Center		

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located on FM 678 (Old Woodbine Road) in Gainesville. The site is improved with 37 buildings, security lighting, perimeter fencing, 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. Dispose if no longer needed.

Texas General Land Office

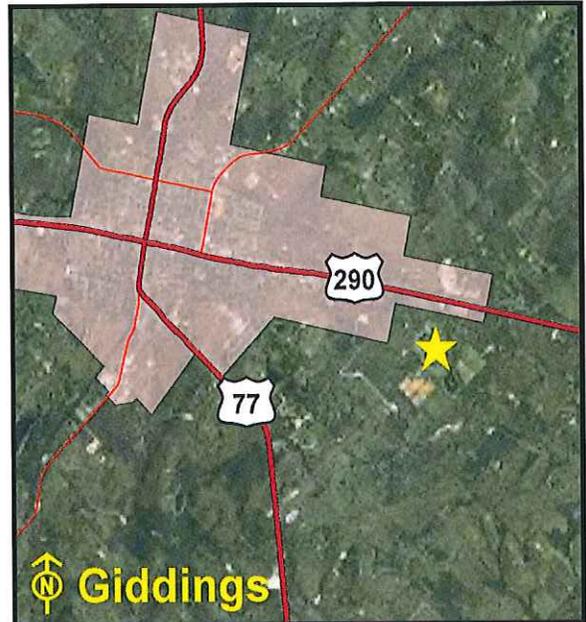
Giddings State School

Location:

CR 226, Giddings, Lee County, Texas

Legal Description:

Volume 182, Page 259, Lee County Deed Records



Location Map

Encumbrances

Physical: Environmental Hazard

Legal: *Deed Restrictions:* None

Easements: Utility

Appraisal Date: ..4/12/2012	Acres: 194.95	Bldgs.: .....38	Bldg Sq Ft 278,852 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....17	FAR: 0.03	
% in Floodplain: .....0%	Slope:.....Level	Total Market Value:	\$11,925,000
Zoning: .....Unzoned			
Frontage: .....CR 226			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Commercial, Residential		
Current Use:	State School		
Highest and Best Use:	State School		
Agency Projected Use:	State School		

The Texas Juvenile Justice Department utilizes this site as a state home and school. It is located on CR 226 in east Giddings. The site is improved with 38 buildings, perimeter fencing, security lighting, and asphalt parking. The surrounding land uses include agricultural, residential, and commercial developments. Approximately 71.10 acres are leased to the Texas Department of Agriculture for crop production purposes in conjunction with the adjoining Giddings Seed Research Laboratory.

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

Recommendation:

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

Texas General Land Office

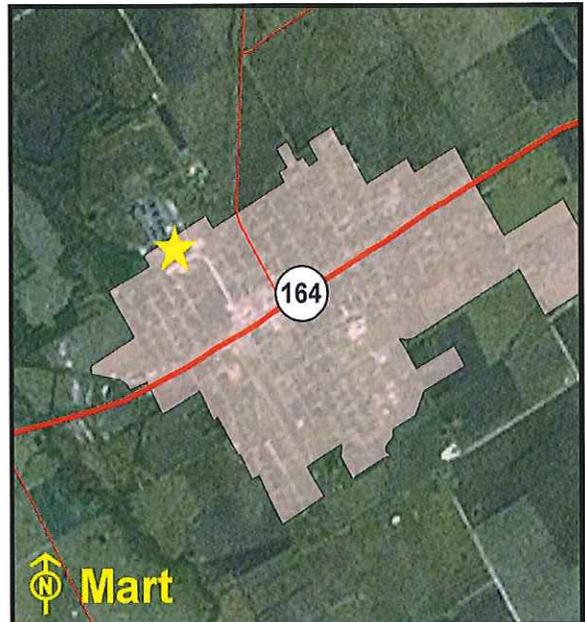
McLennan County Juvenile Correctional Facility

Location:

116 Burleson Avenue, Mart, McLennan County, Texas

Legal Description:

Volume 257, Page 649, McLennan County Public Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..2/22/2012 **Acres:** 138.06 **Bldgs.:**24 **Bldg Sq Ft** 294,276 sq.ft.
Sen. Dist.:.....22 **Rep. Dist.:**.....57 **FAR:** 0.05 **Total Market Value:** \$34,670,000
% in Floodplain:5% **Slope:**.....Level
Zoning:Unzoned
Frontage:Burleson Ave, Calvery-Eskew Rd
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Industrial, Commercial, Vacant
Current Use:Juvenile Correctional Facility
Highest and Best Use:Juvenile Correctional Facility
Agency Projected Use:Juvenile Correctional Facility

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located along the west side of Calvery-Eskew Road and the north side of West Burleson Avenue in Mart. The site is improved with 24 buildings, perimeter security fencing, security lighting, and asphalt parking. The surrounding land uses include vacant land, residential, industrial, and commercial developments.

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

Recommendation:

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

Texas General Land Office

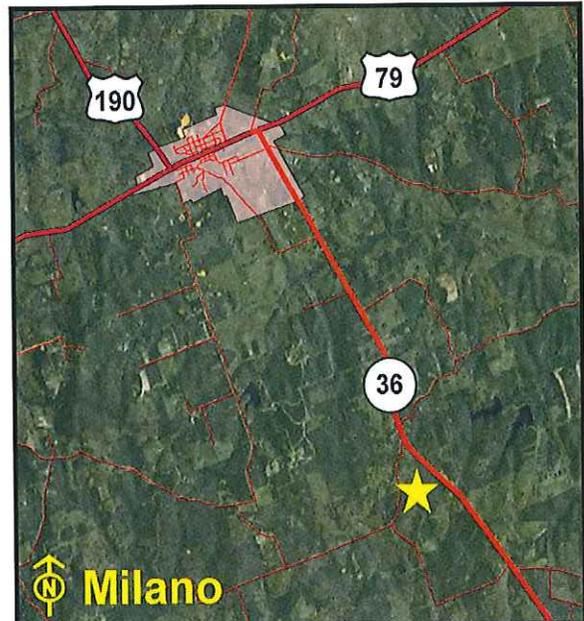
Parrie Haynes Ranch Trust - Milam County

Location:

CR 328, Caldwell, Milam County, Texas

Legal Description:

Volume 319, Page 424, Milam County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ....5/2/2012	Acres: 151.00	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....20	FAR: 0.00	
% in Floodplain: .....0%	Slope:.....Level	Total Market Value:..	\$362,000
Zoning: .....Unzoned	Frontage: .....CR 328		
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Ranching, Agricultural, Residential		
Current Use:	Agricultural Development		
Highest and Best Use:	Residential/Agricultural Development		
Agency Projected Use:	Agricultural Development		

The Texas Juvenile Justice Department utilizes this site for agricultural grazing. The land is held in trust by the agency as per court order for the benefit of the orphans of Texas and currently leased for grazing. The tract is located on CR528, approximately miles south of the city of Milano. During the period of the lease, proceeds were used to fund educational benefits for orphans identified through various mechanisms. There are no improvements to the site.

Due to the status of the court ordered trust and the limitations with regard to a possible disposition of the property, the GLO is not able to make a recommendation regarding utilization, retention or disposal.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

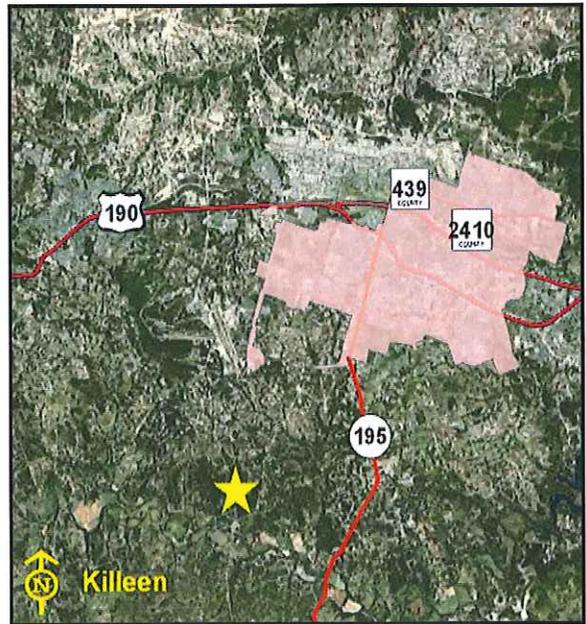
Parrie Haynes Trust Property - Tract 1

Location:

Maxdale Road, Milano, Bell County, Texas

Legal Description:

Volume 99, Page 92, Bell County Deed Records



Location Map

Encumbrances

Physical: Access

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ..6/17/2011	Acres: 1,540.61	Bldgs.: .....7	Bldg Sq Ft 6,753 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....55	FAR: ... 0.0001	
% in Floodplain: .....5%	Slope:.....Level	Total Market Value: ..	\$6,100,000
Zoning: .....Unzoned			
Frontage: .....Maxdale Road			
Utilities:	None		
Surrounding Uses:	Ranching, Agricultural, Governmental		
Current Use:	Campgrounds/Recreational		
Highest and Best Use:	Agricultural/Campgrounds/Recreational		
Agency Projected Use:	Dispose Underutilized Site		

The Texas Juvenile Justice Department utilizes this site, located in central Texas in Bell County. The land, held in trust by the agency as per court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian, and nature outings by appointment.

Due to the status of the court ordered trust and the limitations with regard to a possible disposition of the property, the GLO is not able to make a recommendation regarding utilization, retention or disposal.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

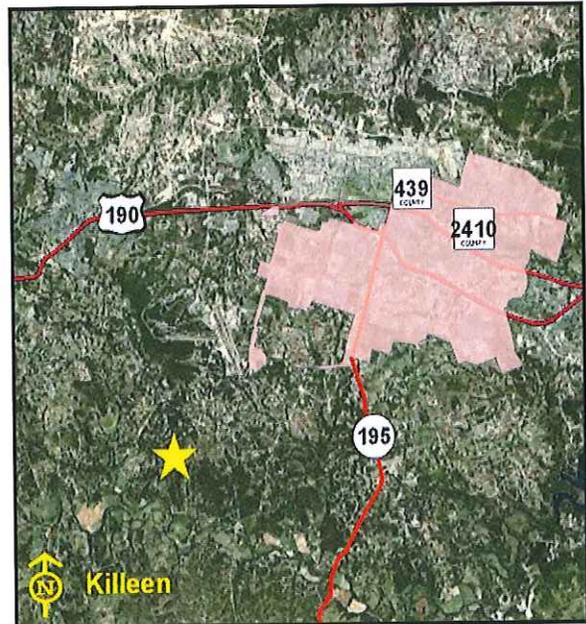
Parrie Haynes Trust Ranch - Tract 2

Location:

Oakalla Road, Killeen, Bell County, Texas

Legal Description:

Volume 841, Page 306, Bell County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ..6/17/2011	Acres: 2,875.63	Bldgs.: .....22	Bldg Sq Ft 33,935 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....54	FAR: 0.0003	
% in Floodplain: .....5%	Slope: .....Moderate	Total Market Value: ..	\$11,350,000
Zoning:	Unzoned		
Frontage:	Oakalla Road		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Governmental, Recreational		
Current Use:	Campgrounds/Recreational		
Highest and Best Use:	Agricultural/Campgrounds/Recreational		
Agency Projected Use:	Dispose Underutilized Site		

The Texas Juvenile Justice Department utilizes this site, located in central Texas in Bell County. The land, held in trust by the agency as per court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian and nature outings by appointment.

Due to the status of the court ordered trust and the limitations with regard to a possible disposition of the property, the GLO is not able to make a recommendation regarding utilization, retention or disposal.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

Ron Jackson State Juvenile Correctional Facility

Location: 800 FM 3254, Brownwood, Brown County, Texas

Legal Description: Volume 555, Page 138, Brown County Deed Records



Location Map

Encumbrances

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

Appraisal Date: ..2/23/2012 Acres: 164.89 Bldgs.:35 Bldg Sq Ft 222,187 sq.ft.
Sen. Dist.:.....24 Rep. Dist.:.....60 FAR: 0.03
% in Floodplain:10% Slope:Moderate
Zoning:Residential
Frontage:FM 3254
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Agricultural, School
Current Use:Juvenile Correctional Facility
Highest and Best Use:Juvenile Correctional Facility
Agency Projected Use:Juvenile Correctional Facility
Total Market Value:.. \$8,663,000

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located on FM 3254 in Brownwood. The site is improved with 35 buildings, security fencing, security lighting, and asphalt parking. The surrounding land uses include schools, agricultural, and residential developments. Recently, TJJD gave 36.363 acres to Brown County.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.

Texas General Land Office

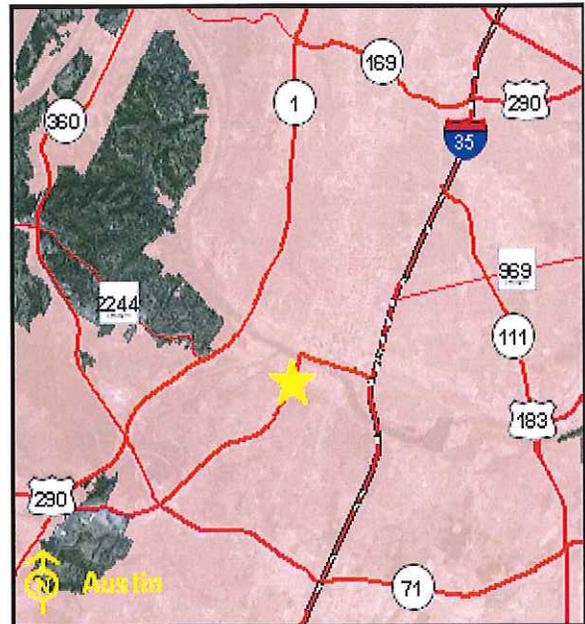
Wende Trust Property

Location:

1207-1209 Barton Springs Road, Austin, Travis County, Texas

Legal Description:

Volume 164, Page 334, Travis County Deed Records



Location Map

Encumbrances

Physical: Topography

Legal: *Deed Restrictions:* Restricted Use

Easements: None

Appraisal Date: ....1/5/2012	Acres: 1.56	Bldgs.: .....0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....49	FAR: 0.00	
% in Floodplain: .....30%	Slope:.....Steep	Total Market Value:	\$3,265,000
Zoning: .....Commercial			
Frontage: .....Barton Springs Rd, Lamar Blvd			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Commercial, Residential, Office			
Current Use: .....Commercial Lease			
Highest and Best Use: .....Commercial Development			
Agency Projected Use: .....Commercial Lease			

The Texas Juvenile Justice Department manages this property as trustee for the benefit of the orphans of Texas. The site is leased to two entities, a McDonald's Restaurant and a miniature golf vendor. Proceeds are used to fund educational benefits for orphans identified through various mechanisms. A condition of the trust prohibits sale of the property.

Due to the status of the court ordered trust and the limitations with regard to a possible disposition of the property, the GLO is not able to make a recommendation regarding utilization, retention or disposal.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

**TEXAS WORKFORCE
COMMISSION
AGENCY SUMMARY**

Texas General Land Office



Texas Workforce Commission

Background/Authorities

The Texas Workforce Commission was created September 1, 1995 by the 74th Legislature with the passage of House Bill 1863. Prior to this Act, the agency was known as the Texas Employment Commission. The creation of the Texas Workforce Commission (TWC) consolidated all workforce-related programs in one agency. In addition to the workforce and welfare related programs, the TWC administers Texas' Unemployment Insurance and Labor Law programs. The legislation also established 28 statewide local workforce development boards consisting of county elected officials, employee representatives, and representatives from local employers.

Three commissioners are appointed by the governor to staggered six-year terms. An Executive Director supervises the Commission from the Austin headquarters.

The mission of the TWC is to promote and support a workforce system that offers individuals, employers and communities the opportunity to achieve and sustain economic prosperity.

By authority of the Texas Unemployment Act, Article 5221, the Federal Social Security Act, and with the approval and appropriation of the legislature, TWC may purchase and sell real properties for its own use.

Real Property Assets

At the time of the appraisal of agency properties, TWC owned 28 tracts totaling

36.88 acres. In addition, the agency leases many properties across the state. For this report, the GLO appraised and analyzed market values of the owned tracts. Agency leased properties were not evaluated.

State headquarters provides general administrative, governmental, record keeping, and support services for the local workforce development boards. The state headquarters properties are located near the Capitol Complex in Austin.

GLO Recommendations

The GLO recommends that sixteen sites be considered for disposition in accordance with individual evaluations in this report; the Grand Prairie Tax Appeals undeveloped land parcel, Amarillo Workforce Center, Austin Guadalupe Building, Brownsville Workforce Center, Grand Prairie Parking Lot, Harlingen Workforce Center, McKinney Workforce Center, Marshall Workforce Center, Mount Pleasant Workforce Center, Nacogdoches Workforce Center, San Antonio UI Tele-Center, Sherman Board Administrative and Tax Office, Temple Workforce Center, and the Waxahachie Workforce Center.

GLO recommends the remaining sites be retained by the TWC for continued agency operations.

Texas General Land Office



Texas Workforce Commission

AGENCY COMMENTS

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

TEXAS FACILITIES COMMISSION COMMENTS

No recommendations were received from TFC regarding TWC properties.