

Texas General Land Office

Playa Lakes/Taylor Lakes WMA

Location:

US HWY 287, Lelia Lake, Donley County, Texas

Legal Description:

Volume 19, Page 565, Donley County Deed Records

Encumbrances

Physical: None

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

Location Map

Appraisal Date: 4/17/2013 Acres: 529.95

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

% in Floodplain: 0% Slope: Level

Zoning: Unzoned

Frontage: US HWY 287

Utilities: Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses: Agricultural, Residential, 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: \$424,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on the south side of U.S. Highway 287 at its intersection with RR 1755 in Lelia Lake, the site is unimproved. The surrounding land uses include ranching, 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

Port Isabel Lighthouse

Location:

SH 100 and Tarnava Street, Port Isabel, Cameron County, Texas

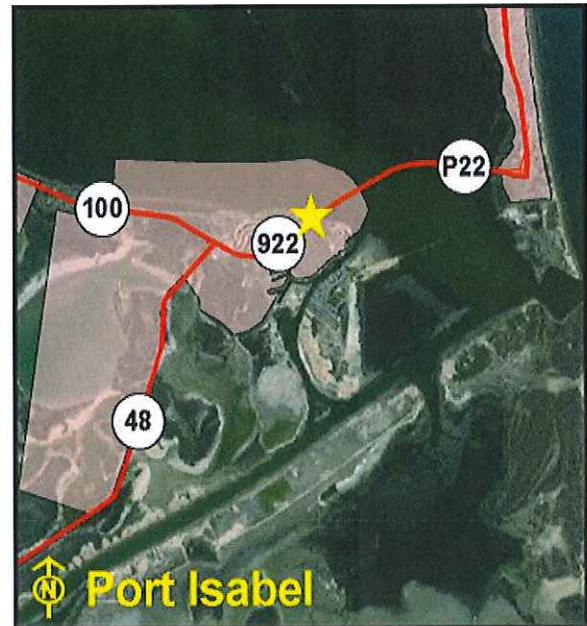
Legal Description:

Volume 508, Page 402, Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..2/22/2013	Acres: 0.83	Bldgs.:2	Bldg Sq Ft 2,900 sq.ft.
Sen. Dist.:27	Rep. Dist.:37	FAR: 0.08	Total Market Value: \$470,000
% in Floodplain:0%	Slope:Level		
Zoning:	Commercial		
Frontage:	SH 100, Tarnarva Street		
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Commercial		
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 lighthouse. Located on the northeast corner of State Highway 100 and Tarnava Street in Port Isabel, the site is improved with two buildings and fencing. The surrounding land uses include predominantly commercial developments. Currently the site is operated as a state historical structure.

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

Possum Kingdom State Fish Hatchery

Location:

401 Red Bluff Road (State Highway 16), Graford, Palo Pinto County, Texas

Legal Description:

Volume 215, Page 186, Palo Pinto County Deed Records

Encumbrances

Physical: Floodplain

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



Location Map

Appraisal Date:3/7/2013	Acres: 102.86	Bldgs.:14	Bldg Sq Ft 33,167 sq.ft.
Sen. Dist.:30	Rep. Dist.:60	FAR: 0.01	Total Market Value: \$14,549,000
% in Floodplain:10%	Slope:Level		
Zoning:	Unzoned		
Frontage:	Park Road 33, SH 16		
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Ranching, Residential		
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 the southeast side of Red Bluff Road (State Highway 16) in Graford, the site is improved with 14 buildings, 42 ponds, and asphalt parking. The surrounding land uses include ranching, 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

Possum Kingdom State Park

Location:

3901 Park Road 33, Caddo, Palo Pinto County, Texas

Legal Description:

Volume 443, Page 381, Palo Pinto County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/7/2013 Acres: 1,528.67

Sen. Dist.:....30 Rep. Dist.:....60 FAR: 0.001

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

Zoning:Unzoned

Frontage:Park Road 33

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

Surrounding Uses:Rangeland, Residential, Recreational

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:22 Bldg Sq Ft 17,275 sq.ft.

Total Market Value: \$8,257,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 33 in Caddo, the site is improved with 22 buildings, fencing, and asphalt parking. The surrounding land uses include rangeland, recreational, 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

Purtis Creek State Park

Location:

FM 316, Eustace, Van Zandt County, Texas

Legal Description:

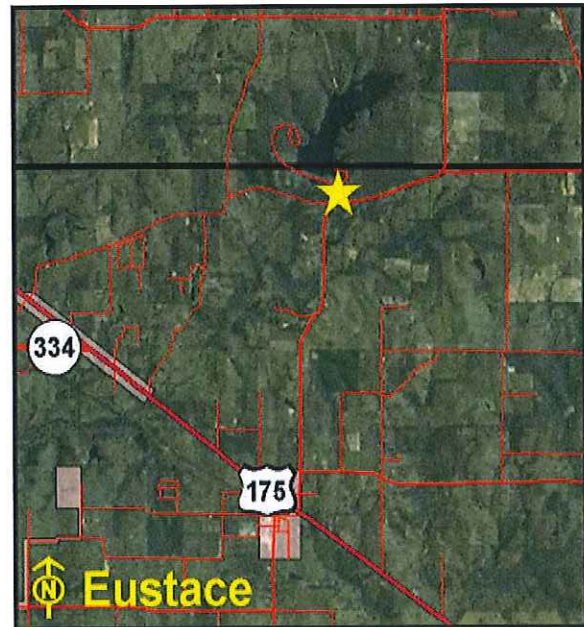
Volume 946, Page 377, 546, Volume 9, Page 727,
749, Volume 76, Page 297, Volume 718, Page 255,
Van Zandt County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..8/14/2012	Acres: 1,582.44	Bldgs.:7	Bldg Sq Ft 7,454 sq.ft.
Sen. Dist.:2	Rep. Dist.:2	FAR: 0.001	
% in Floodplain:10%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	FM 316		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, 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 FM 316 in Eustace, the site is improved with seven 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

Redhead Pond WMA

Location:

Laguna Shores Road, Corpus Christi, Nueces County, Texas

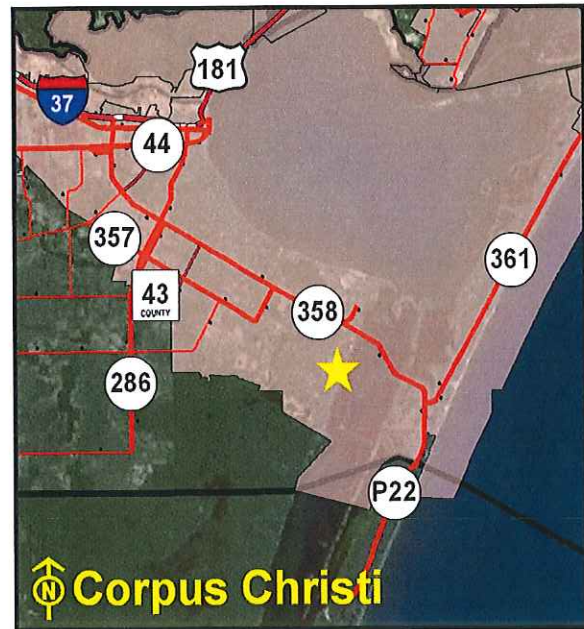
Legal Description:

Volume 2296, Page 611, Nueces County Deed Records

Encumbrances

Physical: Floodplain

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



Location Map

Appraisal Date: ..2/19/2013 **Acres:** 36.93
Sen. Dist.:.....20 **Rep. Dist.:**.....32 **FAR:** 0.00
% in Floodplain:100% **Slope:**.....Level
Zoning:Mixed-Use
Frontage:Laguna Shores Rd, Glenoak Dr

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

Total Market Value:\$230,000

Utilities:Electricity, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial
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 the east and west side of Laguna Shores Road in Corpus Christi, the site is unimproved. The surrounding land uses include wetlands, commercial, and residential developments. The site is restricted by a conservation easement requiring property to be maintained as a wildlife refuge.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Resaca de la Palma State Park

Location:

New Carmen Avenue, Brownsville, Cameron County,
Texas

Legal Description:

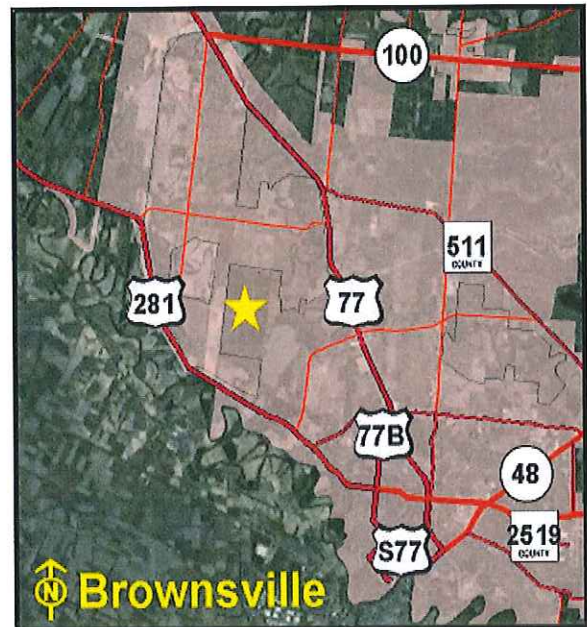
Volume 941, Page 29, Volume 1026, Page 810,
Volume 124, Page 563, Cameron County Deed
Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..2/20/2013 Acres: 1,200.93

Sen. Dist.:.....27 Rep. Dist.:.....38 FAR: 0.001

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

Zoning:Residential

Frontage:FM 1732, Cameron Ave

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:2 Bldg Sq Ft 8,319 sq.ft.

Total Market Value: \$4,600,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located north of U.S. Highway 281 on New Carmen Avenue in Brownsville, the site is improved with two buildings, 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.

Texas General Land Office

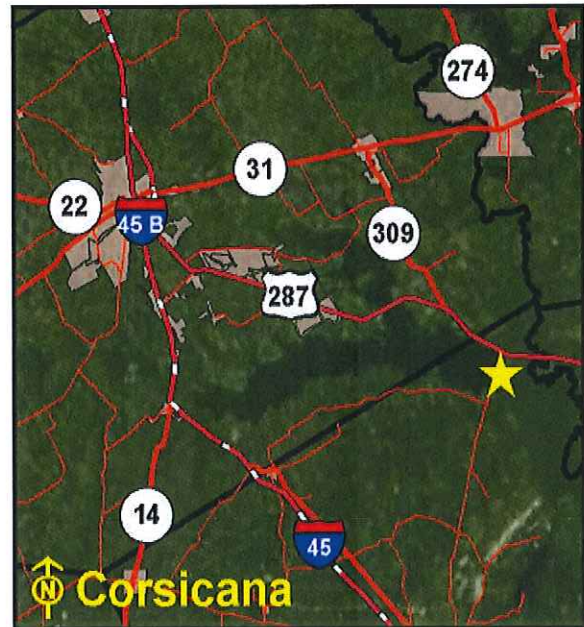
Richland Creek WMA

Location:

1670 FM 488, Corsicana, Freestone County, Texas

Legal Description:Volume 757, Page 318, Volume 810, Page 116,
Freestone County Deed Records**Encumbrances**

Physical: Floodplain

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

Location Map

Appraisal Date: 10/30/2012 **Acres:**13,887.43**Sen. Dist.:**.....5 **Rep. Dist.:**.....8 **FAR:**... 0.0001**% in Floodplain:**.....98% **Slope:**.....Moderate**Zoning:**Unzoned**Frontage:**US HWY 287, FM 488**Utilities:**Electricity, Telephone, Septic Tank**Surrounding Uses:**Agricultural, Woodlands, Rangeland**Current Use:**Wildlife Management Area**Highest and Best Use:**Wildlife Management Area**Agency Projected Use:**Wildlife Management Area**Bldgs.:**5 **Bldg Sq Ft** 6,348 sq.ft.**Total Market Value:** \$17,697,894

The site is utilized as a Texas Parks and Wildlife Department wildlife management area. Located midway between Corsicana and Palestine along the east side of FM 488 and US HWY 287, the site is improved with five buildings, perimeter fencing, and surface parking. The surrounding land is utilized for agriculture, timber farming, pasture, and cropland. There is a reversion clause in the deed stating the site must be used for public use and as a wildlife management area 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

Rockport Maintenance Facility

Location:

1307 South Bronte Street, Rockport, Aransas
County, Texas

Legal Description:

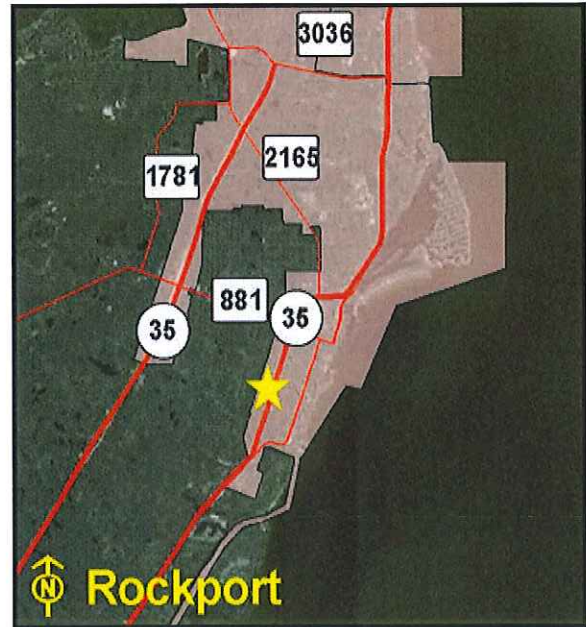
Volume E, Page 272, Aransas County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 **Acres:** 2.76

Sen. Dist.:.....18 **Rep. Dist.:**.....30 **FAR:** 0.14

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

Zoning:Industrial

Frontage:South Bronte St, South Fuqua St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Industrial

Current Use:Office and Storage

Highest and Best Use:Hold for Speculation

Agency Projected Use:Office and Storage

Bldgs.:6 **Bldg Sq Ft** 17,204 sq.ft.

Total Market Value:\$445,000

The Texas Parks and Wildlife Department utilizes this site as an equipment storage and office site. Located on South Bronte Street on the south side of Rockport, the site is improved with six buildings, fencing with security gates, and surface parking. The surrounding land is utilized for commercial, industrial, and residential development.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Rockport Regional Office

Location:

715 South Bronte Street, Rockport, Aransas County,
Texas

Legal Description:

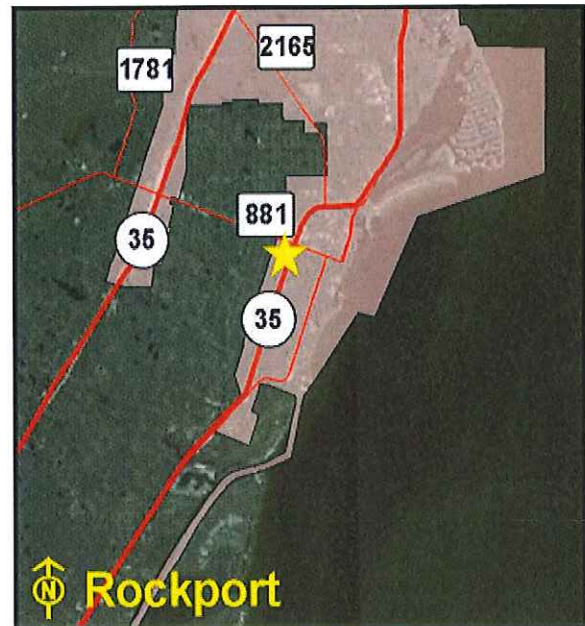
Volume E, Page 172, Aransas County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013	Acres: 1.03	Bldgs.:1	Bldg Sq Ft 4,137 sq.ft.
Sen. Dist.:18	Rep. Dist.:30	FAR: 0.09	Total Market Value: \$186,000
% in Floodplain:0%	Slope:Level		
Zoning:Commercial			
Frontage:South Bronte Street			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Commercial, Vacant, Residential			
Current Use:Regional Office			
Highest and Best Use:Hold for Speculation/Regional Office			
Agency Projected Use:Regional Office			

The Texas Parks and Wildlife Department utilizes this site as a regional office. Located on South Bronte Street in Rockport, the site is improved with one office building, chain link fencing, and surface parking. The surrounding land is utilized for commercial, retail, and residential 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

San Angelo Fish Hatchery No. 1

Location:

3407 South Chadbourne Street, San Angelo, Tom
Green County, Texas

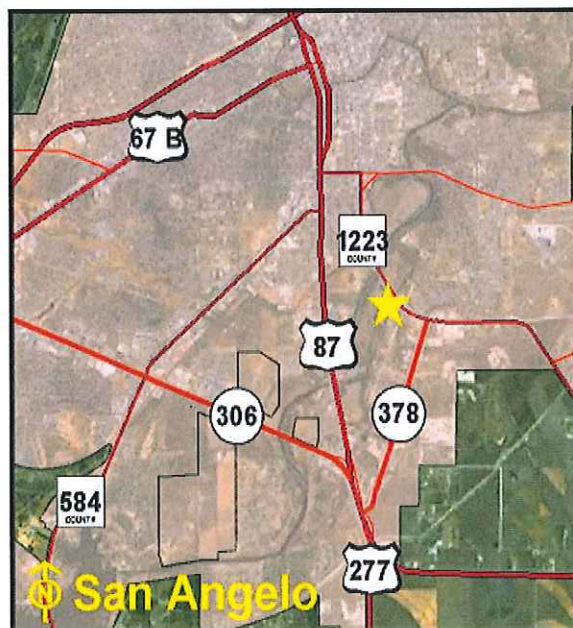
Legal Description:

Volume 148, Page 340, Volume 384, Page 520,
Volume 398, Page 18, Tom Green County Deed
Records

Encumbrances

Physical: Floodplain

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



Location Map

Appraisal Date: ..5/16/2013 **Acres:** 63.91

Sen. Dist.:.....28 **Rep. Dist.:**.....72 **FAR:** 0.005

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

Zoning:Agriculture

Frontage:South Chadbourne St

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

Surrounding Uses:Agricultural, Ranching

Current Use:Fish Hatchery

Highest and Best Use:Fish Hatchery

Agency Projected Use:Fish Hatchery

Bldgs.:10 **Bldg Sq Ft** 13,180 sq.ft.

Total Market Value:\$384,000

The Texas Parks and Wildlife Department utilizes this site as a game warden law enforcement office and fish hatchery. Located on South Chadbourne Street in San Angelo, the site is improved with 10 buildings, 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 Grantor if not utilized as a fish hatchery.

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

San Felipe - SFA State Park

Location:

Park Road 38, San Felipe, Austin County, Texas

Legal Description:Volume 126, Page 570, Volume 129, Pages 24-25,
File #026038, File #080951, Austin County Deed
Records**Encumbrances**

Physical: Floodplain

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

Location Map

Appraisal Date: ..5/30/2013 Acres: 473.25

Sen. Dist.:.....18 Rep. Dist.:.....13 FAR: 0.001

% in Floodplain:.....99% Slope:.....Level

Zoning:Unzoned

Frontage:FM 1458, Peters-San Felipe Rd

Utilities:Electricity, Wastewater, Water Well

Surrounding Uses:Residential, Agricultural

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:35 Bldg Sq Ft 19,013 sq.ft.

Total Market Value: \$1,665,000

The Texas Parks and Wildlife Department utilizes this site as a state park offering camping, nature trails, and picnicking. Located northwest of the intersection of FM 1458 and Park Road 38 in San Felipe, the site is improved with 35 buildings, wastewater treatment facility, water well, 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

San Jacinto Battleground State Park

Location:

3523 State Highway 134, Houston, Harris County,
Texas

Legal Description:

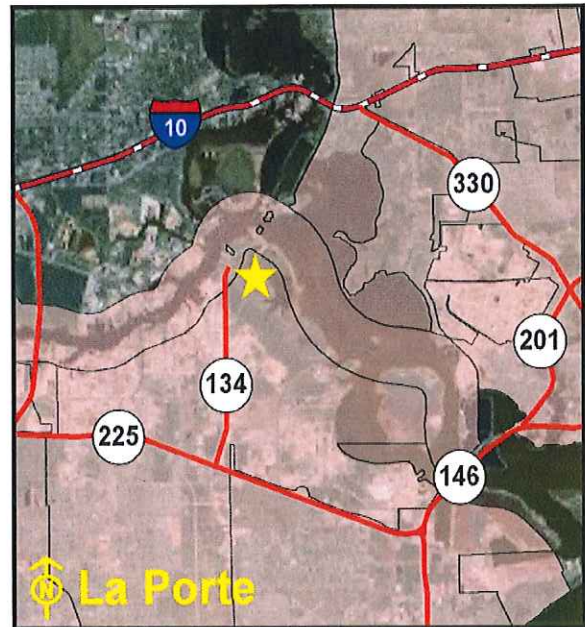
Vol 1953, Pg 589, Vol 1085, Pg 656, Vol 1087, Pg
269, Vol 1088, Pg 479, Vol 1089, Pg 533, Vol 1099,
Pg 588, Vol 1101, Pg 703, Vol 1610, Pg 410, Harris
County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ..5/23/2013 **Acres:** 1,117.11

Sen. Dist.:.....11 **Rep. Dist.:**...144 **FAR:**... 0.0005

% in Floodplain:.....30% **Slope:**.....Level

Zoning:Unzoned

Frontage:SH 134

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Commercial, Vacant

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:9 **Bldg Sq Ft** 26,595 sq.ft.

Total Market Value:\$13,515,000

The Texas Parks and Wildlife Department utilizes this site to commemorate the Battle of San Jacinto. Located on State Highway 134 in La Porte, the site is improved with nine buildings and asphalt parking. The surrounding land uses include vacant land, industrial, and commercial developments. A portion of the site is subject to the Federal Wetlands Protection Act.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Sea Center Texas

Location:

300 Medical Drive, Lake Jackson, Brazoria County,
Texas

Legal Description:

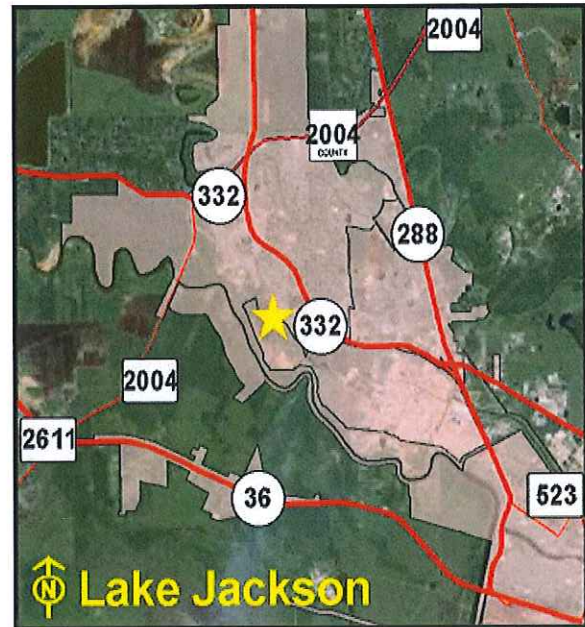
Volume 91972, Page 390, Brazoria County Deed
Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013	Acres: 75.00	Bldgs.:5	Bldg Sq Ft 39,959 sq.ft.
Sen. Dist.:17	Rep. Dist.:25	FAR: 0.01	Total Market Value: \$19,032,000
% in Floodplain:100%	Slope:Level		
Zoning:	Unzoned		
Frontage:	Medical Drive		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Agricultural		
Current Use:	Sea Center		
Highest and Best Use:	Sea Center		
Agency Projected Use:	Sea Center		

The Texas Parks and Wildlife Department utilizes this site as a fish hatchery. Located in the southwestern portion of Lake Jackson on Medical Drive and protected by a levee system, the site was a gift to the Department from the Dow Chemical Corporation in December 1992. There is a reversion clause on 15 acres preventing any use other than as a fish hatchery. The site is improved with five buildings, fencing, and surface parking. The surrounding land is utilized for an upscale residential subdivision, agriculture, and industrial 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

Sea Rim State Park

Location:

SH 87, Sabine Pass, Jefferson County, Texas

Legal Description:

Volume 1758, Page 160, Volume 1812, Page 72, 316,
Volume 1830, Page 6, Jefferson County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/3/2012 Acres: 3,876.83

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

% in Floodplain: 100% Slope: Level

Zoning: Unzoned

Frontage: SH 87

Utilities: Electricity, Water

Surrounding Uses: Recreational

Current Use: State Park

Highest and Best Use: State Park

Agency Projected Use: State Park

Bldgs.: 3 Bldg Sq Ft 6,001 sq.ft.

Total Market Value: \$2,690,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the north and south side of State Highway 87 in Sabine Pass, the site is improved with three buildings and asphalt parking. Eight buildings were damaged by Hurricane Rita and were demolished in 2008. The surrounding land uses include wildlife management 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

Seminole Canyon State Historic Park

Location:

US HWY 90, Del Rio, Val Verde County, Texas

Legal Description:

Volume 149, Page 473, Volume 260, Page 191,
Judgement #11,669-70, Val Verde County Deed
Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 5/30/2013 Acres: 2,172.52

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

% in Floodplain: 1% Slope: Moderate

Zoning: Unzoned

Frontage: US HWY 90

Utilities: Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses: Rangeland, Ranching

Current Use: State Historic Park

Highest and Best Use: State Historic Park

Agency Projected Use: State Historic Park

Bldgs.: 5 Bldg Sq Ft 10,908 sq.ft.

Total Market Value: \$1,616,000

The Texas Parks and Wildlife Department maintains this site to preserve some of the most significant prehistoric Indian pictographs in North America. The park offers camping and hiking. Located 40 miles west of Del Rio on US HWY 90, the site is improved with five buildings, camp sites, water systems, and surface parking. The surrounding land is utilized primarily 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

Sheldon Lake State Park

Location:

15315 US Highway 90 (Old Beaumont Hwy), Houston,
Harris County, Texas

Legal Description:

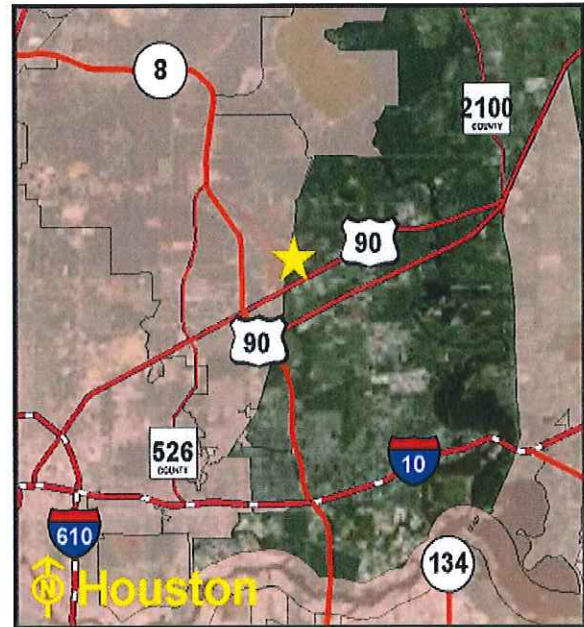
Volume 2484, Page 474, Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility, ROW



Location Map

Appraisal Date: ..5/23/2013 **Acres:** 2,882.66

Sen. Dist.:.....15 **Rep. Dist.:**....142 **FAR:** 0.001

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

Zoning:Unzoned

Frontage:Garrett Road, Fauna Road

Utilities:Electricity, Telephone, Water

Surrounding Uses:Commercial, Residential, Industrial, Recreational

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:10 **Bldg Sq Ft** 11,968 sq.ft.

Total Market Value: \$5,135,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on US Highway 90 (Old Beaumont Highway) in Sheldon, the site is improved with 10 buildings and asphalt parking. The surrounding land uses include recreational, industrial, residential, and commercial developments. Approximately 1,800 acres is protected by the Federal Wetlands Protection Act.

The appraisal indicates that 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

Sierra Diablo WMA

Location:

5 Miles West of HWY 54, Allamore, Culberson County, Texas

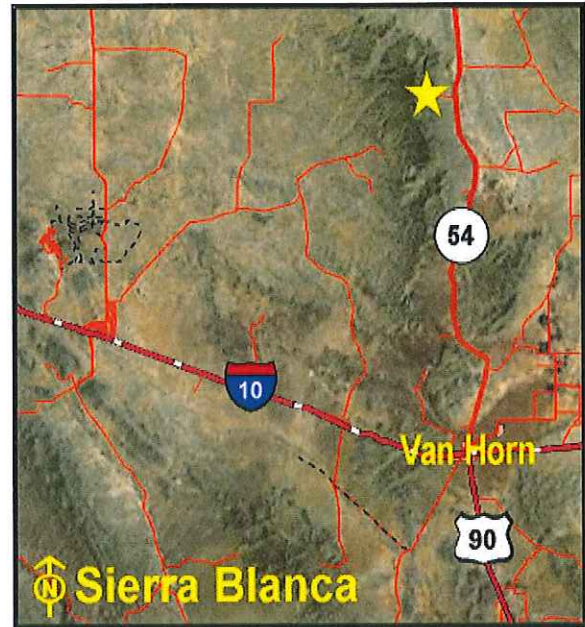
Legal Description:

Volume 126, Page 876, Volume 3, Page 463, Volume 62, Page 290, Culberson County Deed Records

Encumbrances

Physical: Access

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 11/13/2012 Acres:11,165.80

Sen. Dist.:.....29 Rep. Dist.:.....74 FAR: 0.001

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

Zoning:Unzoned

Frontage:

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Ranching, Recreational

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:3 Bldg Sq Ft 3,497 sq.ft.

Total Market Value: \$1,955,000

Located in western Culberson County in the Chihuahuan Desert, Sierra Diablo WMA is utilized as a Wildlife Management Area (WMA) by the Texas Parks and Wildlife Department. One of the most desolate and remote areas in West Texas, much of the tract is landlocked with access gained by agreement with private land owners. Emphasis is on the study, preservation and propagation of bighorn sheep. There are three buildings; a residence, garage and barn. The surrounding land is utilized primarily for ranching.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

South Llano River State Park & W
Buck WMA**Location:**

Park Road 73 via HWY 377, Junction, Kimble
County, Texas

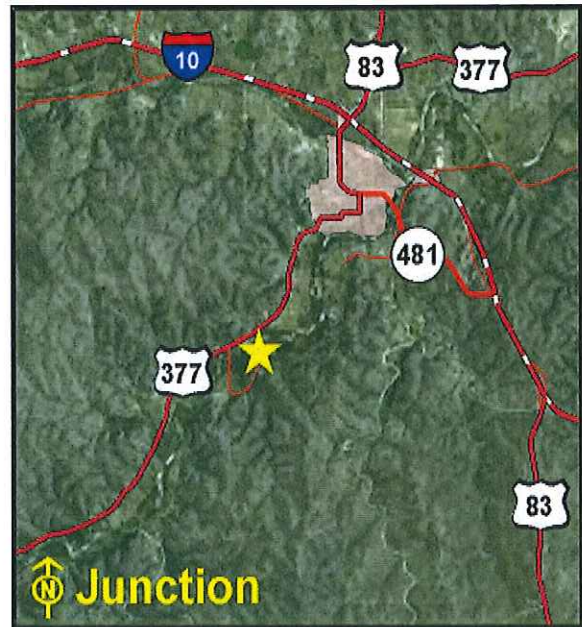
Legal Description:

Volume 92, Page 592, Volume 99, Page 82, Kimble
County Deed Records

Encumbrances

Physical: Floodplain

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



Location Map

Appraisal Date: ..5/30/2013 **Acres:** 2,656.87

Sen. Dist.:.....28 **Rep. Dist.:**.....53 **FAR:**... 0.0001

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

Zoning:Unzoned

Frontage:Park Road 73

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Ranching, Recreational

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:7 **Bldg Sq Ft** 10,747 sq.ft.

Total Market Value:\$5,246,000

The Texas Parks and Wildlife Department utilizes this site as a state park and wildlife management area. Located three miles southwest of Junction on Park Road 73, the park is deed restricted for use as a wildlife management area. Endangered species Tobushi Fishhook Cactus and the Black Capped Vireo inhabit the area. The site is improved with seven buildings. The surrounding land is utilized for ranching and recreational hunting.

The deed restriction limits alternative uses, therefore 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

Texas Freshwater Fisheries Center

Location:

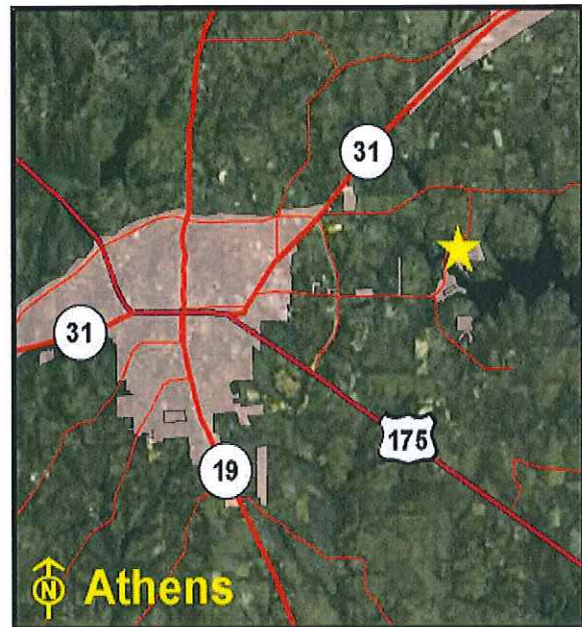
5550 FM 2495, Athens, Henderson County, Texas

Legal Description:

Volume 1457, Page 561, Henderson County Deed Records

Encumbrances

Physical: None

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

Location Map

Appraisal Date: 8/24/2012 Acres: 97.97

Sen. Dist.: 3 Rep. Dist.: 4 FAR: 0.02

% in Floodplain: 0% Slope: Level

Zoning: Industrial

Frontage: FM 2495

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Native Land, Residential, Recreational, Industrial

Current Use: Fish Hatchery

Highest and Best Use: Fish Hatchery

Agency Projected Use: Fish Hatchery

Bldgs.: 11 Bldg Sq Ft 91,801 sq.ft.

Total Market Value: \$13,005,000

The Texas Parks and Wildlife Department utilizes this site as a fish hatchery. Located on FM 2495 in Athens, the site is improved with 11 buildings including a visitor's center. The surrounding land uses include agricultural, industrial, and residential developments. The existing reversion clause calls for the return of the property to Athens Municipal Water Authority if the site is not continuously operated as a fish hatchery and visitors 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.***

Texas General Land Office

Texas Game Warden Training Academy

Location:

4363 FM 1047, Hamilton, Hamilton County, Texas

Legal Description:

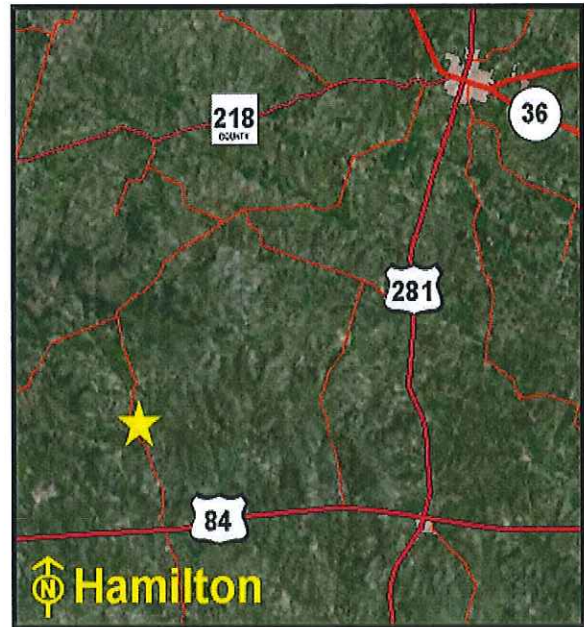
Book 402, Page 91, Hamilton County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ..5/17/2013	Acres: 219.49	Bldgs.:18	Bldg Sq Ft 42,336 sq.ft.
Sen. Dist.:24	Rep. Dist.:55	FAR: 0.004	Total Market Value: \$5,625,000
% in Floodplain:20%	Slope:Moderate		
Zoning:	Unzoned		
Frontage:	FM 1047		
Utilities:	Electricity, Gas, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational, Residential, None		
Current Use:	Game Warden Training Academy		
Highest and Best Use:	Game Warden Training Academy		
Agency Projected Use:	Game Warden Training Academy		

The Texas Parks and Wildlife Department utilizes this site as a game warden training academy. Located along the east side of FM 1047 in Hamilton, the site is improved with 18 buildings, a shooting range, and asphalt parking. The surrounding land uses include ranching, recreational, 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

Tips State Recreation Area

Location:

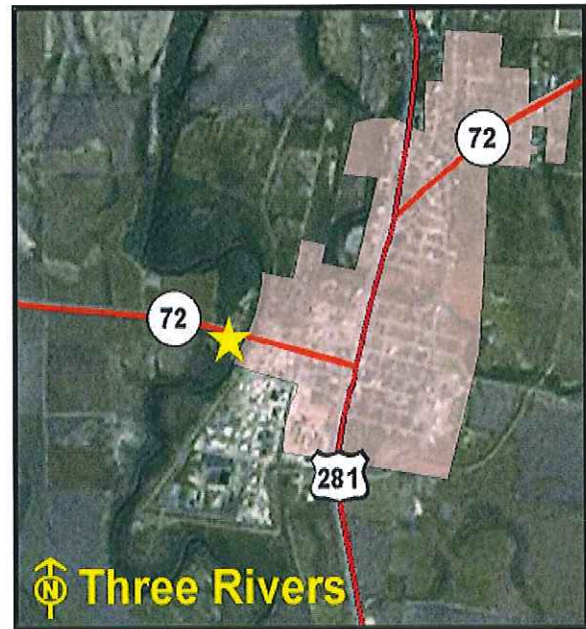
SH 72, Three Rivers, Live Oak County, Texas

Legal Description:

Volume 123, Page 326, Live Oak County Deed Records

Encumbrances

Physical: Floodplain

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

Location Map

Appraisal Date: ..1/31/2013	Acres: 31.30	Bldgs.:1	Bldg Sq Ft 506 sq.ft.
Sen. Dist.:21	Rep. Dist.:31	FAR: 0.001	Total Market Value: \$162,000
% in Floodplain:100%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	SH 72		
Utilities:	Electricity, Water, Septic Tank		
Surrounding Uses:	Agricultural, Industrial		
Current Use:	State Recreational Area		
Highest and Best Use:	State Recreational Area		
Agency Projected Use:	State Recreational Area		

The Texas Parks and Wildlife Department utilizes this site as a state recreational area. Located on State Highway 72 in Three Rivers, the site is improved with one building and asphalt parking. The surrounding land uses include industrial and agricultural developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a public 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.*

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Tony H

Elbow

Department

GLO ID#: 2291

Location

East of C

County,

Park/Blue

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D, Orange, Orange

County Deed Records

Physical

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Apprais

Restricted Use

Sen. Dis

% in Flo

Zoning:

Frontage

Utilities:

Surround

Current

Highest

Agency

res: 4,315.75

Bldgs.: 0 Bldg Sq Ft

0 sq.ft.

1 FAR: 0.00

Total Market Value:

\$2,160,000

pe: Level

..... Unzoned

..... IH 10

..... Electricity

..... Native Land, Residential, Commercial

..... Wildlife Management Area

..... Wildlife Management Area

..... Wildlife Management Area

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The appra

Parks and Wildlife Department wildlife management area and state side of Orange and is bisected by IH 10, there are no improvements

d uses include marsh land, rural homesites, and commercial

s a restriction prohibiting any other use. The site is further restricted

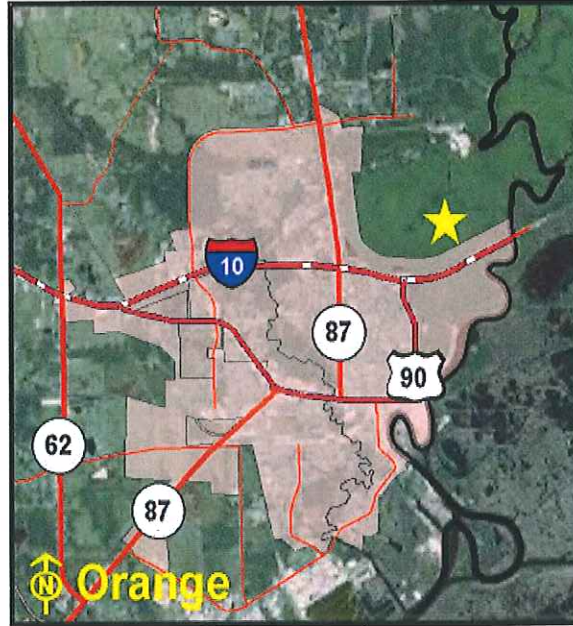
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Recomm

st and best use is to continue in the present use.

Retain fo

operations.



Location Map

Texas General Land Office

Tyler State Park

Location:

FM 14 North, Tyler, Smith County, Texas

Legal Description:

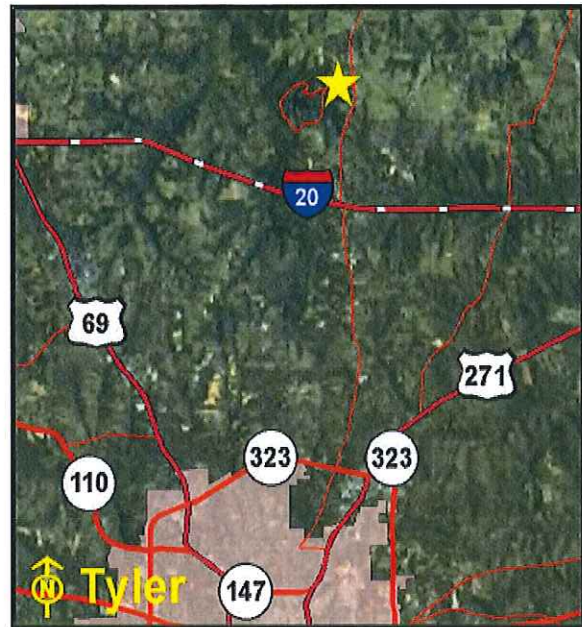
Volume 338, Page 518, Volume 340, Page 308,
 Volume 542, Page 513, Volume 841, Page 383, Smith
 County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date: 7/24/2012 Acres: 985.51

Sen. Dist.: 1 Rep. Dist.: 5 FAR: 0.07

% in Floodplain: 15% Slope: Steep

Zoning: Unzoned

Frontage: FM 14

Utilities: Electricity, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial, Woodlands

Current Use: State Park

Highest and Best Use: State Park

Agency Projected Use: State Park

Bldgs.: 58 Bldg Sq Ft 32,788 sq.ft.

Total Market Value: \$2,710,000

The property is utilized by the Texas Parks and Wildlife Department as a state park offering water sports, camping, hiking, and nature study. Located north of Tyler on FM 14, the site is improved with 58 buildings.

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

Village Creek State Park

Location:

US Highway 96, Lumberton, Hardin County, Texas

Legal Description:

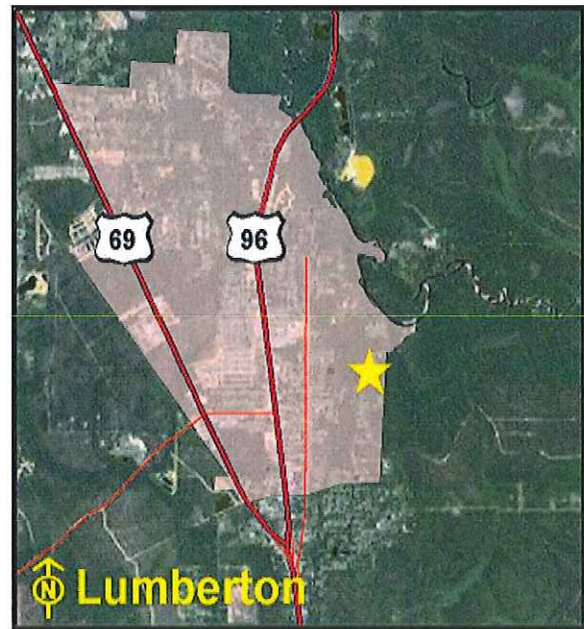
Volume 701, Pages 455-465, Volume 1296, Pages 561-564, File 2003-13571, Hardin County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:2/7/2013 Acres: 2,465.59

Sen. Dist.:.....3 Rep. Dist.:.....12 FAR: 0.001

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

Zoning:Unzoned

Frontage:US Highway 96

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Woodlands, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:11 Bldg Sq Ft 10,194 sq.ft.

Total Market Value: \$3,810,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located along US Highway 96 in Lumberton, the site is improved with 11 buildings and asphalt parking. The surrounding land uses include 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

W. A. Murphy WMA

Location:

Intersection of SH 213 and SH 305, Lipscomb,
Lipscomb County, Texas

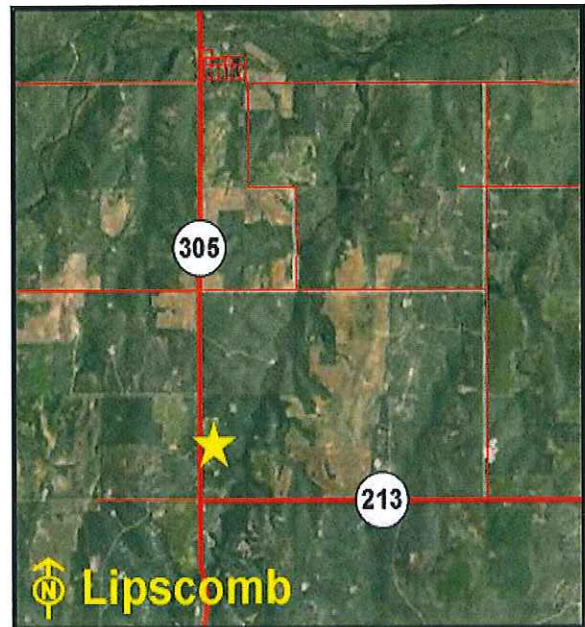
Legal Description:

Volume 321, Page 682, Lipscomb County Deed
Records

Encumbrances

Physical: None

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



Appraisal Date: ..2/20/2013 **Acres:** 876.00
Sen. Dist.:.....31 **Rep. Dist.:**.....88 **FAR:** 0.00
% in Floodplain:.....0% **Slope:**.....Level
Zoning:Unzoned
Frontage:SH 213, SH 305

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

Total Market Value:\$610,000

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

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area and for recreational use. Located at the northeast corner of the intersection of State Highway 213 and State Highway 305 in Lipscomb, the site is unimproved. 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

Waco District Office

Location:

1601 East Crest Drive, Waco, McLennan County,
Texas

Legal Description:

Volume 1062, Page 777, McLennan County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:8/8/2012 Acres: 2.47

Sen. Dist.:...22 Rep. Dist.:...12 FAR: 0.06

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

Zoning:Unzoned

Frontage:East Crest Drive

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Residential, Governmental, School

Current Use:TPWD District Office

Highest and Best Use:TPWD District Office

Agency Projected Use:TPWD District Office

Bldgs.:2 Bldg Sq Ft 6,961 sq.ft.

Total Market Value: \$215,000

The Texas Parks and Wildlife Department utilizes this site as a district office. Located on East Crest Drive in Waco, the site is improved with two buildings, a portable building, and asphalt parking. The surrounding land uses include a school, 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.

Texas General Land Office

Washington on the Brazos State
Historical Park

Location:

Park Road 12 and FM 1155, Brenham, Washington
County, Texas

Legal Description:

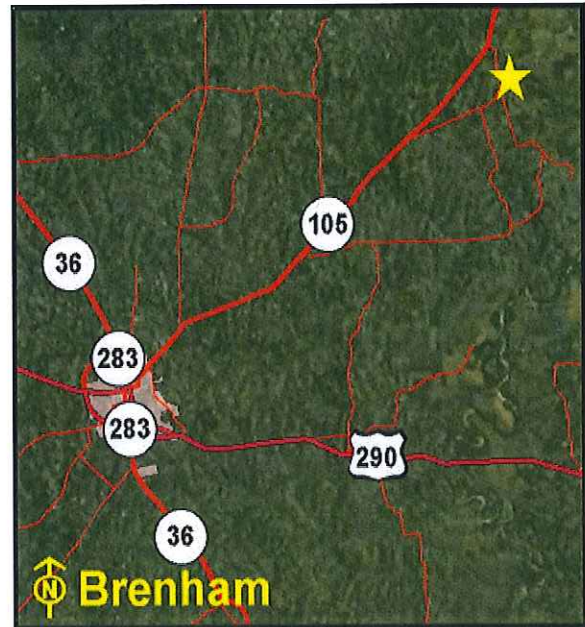
Volume 68, Page 571, Volume 98, Page 168, Volume
113, Page 166, Volume 299, Page 88, Volume 224,
Page 443 & 590, Volume 494, Page 385, Volume 622,
Page 55, Volume 788, Page 17, Volume 834, Page

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ..2/25/2013 Acres: 292.99

Sen. Dist.:.....18 Rep. Dist.:.....13 FAR: 0.003

% in Floodplain:50% Slope:Moderate

Zoning:Unzoned

Frontage:Park Road 12, FM 1155

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Rangeland, Residential, Agricultural

Current Use:State Historical Park

Highest and Best Use:State Historical Park

Agency Projected Use:State Historical Park

Bldgs.:28 Bldg Sq Ft 41,668 sq.ft.

Total Market Value: \$3,143,000

The Texas Parks and Wildlife Department utilizes this site as a state historical park. Located on FM 1155 and Park Road 12 in Washington County, the site is improved with 28 buildings, fencing, and asphalt parking. The surrounding land uses include rangeland, agricultural, and residential developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Wintermann Waterfowl WMA

Location:

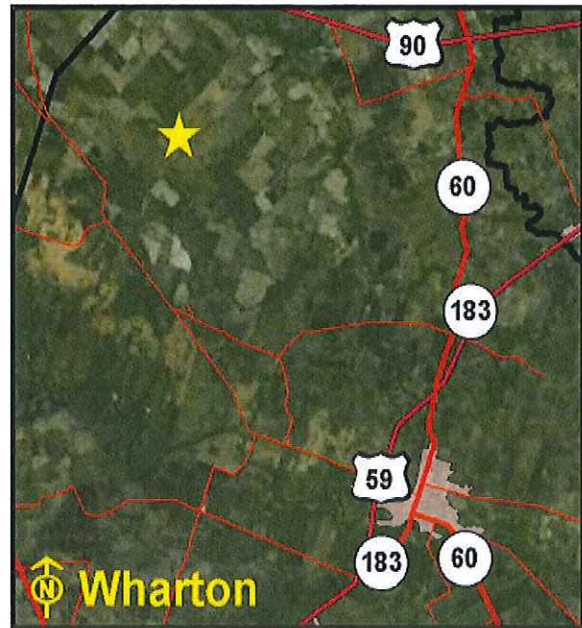
FM 102, Wharton, Wharton County, Texas

Legal Description:

Volume 161, Page 402, Wharton County Deed Records

Encumbrances

Physical: None

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

Location Map

Appraisal Date: 5/30/2013 Acres: 246.36

Sen. Dist.: 18 Rep. Dist.: 85 FAR: 0.00

% in Floodplain: 0% Slope: Level

Zoning: Unzoned

Frontage: FM 102

Utilities: None

Surrounding Uses: Agricultural

Current Use: Waterfowl Wildlife Management Area

Highest and Best Use: Waterfowl Wildlife Management Area

Agency Projected Use: Waterfowl Wildlife Management Area

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

Total Market Value: \$355,000

The Texas Parks and Wildlife Department utilizes this site as a waterfowl wildlife management area. Located off of FM 102 14 miles northwest of Wharton, the site is fenced with no improvements. The surrounding land is utilized primarily as pasture and rice fields. There are deed restrictions pertaining to use and benefit.

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

World Birding Center Bentsen Rio Grande Valley

Location:

FM 2062, Mission, Hidalgo County, Texas

Legal Description:

Volume 768, Page 269, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 12/16/2012 Acres: 763.74

Sen. Dist.:.....20 Rep. Dist.:.....36 FAR: ... 0.0008

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

Zoning:Agriculture

Frontage:FM 2062, Park Road 43

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Agricultural, Residential

Current Use:State Park/Wildlife Refuge

Highest and Best Use:State Park/Wildlife Refuge

Agency Projected Use:State Park/Wildlife Refuge

Bldgs.:16 Bldg Sq Ft 25,888 sq.ft.

Total Market Value: \$4,600,000

The Texas Parks and Wildlife Department utilizes this site as a state park and wildlife refuge.

Located along FM 2062 in Mission, the site is improved with 16 buildings and asphalt parking. The surrounding land uses include agricultural and residential developments. A reversion clause requires the return of the property to the Grantor if not utilized for the World Birding 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

World Birding Center Llano Grande
State Park

Location:

South FM 1015, Weslaco, Hidalgo County, Texas

Legal Description:

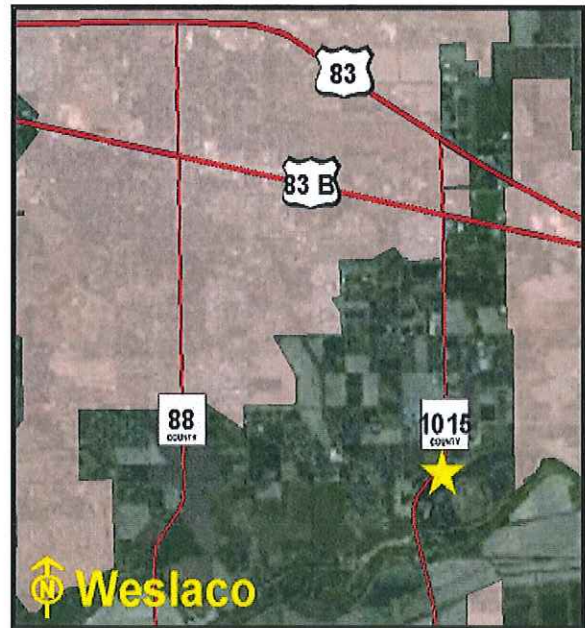
Farm Tracts 1002-1005, 1160 out of the Adams Tract
Subdivision, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/29/2012 Acres: 196.64

Sen. Dist.:.....27 Rep. Dist.:.....39 FAR: 0.003

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

Zoning:Agriculture

Frontage:FM 1015

Utilities:None

Surrounding Uses:Agricultural, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:17 Bldg Sq Ft 25,825 sq.ft.

Total Market Value: \$2,100,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located along South FM 1015 in Weslaco, the site is improved with 17 buildings, 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.