

Texas General Land Office

George P. Bush, Commissioner



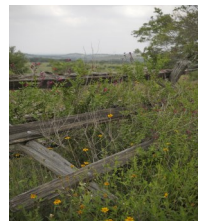
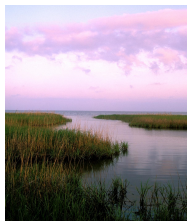
REAL PROPERTY EVALUATION REPORTS

Finance Commission of Texas

Health & Human Services Commission

Texas State Library & Archives Commission

September 2022





TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

September 1, 2022

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives:

Pursuant to Texas Natural Resources Code, Sections 31.157, et seq., enclosed is the 2022 State Real Property Evaluation Report of the Asset Management Program Area, Texas General Land Office, regarding real property assets of the Texas Finance Commission, Health and Human Services Commission, and the Texas State Library and Archives Commission.

This report provides market analyses and other pertinent information to assist legislators in making land-use decisions.

Information and recommendations herein are based on property utilization at the time of the inspection.

If you have any questions or would like additional information, please contact Shaun Seale at (512) 463-5174 or shaun.seale@glo.texas.gov.

Sincerely,

DocuSigned by:

840877346994453...
GEORGE P. BUSH

Commissioner, General Land Office



Table of Contents

I. Overview.....	3
II. Evaluation Reports.....	4
A. Finance Commission of Texas - Agency Summary.....	6
1. Sites Retained	
Finance Commission Building.....	9
B. Health and Human Services Commission - Agency Summary.....	12
1. Sites Recommended for Sale	
San Angelo State Supported Living Center.....	17
2. Sites Retained	
Abilene State Supported Living Center.....	20
Austin Central Office.....	21
Austin State Hospital.....	22
Austin State Supported Living Center.....	23
Big Spring State Hospital.....	24
Brenham State Supported Living Center.....	25
Corpus Christi Calallen Group Home.....	26
Corpus Christi Castle Ridge Group Home.....	27
Corpus Christi State Supported Living Center.....	28
Denton State Supported Living Center.....	29
El Paso State Supported Living Center.....	30
Health Department Headquarters and Moreton Office Bldg.....	31
Kerrville State Hospital.....	32
Limestone County Habilitation Center.....	33
Lubbock Psychiatric Hospital.....	34
Lubbock State Supported Living Center.....	35
Lufkin State Supported Living Center.....	36
Mexia State Supported Living Center.....	37
North Texas State Hospital - Vernon Campus.....	38
North Texas State Hospital - Wichita Falls Campus.....	39
Richmond State Supported Living Center.....	40
Rio Grande State Center.....	41
Rusk State Hospital.....	42
San Antonio State Hospital & San Antonio SSLC.....	43
Terrell State Hospital.....	44
Vernon Paradise Group Home.....	45
Vernon Vocational & Educational Center.....	46
Victory Field Correctional Academy.....	47
Waco Center For Youth.....	48



C.	Texas State Library and Archives Commission - Agency Summary	50
1.	Sites Retained	
	Jean and Price Daniel Home.....	54
	Miriam Partlow House & Meeting Room.....	56
	Sam Houston Library & Research Center.....	58
	State Library & Archives Records Division.....	60
III.	About the Report.....	62

OVERVIEW



AN OVERVIEW

CONTENTS

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

- ◆ Texas Finance Commission
- ◆ Health and Human Services Commission
- ◆ Texas State Library & Archives Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

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

Real Property Assets:

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

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and the General Land Office's (GLO) recommendations regarding future disposition of the property. Recommendations for sale or lease of the properties are based on the following:

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

Texas Facilities Commission Recommendations

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

EVALUATION REPORTS

**TEXAS FINANCE
COMMISSION
AGENCY SUMMARY**



Agency Summary

Background/Authorities

The Finance Commission of Texas is the oversight board for the Texas Department of Banking, Department of Savings and Mortgage Lending, and the Office of Consumer Credit Commissioner. The governor-appointed Commission was first established in 1943 under HB 79, which was passed by the 48th Legislature and signed by Governor Coke R. Stevenson.

Today, the Commission has general rulemaking authority over most industries regulated by the Department of Banking and the Financial Regulatory Agencies.

Texas Finance Code §16.007 authorizes the Financial Regulatory Agencies to acquire, lease, or sell real property necessary or convenient to the functions of the agencies. The Banking Department currently leases space in Arlington, Houston, Lubbock, and San Antonio; leased property is not part of this evaluation.

Real Property Assets

The Finance Regulatory Agencies' sole property, the Finance Commission Building, is in Austin.

Asset Description

The Finance Regulatory Agencies own one site that serves as the administrative head-quarters for the three agencies. The property is located on 2.15 acres at 2601 North Lamar in Austin. The agencies are currently searching for a new property to relocate their headquarters.

GLO Recommendations

The GLO recommends the Texas Finance Commission property be maintained for continued use until a new property is located for the headquarters.

Agency Comments

The Texas Finance Commission is in agreement with all the information in this report, regarding their agency.

Texas Facilities Commission Comments

No comments were received from the Texas Facilities Commission, regarding this report.



Finance Commission Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
1597	Finance Commission Building	Commission Headquarters	Commission Headquarters	2.15
Total:				2.15

**FINANCE COMMISSION
PROPERTIES TO BE
RETAINED**

Finance Commission of Texas

Texas General Land Office

Analysis

The Texas State Finance Commission utilizes this site as an office for the Banking Department of Texas, Office of Consumer Credit Commission, and Texas Savings and Loan Department. It is at the southeast corner of North Lamar Boulevard and Longview Street in old West Central Austin. The site is improved with one three-story building, exterior security lighting, asphalt parking, and covered parking. The surrounding land uses include residential and commercial developments.

The Commission is currently searching for a new property to relocate their headquarters.

Site Map



GLO Recommendation:

Retain for continued agency operations.

**HEALTH & HUMAN
SERVICES COMMISSION
AGENCY SUMMARY**



Health and Human Services Commission

Background and Authorities

House Bill 2292, 78th Legislature, Regular Session, 2003, consolidated 12 individual agencies into 4 agencies and the Health and Human Services Commission (HHSC), managed by an executive commissioner.

In 2015, Senate Bill 200, 84th Legislature, Regular Session, further restructured the health and human services system. The Department of Assistive and Rehabilitative Services was absorbed into HHSC on 9/1/16, and the Department of Aging and Disability Services by 9/1/17. Some Department of State Health Services (DSHS) programs (e.g., mental health and substance abuse programs) moved to HHSC to allow DSHS to focus on the core business of public health, overseen by the department's commissioner.

Later, House Bill 5, 85th Legislature, Regular Session, 2017, established the Department of Family and Protective Services as an independent agency, with some administrative support services provided by HHSC under contract.

Real Property Assets

State Operated Facilities at HHSC operates the state supported living centers (SSLC) and state hospitals. DSHS retains ownership of the Texas Center for Infectious Disease (TCID) in San Antonio. The Criss Cole property in Austin, formerly overseen by DARS, houses services to persons with blindness or other visual disability, and is now under HHSC ownership. It is located near other headquarter buildings of the HHSC system.

State Hospitals

There are 11 state hospitals, many of which are located in smaller towns, though state hospitals are also located in Austin, El Paso, Wichita Falls, San Antonio and Waco. In Harlingen, HHSC operates a unique facility with a co-located hospital and living center. Undeveloped land in the portfolio includes rural/agricultural, floodplain, and acreage potentially appropriate for future development. Improvements on most campuses are aged, with the exception of TCID, and designs vary to fit the uses (e.g., hospital/lab, visiting family living units, office space, maintenance buildings or other related support structures for programs).



Health and Human Services Commission

State Supported Living Centers

The 13 living centers (accounting for the one in Harlingen), are generally located in larger cities. However, they are infrequently located in areas of high demand, from a real estate perspective. Like the state hospitals, undeveloped land includes rural/ agricultural, floodplain and acreage potentially appropriate for future development. The Corpus Christi SSLC owns two group homes utilized as residential sleeping units for persons served by the campus.

GLO Recommendations

Currently the GLO recommends selling one HHSC property. The property is in Carlsbad. It is detached from the San Angelo SSLC, consists of .32 acres, and is configured as two lots. These two lots were previously utilized for a water storage tank and pump house, and are identified as surplus.

AGENCY COMMENTS

No comments were received from HHSC, regarding this report.

**Texas Facilities Commission
Comments**

No comments were received from the Texas Facilities Commission, regarding this report.



HHSC Properties to be Recommended

GLO ID #	Site Name	Current Use	Highest and Best Use	Total Acres	Acres Recommended
767	San Angelo State Supported Living Center	SSLC	SSLC	1,030.98	0.32
Total:				1,030.98	0.32

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
752	Abilene State Supported Living Center	State Supported Living Center	235.73
2580	Austin Central Office	State Central Office Building	8.78
749	Austin State Hospital	State Hospital	128.05
748	Austin State Supported Living Center	State Supported Living Center	93.37
733	Big Spring State Hospital	State Hospital	124.20
730	Brenham State Supported Living Center	State Supported Living Center	198.27
2108	Corpus Christi Calallen Group Home	Group Home	0.53
2141	Corpus Christi Castle Ridge Group Home	Group Home	0.91
768	Corpus Christi State Supported Living Center	State Supported Living Center	103.97
784	Denton State Supported Living Center	State Supported Living Center	187.72
783	El Paso State Supported Living Center	State Supported Living Center	20.00
1585	Health Department Headquarters and Moreton Office Building	State Offices and Laboratory	22.68
761	Kerrville State Hospital	State Hospital	118.81
2137	Limestone County Habilitation Center	State Habitation Center	0.37



HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
2585	Lubbock Psychiatric Hospital	Psychiatric Hospital	8.00
731	Lubbock State Supported Living Center	State Supported Living Center	226.14
769	Lufkin State Supported Living Center	State Supported Living Center	159.21
766	Mexia State Supported Living Center	State Supported Living Center	841.61
791	North Texas State Hospital - Vernon Campus	State Hospital	65.32
737	North Texas State Hospital - Wichita Falls Campus	State Hospital	272.40
771	Richmond State Supported Living Center	State Supported Living Center	216.79
2589	Rio Grande State Center	State Center	78.18
746	Rusk State Hospital	State Hospital/Recreational Center	622.90
744	San Antonio State Hospital & San Antonio SSLC	State Hospital/Supported Living Center	349.10
740	Terrell State Hospital	State Hospital/Cemetery	150.04
2127	Vernon Paradise Group Home	Group Home	0.61
2147	Vernon Vocational & Educational Center	Vacant	0.30
790	Victory Field Correctional Academy	Vacant	195.00
2555	Waco Center For Youth	Youth Center	48.79
Total:			4,477.78

**HEALTH & HUMAN
SERVICES COMMISSION
PROPERTIES FOR
SALE OR LEASE**

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

Acres:.....1,030.98 **Bldgs.:**80 **Bldg Sq Ft**...440,745 sq. ft.

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

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

Zoning:Unzoned

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 Texas Health and Human Services Commission utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of U.S. Highway 87 in Carlsbad, the site is improved with 80 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential, and recreational developments. Currently, there is a surface lease of approximately 935 acres (Parcel A) with the occupied living center on 95.99 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and a pump house which are no longer required for facility operations.

It is recommended for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2013, 2014, and 2016 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations.
GLO recommends the sale/lease of Parcel B.

Site Map



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

Texas Health and Human Services Commission

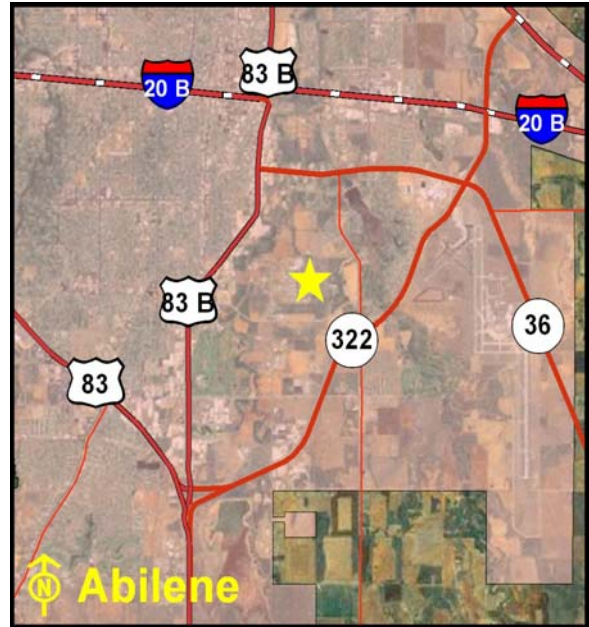
Abilene State Supported Living Center

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

Acres: 235.73

Sen. Dist.:.....24 Rep. Dist.:.....71 FAR:.....0.06

Bldgs:.....94 Bldg Sq Ft 627,314 sq.ft.

% 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

Agency Projected Use:.....State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located west of FM 1750 on Maple Street in southeast 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Austin Central Office

Location:

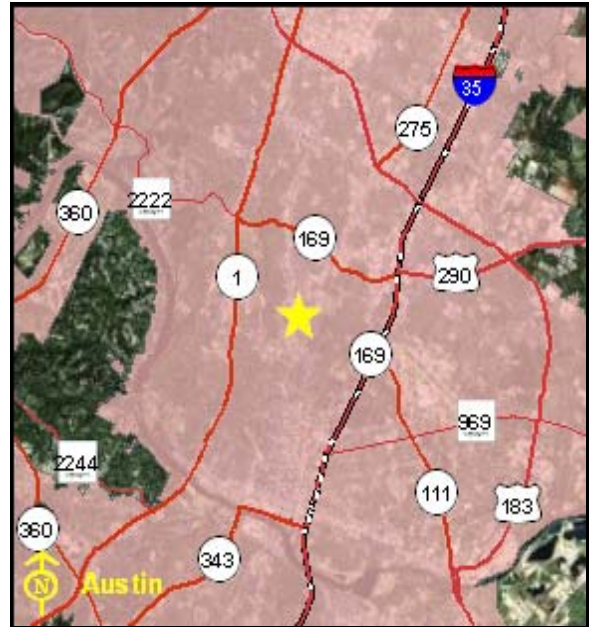
909 West 45th Street, Austin, Travis County, Texas

Legal Description:

Volume L-1, Page 366, Volume M, Page 129, Volume Q, Page 674, Volume 55, Page 246, Travis County Deed Records

Encumbrances

Physical: None



Location Map

Acres: 8.78

Sen. Dist.:.....14 Rep. Dist.:.....49 FAR:.....0.24

Bldgs:.....2 Bldg Sq Ft89,944 sq.ft.

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

Frontage:West 45th St, North Lamar Blvd

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Medical, Commercial, Residential

Current Use:State Central Office Building

Agency Projected Use:State Central Office Building

The Texas Health and Human Services Commission utilizes this site as a central office. Located at the southeast corner of North Lamar Boulevard and West 45th Street in north-central Austin, the site is improved with a two-story and a three-story building, two portable buildings, a gazebo, exterior security lighting, and surface parking areas. The surrounding land uses include residential, medical, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Austin State Hospital

Location:

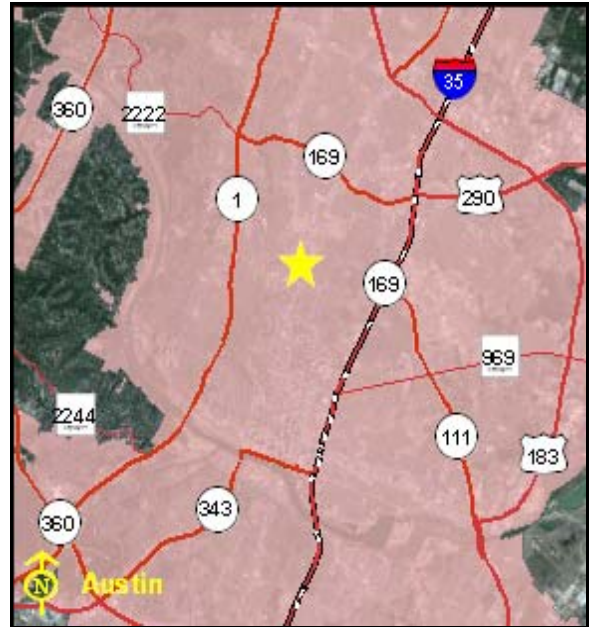
4110 Guadalupe Street, Austin, Travis County, Texas

Legal Description:

Volume L-1, Page 366-367, Volume M, Page 129-130, Volume Q, Page 674, Volume 55, Page 246, 247-249, Travis County Deed Records

Encumbrances

Physical: Cemetery on the Property



Location Map

Acres: 128.05

Sen. Dist.:.....14 Rep. Dist.:.....49 FAR:.....0.13

Bldgs:.....39 Bldg Sq Ft745,017 sq.ft.

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

Frontage:Guadalupe St, Lamar Blvd

Zoning:Mixed-Use

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:.....Residential, Commercial, Office, Medical

Current Use:.....State Hospital

Agency Projected Use:.....Mixed Development

The Texas Health and Human Services Commission utilizes this property as a state hospital, children's psychiatric unit, and administrative offices for HHSC. There are two long term leases totaling 41 acres. Located on Guadalupe and West 45th Streets in Austin, the property is improved with 39 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include office, commercial, medical, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Austin State Supported Living Center

Location:

2203 West 35th Street, Austin, Travis County, Texas

Legal Description:

Volume 286, Page 330, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 93.37

Sen. Dist.:.....14 Rep. Dist.:.....49 FAR:..... 0.14

Bldgs:.....65 Bldg Sq Ft568,997 sq.ft.

% in Floodplain:0% Slope:Moderate

Frontage:.....W 35th St, MoPac

Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Military, School

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this property as a state supported living center. Located at the southwest corner of West 35th Street and MoPac in west Austin, the property is improved with 65 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include a school, military, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Big Spring State Hospital

Location:

1901 North U.S. HWY 87, Big Spring, Howard County, Texas

Legal Description:

Volume 99, Pages 165, 390, Volume 100, Page 157, Volume 476, Page 571, Howard County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Acres:124.20

Sen. Dist.:.....31 Rep. Dist.:72 FAR:0.06

Bldgs:.....40 Bldg Sq Ft347,681 sq.ft.

% in Floodplain:0% Slope:Moderate

Frontage:U.S. Hwy 87, IH-20

Zoning:Industrial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Industrial, Recreational, Vacant

Current Use:State Hospital

Agency Projected Use:State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital. Located on Highway 87 in the city limits of Big Spring, the property is improved with 40 buildings, perimeter fencing, and asphalt parking. The surrounding land uses include vacant land, recreational, industrial, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

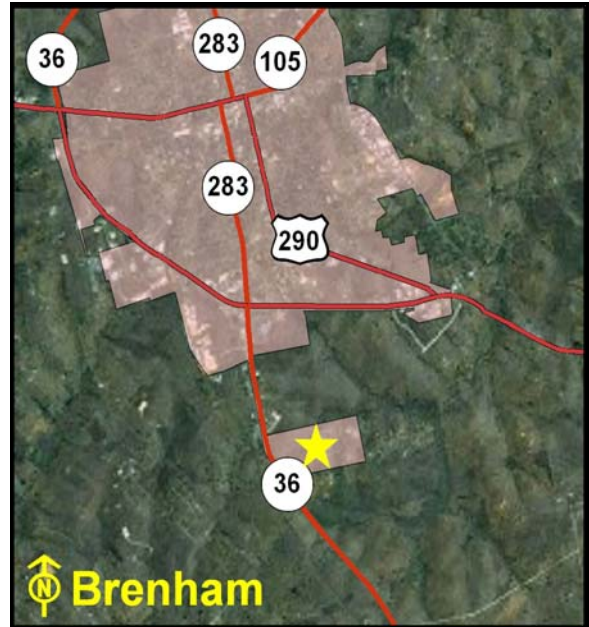
Brenham State Supported Living Center

Location:

4001 SH 36 South, Brenham, Washington County, Texas

Legal Description:

Volume 300, Page 82, Washington County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 198.27

Sen. Dist.:.....18 Rep. Dist.:13 FAR:0.04

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

% in Floodplain:3% Slope:.....Level

Frontage:.....SH 36, Anderson Ln

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Commercial, Industrial

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

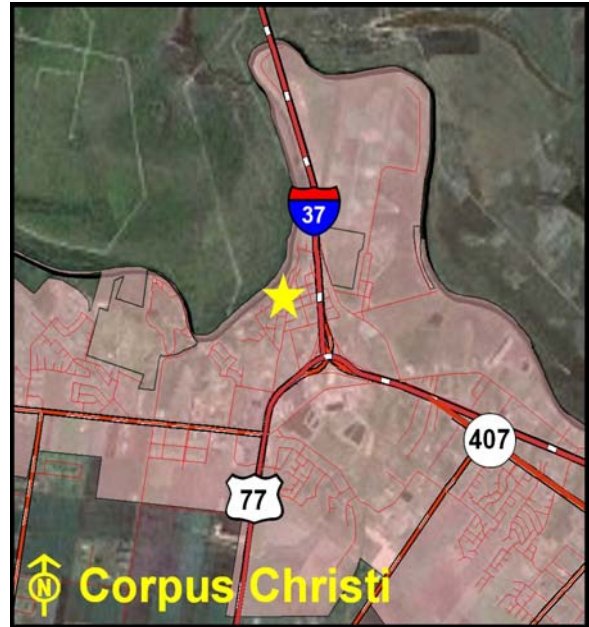
Corpus Christi Calallen Group Home

Location:

5021 Calallen Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 2265, Page 757, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 0.53

Sen. Dist.:.....20 Rep. Dist.:.....34 FAR:.....0.12

Bldgs:.....1 Bldg Sq Ft2,708 sq.ft.

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

Frontage:.....Calallen Drive, Mountain Trail

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Vacant

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home to provide residential services. Located on Calallen Drive in northwest 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

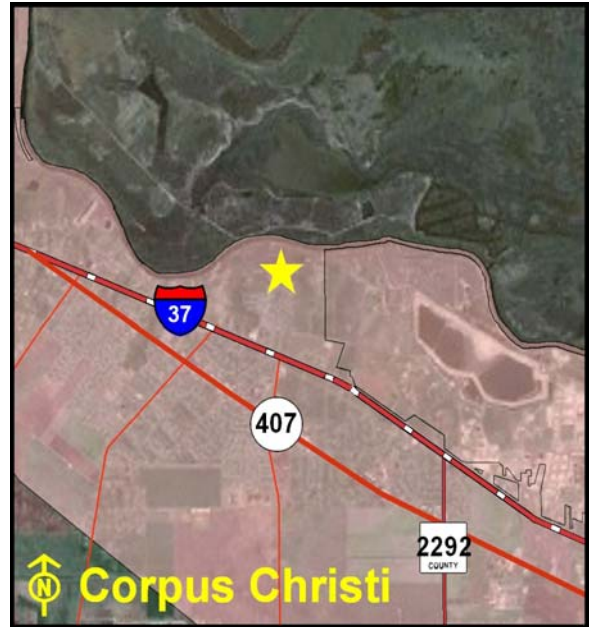
Corpus Christi Castle Ridge Group Home

Location:

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

Legal Description:

Volume 2256, Page 811, Nueces County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Acres: 0.91

Sen. Dist.:.....20 Rep. Dist.:.....34 FAR:.....0.09

Bldgs:.....2 Bldg Sq Ft 3,692 sq.ft.

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

Frontage:Castle Ridge Drive

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home to provide residential services. Located north of IH-37 on Castle Ridge Drive in Corpus Christi, the site is improved with a single-story building, a detached garage, and a concrete driveway. The surrounding land uses include residential developments and an undeveloped park.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

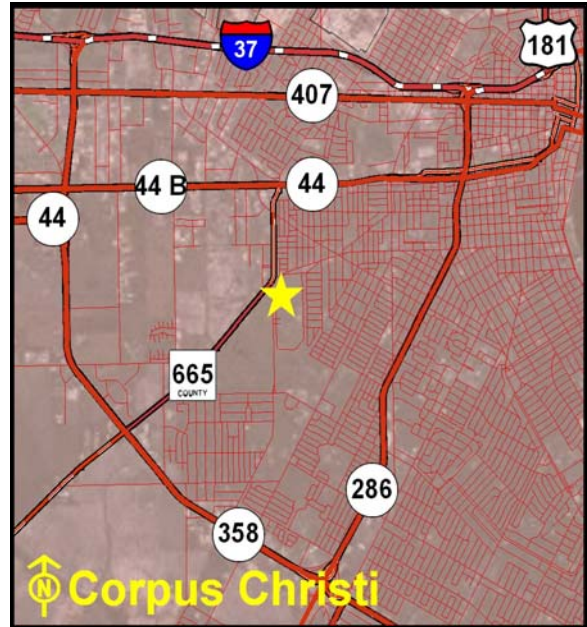
Corpus Christi State Supported Living Center

Location:

902 Airport Road, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1069, Page 28, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 103.97

Sen. Dist.:.....20 Rep. Dist.:.....34 FAR:.....0.06

Bldgs:.....30 Bldg Sq Ft 268,007 sq.ft.

% in Floodplain:2% Slope:.....Level

Frontage:.....Airport Road, Morgan Avenue

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational, Governmental, Commercial

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located at the corner of Airport Road and 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 a reversion clause that calls for the return of the property to the City of Corpus Christi if not utilized as a supported living center.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

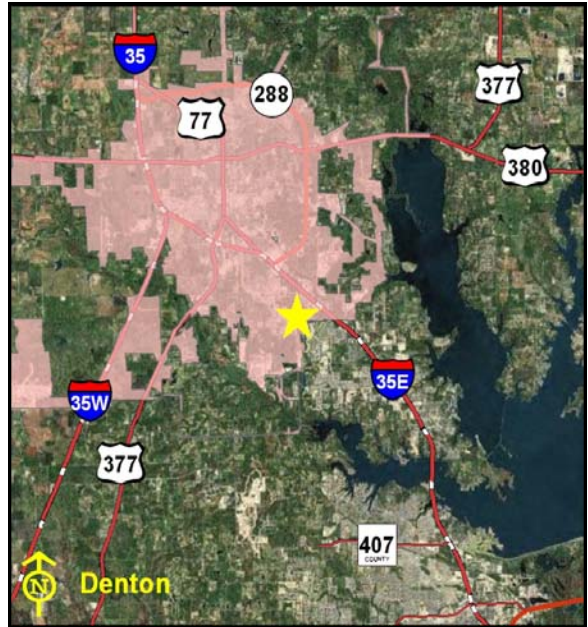
Denton State Supported Living Center

Location:

3980 State School Road, Denton, Denton County, Texas

Legal Description:

Volume 435, Page 12, Denton County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 187.72

Sen. Dist.:.....12 Rep. Dist.:.....64 FAR:.....0.06

Bldgs:.....58 Bldg Sq Ft 488,505 sq.ft.

% in Floodplain:10% Slope:Moderate

Frontage:State School Road

Zoning:Agriculture

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located on the north side of State School Road in Denton, the site is improved with 58 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses are primarily residential and commercial developments.

Recommendation:

Retain for continued agency operations.

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

Acres:20.00

Sen. Dist.:.....29 Rep. Dist.:.....76 FAR:.....0.14

Bldgs:.....16 Bldg Sq Ft 119,652 sq.ft.

% 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

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located on Delta Drive in east 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. A deed reversion clause requires the property to be used for public purposes, specifically construction and operation of a human development center.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

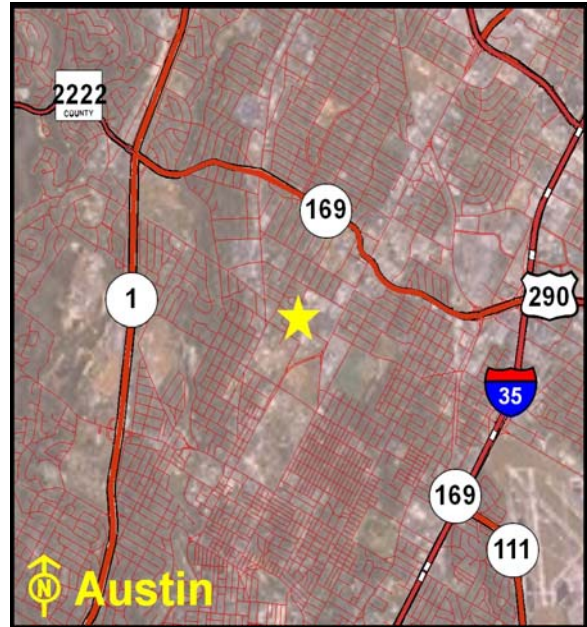
Health Department Headquarters and Moreton Office Building

Location:

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

Legal Description:

Volume 9365, Page 312, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 22.68

Sen. Dist.:.....14 Rep. Dist.:.....49 FAR:.....0.63

Bldgs:.....15 Bldg Sq Ft 622,394 sq.ft.

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

Frontage:.....49th Street, Grover Avenue

Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Church, Governmental, Industrial

Current Use:State Offices and Laboratory

Agency Projected Use:State Offices and Laboratory

The Texas Health and Human Services Commission utilizes this site for state offices and a laboratory complex. 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

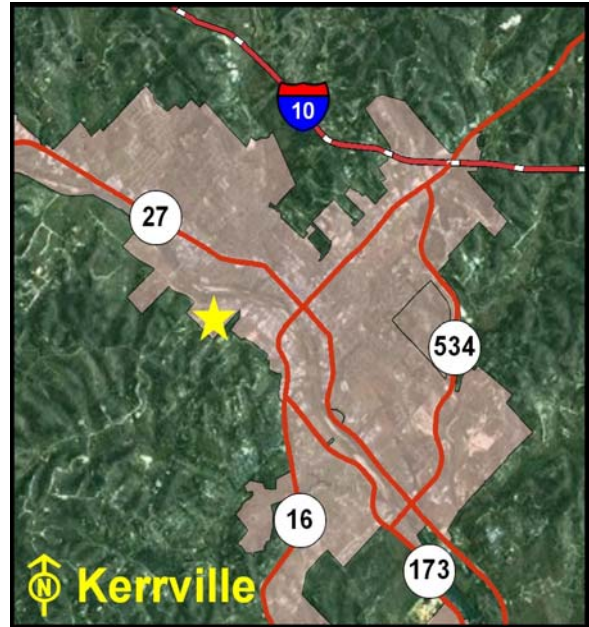
Kerrville State Hospital

Location:

721 Thompson Drive, Kerrville, Kerr County, Texas

Legal Description:

Volume 60, Page 388, Kerr County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Acres: 118.81

Sen. Dist.:.....24 Rep. Dist.:.....53 FAR:.....0.08

Bldgs:.....41 Bldg Sq Ft 397,670 sq.ft.

% in Floodplain:5% Slope:Moderate

Frontage:.....Thompson Drive, Sheppard-Rees Road

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:State Hospital

Agency Projected Use:State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital. Located on Thompson Drive in west Kerrville, it is improved with 41 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include residential, commercial, medical, and office developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

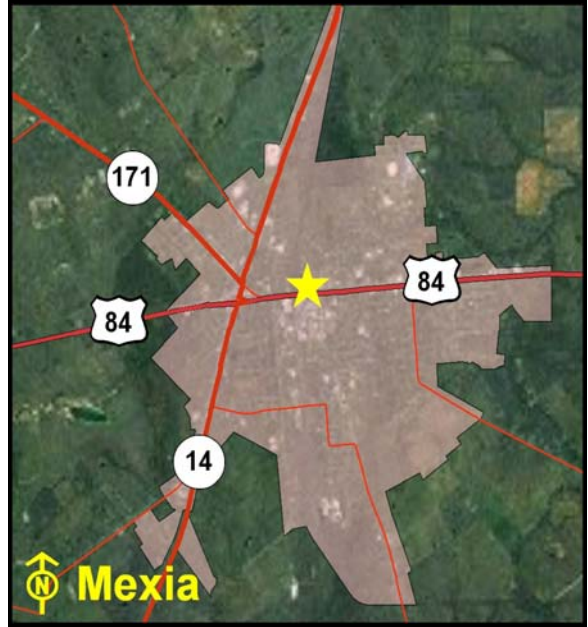
Limestone County Habilitation Center

Location:

200 East Rusk Street, Mexia, Limestone County, Texas

Legal Description:

Volume 851, Page 144, Limestone County Deed Records



Location Map

Encumbrances

Physical: None

Acres:0.37

Sen. Dist.:.....5 Rep. Dist.:12 FAR:.....0.16

Bldgs:.....1 Bldg Sq Ft 17,250 sq.ft.

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

Frontage:East Rusk Street, Sherman Street

Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:State Habitation Center

Agency Projected Use:State Habitation Center

The Texas Health and Human Services Commission utilizes this site as a state habilitation center for rehabilitation and therapy. 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 developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

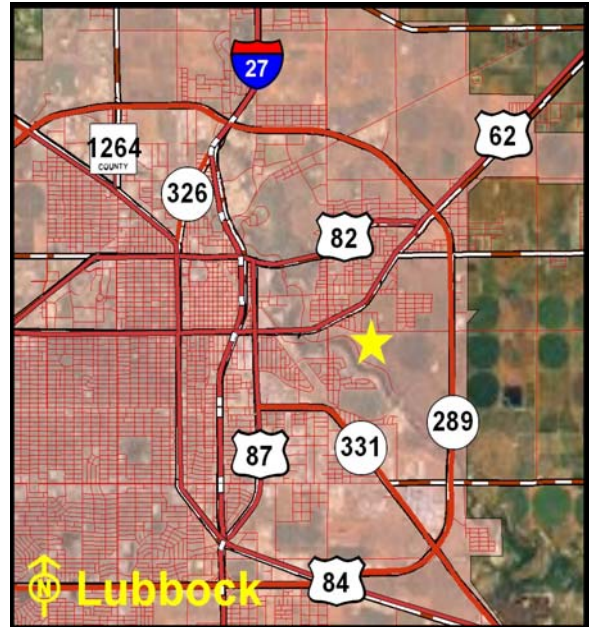
Lubbock Psychiatric Hospital

Location:

1950 Aspen Avenue, Lubbock, Lubbock County, Texas

Legal Description:

Volume 4359, Page 48, Lubbock County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 8.00

Sen. Dist.:.....28 Rep. Dist.:.....84 FAR:.....0.09

Bldgs:.....2 Bldg Sq Ft 30,600 sq.ft.

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

Frontage:Aspen Avenue

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Recreational

Current Use:Psychiatric Hospital

Agency Projected Use:Psychiatric Hospital

The Texas Health and Human Services Commission utilizes this site as a psychiatric hospital. 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

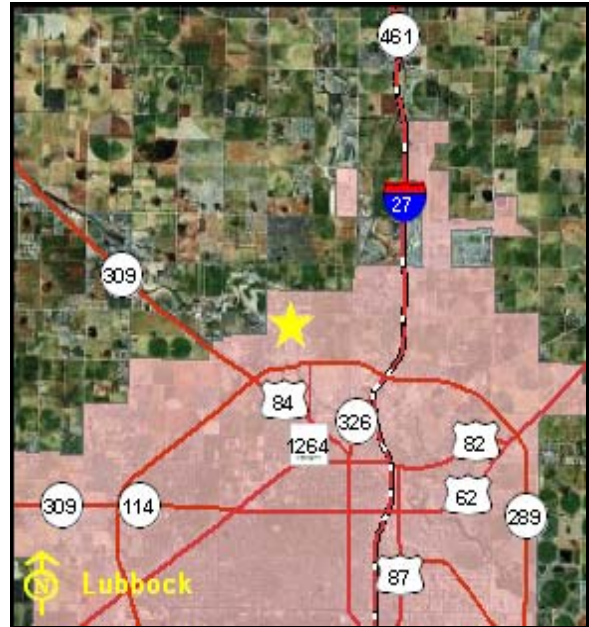
Lubbock State Supported Living Center

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

Acres:226.14

Sen. Dist.:.....28 Rep. Dist.:.....84 FAR:.....0.03

Bldgs:.....40 Bldg Sq Ft 317,982 sq.ft.

% in Floodplain:0% Slope:Moderate

Frontage:University Avenue

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Recreational, Industrial, Residential

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located along North University Avenue in north Lubbock, the site is improved with 40 buildings and asphalt parking. The surrounding land uses include agricultural, industrial, recreational, and residential developments. A reversion clause in the deed calls for the return of the property to the City of Lubbock, if not utilized for mental health services.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

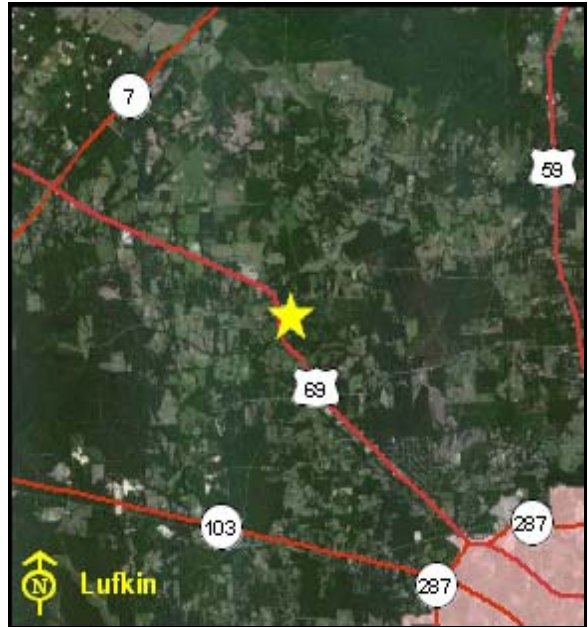
Lufkin State Supported Living Center

Location:

US HWY 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

Acres: 159.21

Sen. Dist.:.....3 Rep. Dist.:57 FAR:.....0.05

Bldgs:.....67 Bldg Sq Ft 359,556 sq.ft.

% 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

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center and retreat. Located along U.S. Highway 69 in Lufkin, it is improved with 67 buildings, security lighting, perimeter chain-link fencing, and asphalt parking. The surrounding land uses include vacant land, residential, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Mexia State Supported Living Center

Location:

FM 2838, Mexia, Limestone County, Texas

Legal Description:

Volume 297, Page 151, Limestone County Deed Records



Location Map

Encumbrances

Physical: None

Acres:841.61

Sen. Dist.:.....5 Rep. Dist.:12 FAR:.....0.02

Bldgs:.....132 Bldg Sq Ft 637,091 sq.ft.

% in Floodplain:8% Slope:.....Level

Frontage:FM 2838, FM 634

Zoning:Unzoned

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

Surrounding Uses:Agricultural, Residential

Current Use:State Supported Living Center

Agency Projected Use:Agricultural Development/State Supported Living Center

The Texas Health and Human Services Commission utilizes 196 acres of this property as a state supported living center. Located on the northwest side of FM 2838 at the west end of FM 634 in Mexia, the property is improved with 132 buildings, security lighting, and asphalt parking. The surrounding land uses include agricultural and residential developments. Approximately 645 acres of the southwest portion of the property has been leased for agricultural use.

Recommendation:

Retain for continued agency operations.

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

Acres: 65.32

Sen. Dist.:.....28 Rep. Dist.:.....68 FAR:..... 0.11

Bldgs:.....32 Bldg Sq Ft 320,683 sq.ft.

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

Frontage:US 70/College Drive

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Agricultural

Current Use:State Hospital

Agency Projected Use:State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital for the housing and care of impaired clients. Located on College Drive (U.S. Hwy 70) 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.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

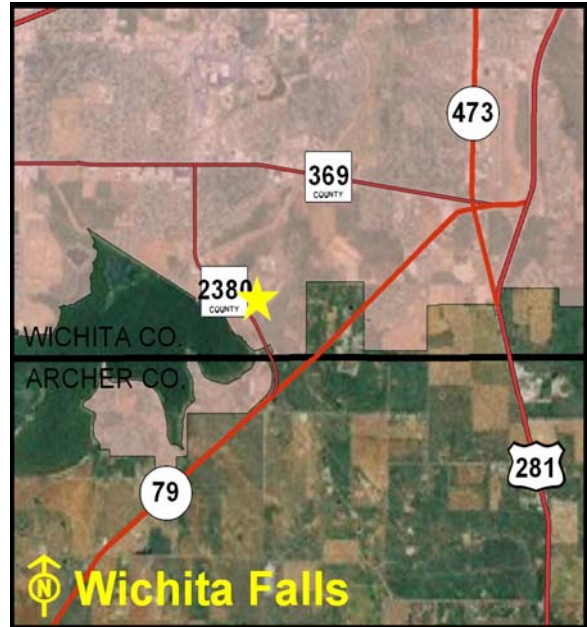
North Texas State Hospital - Wichita Falls Campus

Location:

6515 Old Lake Road (Kemp Boulevard), 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

Acres: 272.40

Sen. Dist.:.....30 Rep. Dist.:.....69 FAR:.....0.05

Bldgs:.....60 Bldg Sq Ft 644,015 sq.ft.

% in Floodplain:10% Slope:.....Level

Frontage:Lake Road, Kemp Boulevard

Zoning:Mixed-Use

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential

Current Use:State Hospital

Agency Projected Use:State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital for the housing and care of impaired clients. Located on Old Lake Road and Kemp Boulevard in Wichita Falls, the site is improved with 60 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

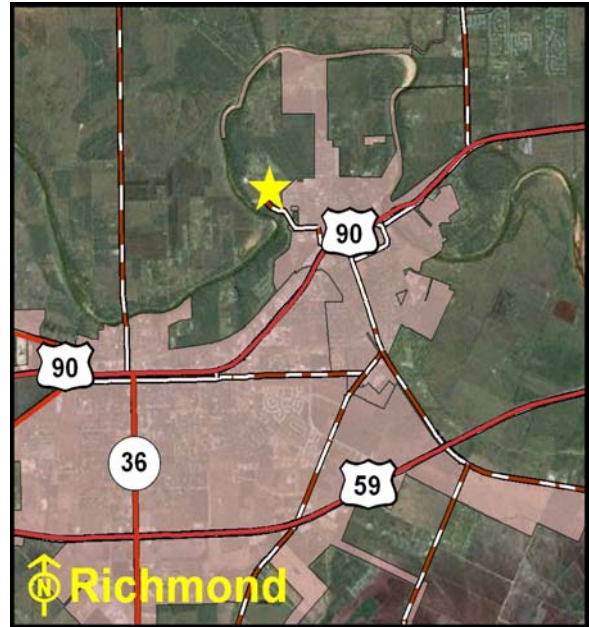
Richmond State Supported Living Center

Location:

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

Legal Description:

Volume 434, Page 586, Fort Bend County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Acres: 216.79

Sen. Dist.:.....18 Rep. Dist.:85 FAR:0.05

Bldgs:.....43 Bldg Sq Ft 510,752 sq.ft.

% in Floodplain:15% Slope:.....Level

Frontage:Preston Street (FM 3155)

Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Agricultural, Vacant

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this property on the east side of SH 36 at the end of Preston Road in northwest 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 in the 100-year flood zone and not likely to be developed. The remaining 66.39 acres are in the upland buffer area. The surrounding land uses include vacant lots, agricultural, residential, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

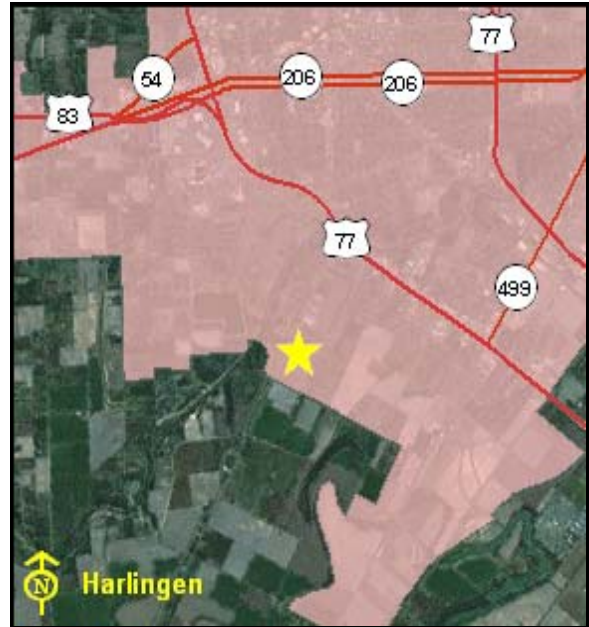
Rio Grande State Center

Location:

500 South Rangerville Road, Harlingen, Cameron County, Texas

Legal Description:

Volume 563, Page 236, Cameron County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 78.18

Sen. Dist.:.....27 Rep. Dist.:.....38 FAR:..... 0.06

Bldgs:.....18 Bldg Sq Ft 211,956 sq.ft.

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

Frontage:South Rangerville Road

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, School, Commercial, Governmental

Current Use:State Center

Agency Projected Use:State Center

The Texas Health and Human Services Commission utilizes this site as a state medical facility. Located on Rangerville Road (FM 1479), the property is improved with 18 buildings, chain-link fencing, security lights, and asphalt parking. The surrounding land uses include residential, school, commercial, and governmental developments.

Recommendation:

Retain for continued agency operations.

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

Acres: 622.90

Sen. Dist.:.....3 Rep. Dist.:.....11 FAR:.....0.03

Bldgs:.....89 Bldg Sq Ft766,117 sq.ft.

% in Floodplain:0% Slope:Moderate

Frontage: Dickinson Drive (US HWY 69), Loop 343

Zoning:Mixed-Use

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

Surrounding Uses:Woodlands, Residential, Commercial, Governmental

Current Use:State Hospital/Recreational Center

Agency Projected Use:State Hospital/Recreational Center

The Texas Health and Human Services Commission utilizes this site as a state hospital and retreat. Located on North Dickinson Drive (US HWY 69) in Rusk, the site is improved with 89 buildings, security lighting, perimeter fencing, and asphalt parking. The surrounding land uses include woodlands, commercial, government, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

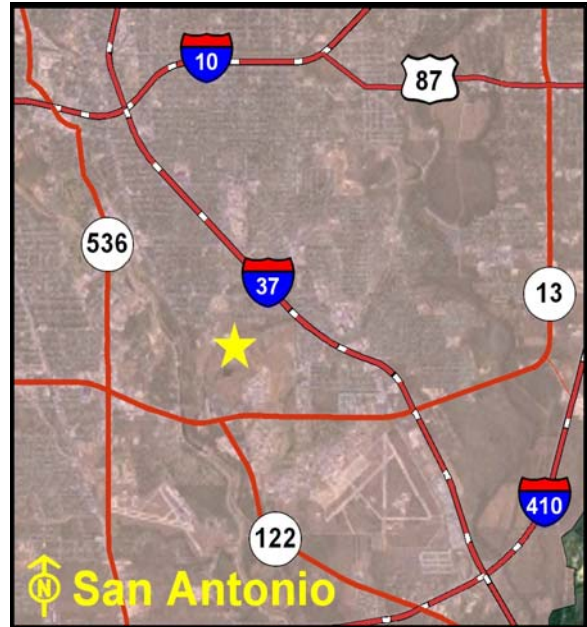
San Antonio State Hospital & San Antonio SSLC

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

Acres:349.10

Sen. Dist.:....19 Rep. Dist.:...119 FAR:.....0.07

Bldgs:.....98 Bldg Sq Ft.....1,039,914 sq.ft.

% in Floodplain:6% Slope:Moderate

Frontage:.....SE Military, South New Braunfels

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, Military, Commercial

Current Use:State Hospital/Supported Living Center

Agency Projected Use:State Hospital/Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a hospital, cemetery, state supported living center, and center for infectious diseases. Located in southeastern San Antonio, bounded by South Presa Avenue, Southeast Military Drive, and South New Braunfels Road, the site is improved with 98 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include military, governmental, commercial, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Terrell State Hospital

Location:

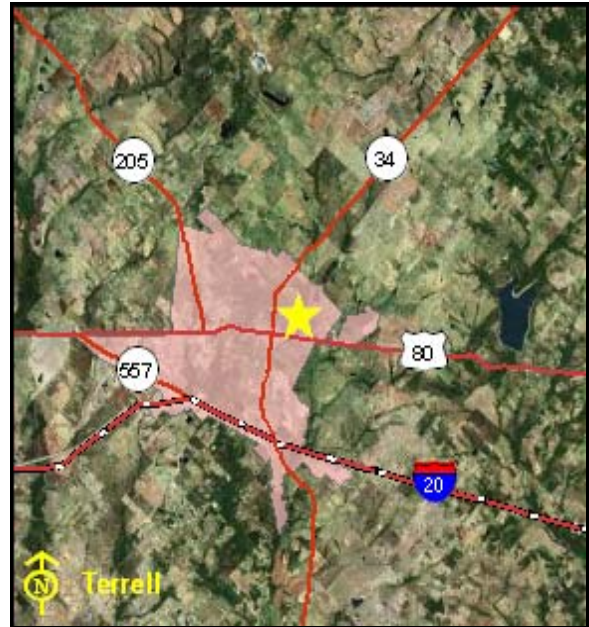
1200 Brin Street, Terrell, Kaufman County, Texas

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



Location Map

Acres:150.04

Sen. Dist.:.....2 Rep. Dist.:.....4 FAR:.....0.12

Bldgs:.....60 Bldg Sq Ft 769,244 sq.ft.

% in Floodplain:15% Slope:Moderate

Frontage:.....Brin Street, Rose Street

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Vacant

Current Use:State Hospital/Cemetery

Agency Projected Use:State Hospital/Cemetery

The Texas Health and Human Services Commission utilizes this site as a state hospital and cemetery. Located on Brin Street in Terrell, the site is improved with 60 buildings - 25 of those buildings are identified as a safety hazard and recommended to be demolished when funds become available. The surrounding land uses include vacant land and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

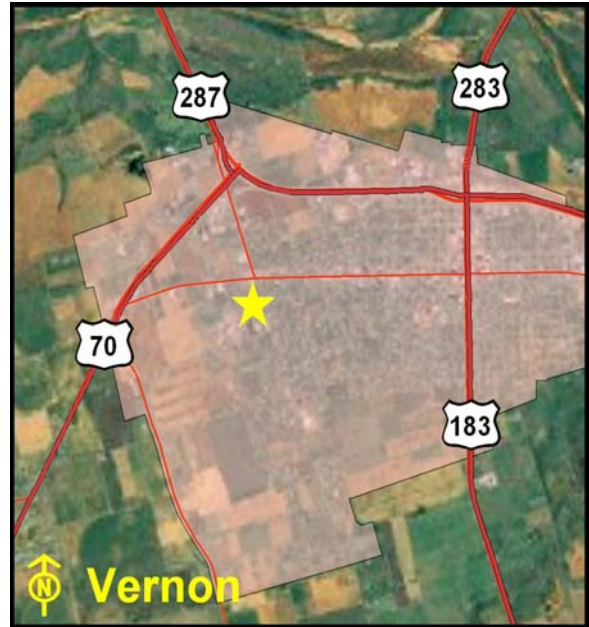
Vernon Paradise Group Home

Location:

4200 Paradise Street, Vernon, Wilbarger County, Texas

Legal Description:

Volume 315, Page 12, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Acres: 0.61

Sen. Dist.:.....28 Rep. Dist.:.....68 FAR:.....0.14

Bldgs:.....1 Bldg Sq Ft 3,648 sq.ft.

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

Frontage:Paradise Street

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Church, School, Vacant

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home. 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.

Recommendation:

Retain for continued agency operations.

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

Acres: 0.30

Sen. Dist.:.....28 Rep. Dist.:.....68 FAR:.....0.47

Bldgs:.....1 Bldg Sq Ft 6,149 sq.ft.

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

Frontage:Yamparika Street, Main Street

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential

Current Use:Vacant

Agency Projected Use:Vocational Center

The Texas Health and Human Services Commission is planning to refurbish this currently vacant site. Located on Yamparika Street in Vernon, the site is improved with a single-story building, exterior security lighting, and asphalt parking. The surrounding land uses include primarily residential developments.

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

Acres:195.00

Sen. Dist.:.....28 Rep. Dist.:.....68 FAR:.....0.02

Bldgs:.....20 Bldg Sq Ft 166,009 sq.ft.

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

Frontage:FM 433

Zoning:Unzoned

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

Surrounding Uses:Agricultural, Residential

Current Use:Vacant

Agency Projected Use:State Correctional Academy

The Texas Health and Human Services Commission recently received this site from The Texas Juvenile Justice Department. 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. HHSC plans to renovate the facility for a future use. A reversion clause in the deed requires return of the property to the grantor if not utilized as a state health facility.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Waco Center For Youth

Location:

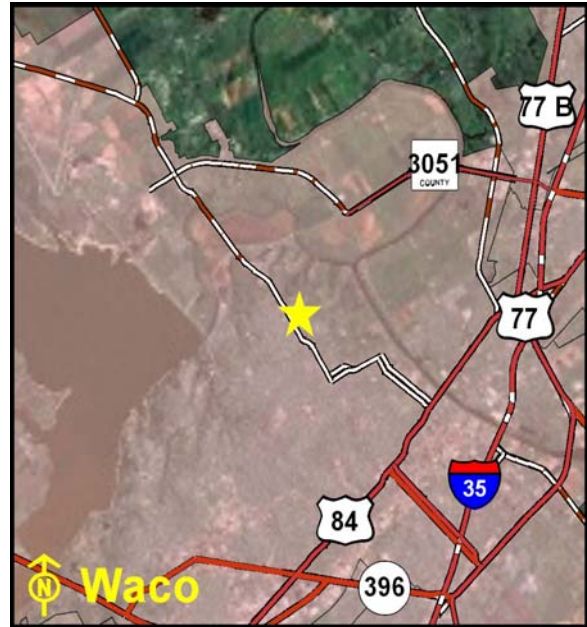
3501 North 19th Street, Waco, McLennan County, Texas

Legal Description:

Volume 321, Page 358, McLennan County Deed Records

Encumbrances

Physical: None



Location Map

Acres: 48.79

Sen. Dist.:.....22 Rep. Dist.:56 FAR:0.07

Bldgs:.....44 Bldg Sq Ft 150,946 sq.ft.

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

Frontage:.....19th St, Park Lake Drive

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:Youth Center

Agency Projected Use:Youth Center

The Texas Health and Human Services Commission utilizes this site as a youth center. Located along North 19th Street and Park Lake Drive in Waco, the site is improved with 44 buildings, campus lighting, perimeter fencing, and asphalt parking. The surrounding land uses include residential and commercial developments. A McDonald's Restaurant franchise leases 0.85 acres of the property.

Recommendation:

Retain for continued agency operations.

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



Texas State Library and Archives Commission

Agency Summary

Background/Authorities

The Texas State Library and Archives Commission (Commission) was established in 1909 to encourage the development of libraries statewide and to preserve the state's archival records. Originally named the Texas Library and Historical Commission, the agency was renamed in 1979 and supports diverse information services by enhancing statewide library services, preserving the Texas archives, assisting public agencies with records management, and meeting the reading needs of people with disabilities. The Commission's enabling authority is contained in Chapter 441.00 of the Texas Government Code and maintains authority through separate provisions in the Chapters 195 and 201-205 in the Local Government Code and Chapter 91.081-084 of the Human Resources Code. The Commission also provides services through three primary federal statutes relating to library programs carried out on behalf of the federal government.

The Commission's headquarters is the Lorenzo de Zavala State Archives and Library Building within the Capitol Complex in Austin. The building is owned by the Texas Facilities Commission and houses the state's archival collection and library holdings; a conservation lab; components of the Talking Book Program; staff administering the Library Development and Networking (LDN) Division; the Archives, Reference and Information Services (ARIS) Division; a component of the State and Local Records Management (SLRM) Division; the Information Technology Services; Administration; and Executive Offices.

Other staff are deployed in three additional sites as of June 2021. The State and Local Records Management Division operates the Commission's State Records Center, a facility at 4400 Shoal Creek Blvd., and the Records Center Annex in a state-owned building on Promontory Point, both in Austin. The Shoal Creek site also houses the material distribution center for the Talking Book Program. Other Commission staff are deployed at the Commission's facilities in Liberty overseeing the Sam Houston Regional Library and Research Center (Center), and several historic buildings connected to the Center.

The ARIS Division oversees the appraisal, organization, preservation, and access of permanently valuable government records, including documents, maps, books, photographs, audio materials, videos, manuscripts, and other primary materials. ARIS also administers the Sam Houston Center, which serves as a regional research facility, museum, and repository of state and local records.



Texas State Library and Archives Commission

Library Development and Networking programs enhance the capacity and resources of Texas public, academic, and school libraries. The LDN division provides statewide service that include training, grant opportunities, access to digital content, interlibrary loan, consulting services for library staff, and reading, technology, and youth support programs.

State and Local Records Management programs assist government agencies through records storage, development of state and local government retention schedules, and assistance with records management issues. The government information analysts, who work on records management training and records schedules, are in the de Zavala Building. The SLRM division's staff members who manage the records storage and image operations are at the Shoal Creek and Promontory Point facilities.

The Talking Book Program serves the reading needs of Texans with visual, physical, or reading disabilities. The circulation component of the TBP division provides digital reading machines and materials; staff are housed with these materials at the Shoal Creek facility. The division's reader support services and administration staff are housed at the de Zavala Building.

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

Real Property Assets

The Texas State Library and Archives Commission owns four tracts of land totaling 144.96 acres. These properties are the Sam Houston Regional Library/Research Center and land, the Price Daniel home and land; and the Miriam Partlow House, meeting room, and land, all in Liberty; and, the Texas State Records Center and land in Austin.

GLO Recommendations

The GLO recommends retaining all four properties.

AGENCY COMMENTS

The Texas State Library and Archives Commission concurs with the GLO's recommendations.

Texas Facilities Commission Comments

No comments were received from the Texas Facilities Commission, regarding this report.



Texas State Library Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
1891	Miriam Partlow House & Meeting Room	Historical Site	1.48
1892	Sam Houston Library & Research Center	Historical Library & Research Center	116.97
1893	State Library & Archives Records Division	Record Storage Warehouse/Offices	16.29
2439	Price Daniel Home	Museum and Research Center	10.22
Total:			144.96

**TEXAS STATE LIBRARY &
ARCHIVES COMMISSION
PROPERTIES TO BE
RETAINED**

GLO ID#: 2439

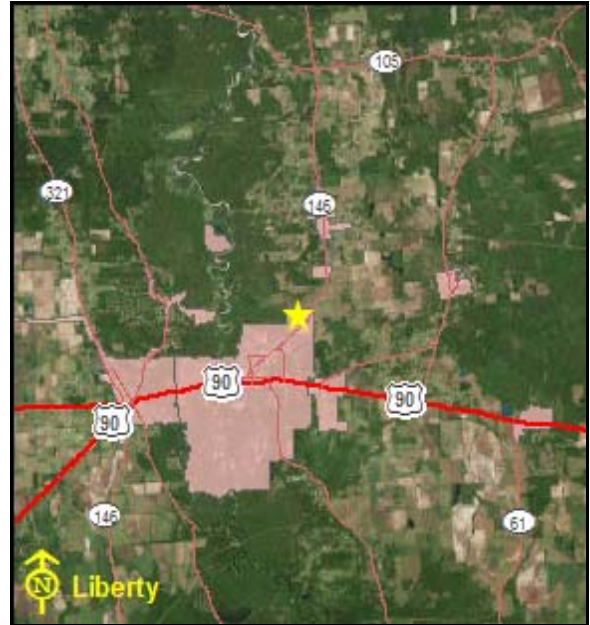
Jean and Price Daniel Home

Location:

FM 1011, Liberty, Liberty County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Acres: 10.22	Bldgs 1	Bldg Sq Ft 7,318 sq. ft.
Sen. Dist.: 3	Rep. Dist.: 18	FAR: .. 0.01
Zoning: Unzoned		
% in Floodplain: 0%	Slope: Level	Frontage: FM 1011
Utilities: None		
Surrounding Uses: Agricultural, Residential		
Current Use: Museum and Research Center		
Agency Projected Use: Museum and Research Center		

Analysis

The Texas State Library and Archives Commission utilizes this site as a historical resource center, museum, and records depository. Located on FM 1011 in Liberty, this is a single 7,318-square-foot home. The surrounding land uses include residential, church, and agriculture developments.

Site Map



GLO Recommendation:

Retain for continued agency operations.

GLO ID#: 1891

Miriam Partlow House & Meeting Room

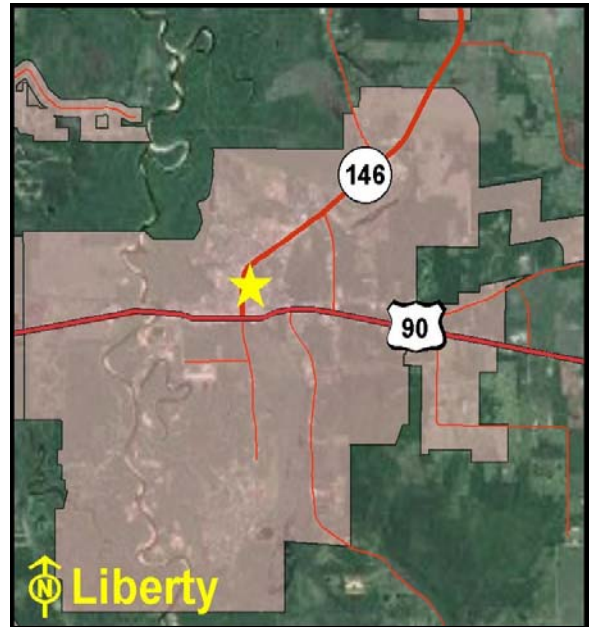
Location:

2131 Grand Avenue, Liberty, Liberty County, Texas

Legal Description:

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

Encumbrances



Location Map

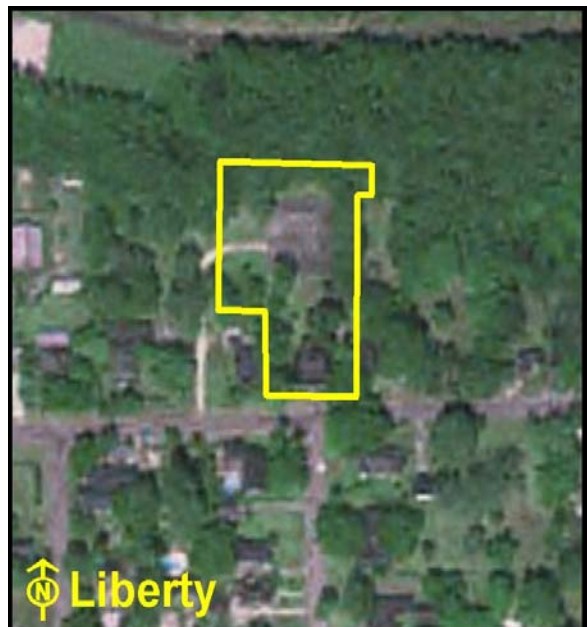
Physical: None

Acres: 1.48 **Bldgs:**.....2 **Bldg Sq Ft** 4,470 sq. ft.
Sen. Dist.:.....3 **Rep. Dist.:**18 **FAR:**.....0.07 **Zoning:**Unzoned
% in Floodplain:0% **Slope:**.....Level **Frontage:**.....Grand Avenue, FM 1011
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Residential, Vacant
Current Use:Historical Site
Agency Projected Use:Historical Site

Analysis

The Texas State Library and Archives Commission utilizes this site as an historical resource center and depository. Located on Grand Avenue in Liberty, the site is improved with two buildings and concrete parking. The surrounding land use is primarily residential development. There is a gift deed restriction requiring the site to be restored, preserved, and properly maintained as a historical site.

Site Map



GLO Recommendation:

Retain for continued agency operations.

Texas State Library and Archives Commission

Texas General Land Office

GLO ID#: 1892

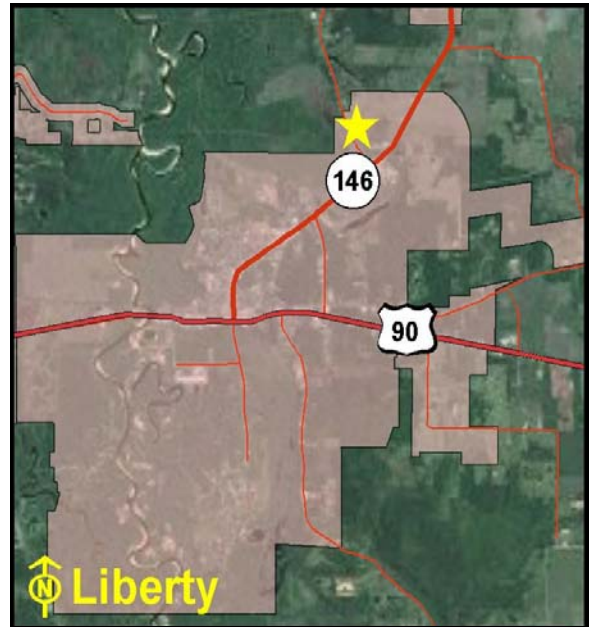
Sam Houston Library & Research Center

Location:

FM 1011, Liberty, Liberty County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Acres: 127.19 **Bldgs**.....7 **Bldg Sq Ft**30,128 sq. ft.

Sen. Dist.:.....3 **Rep. Dist.:**18 **FAR:**.....0.01 **Zoning:**Unzoned

% in Floodplain:.....0% **Slope:**.....Level **Frontage:**FM 1011

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

Surrounding Uses:Agricultural, Church, Residential

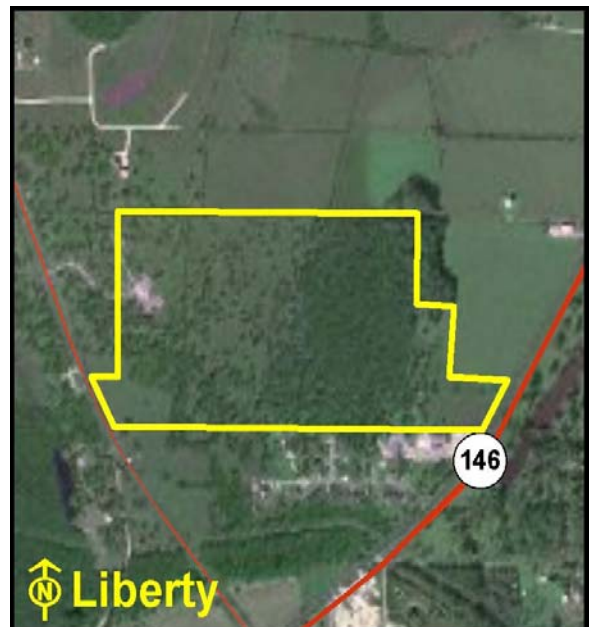
Current Use:Historical Library and Research Center

Agency Projected Use:Historical Library and Research Center

Analysis

The Texas State Library and Archives Commission utilizes this site as a historical resource center and depository. Located on FM 1011 in Liberty, the site is improved with seven buildings, perimeter fencing, and concrete parking. The surrounding land uses include a church, agricultural, and residential developments.

Site Map



GLO Recommendation:

Retain for continued agency operations.

Texas State Library and Archives Commission

Texas General Land Office

GLO ID#: 1893

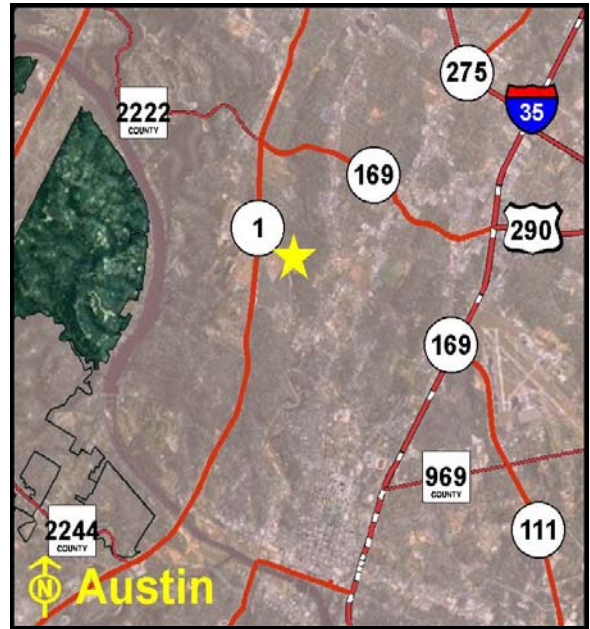
State Library & Archives Records Division

Location:

4400 Shoal Creek Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 76, Page 225, Travis County Deed Records



Location Map

Encumbrances

Physical: Topography

Acres: 16.29 **Bldgs**1 **Bldg Sq Ft**132,961 sq. ft.
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:**.....0.19 **Zoning:**Unzoned
% in Floodplain:..... 13% **Slope:**.....Steep **Frontage:**Shoal Creek Boulevard
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Residential, Governmental
Current Use:Records Storage Warehouse/Office
Agency Projected Use:Records Storage Warehouse/Office

Texas State Library and Archives Commission

Texas General Land Office

Analysis

The Texas State Library and Archives Commission utilizes this site as a state records center. Located on Shoal Creek Boulevard in Austin, the site is improved with one building and concrete parking. The surrounding land uses include residential development and a Texas State Cemetery. Approximately three acres lies in floodplain.

Site Map



GLO Recommendation:

Retain for continued agency operations.

ABOUT THE REPORT



Evaluation Process

ABOUT THE REPORT

Statement of Purpose

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

- identify real property not being used or being substantially underused, and
- determine current market value, for properties recommended for disposition

Appraisal Process

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

House Bill 957 of the 79th Legislature requires a value determination for all properties recommended for disposition. If a property is not recommended for disposition, a value determination shall be in a form deemed appropriate by the Commissioner. As such, properties recommended for disposition shall be the subject of a full appraisal while properties not recommended for disposition shall be the subject of an inspection and utilization analysis.

All findings are based on market data and conditions as of the appraisal date. Appraisers do not make forecasts of future market trends not already indicated by current real estate activity.

Evaluation Process

Analysis

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

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

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



Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

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

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

Highest and Best Use -

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

Floor-to-Area Ratio (FAR) -

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

Grade -

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

Lot -

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