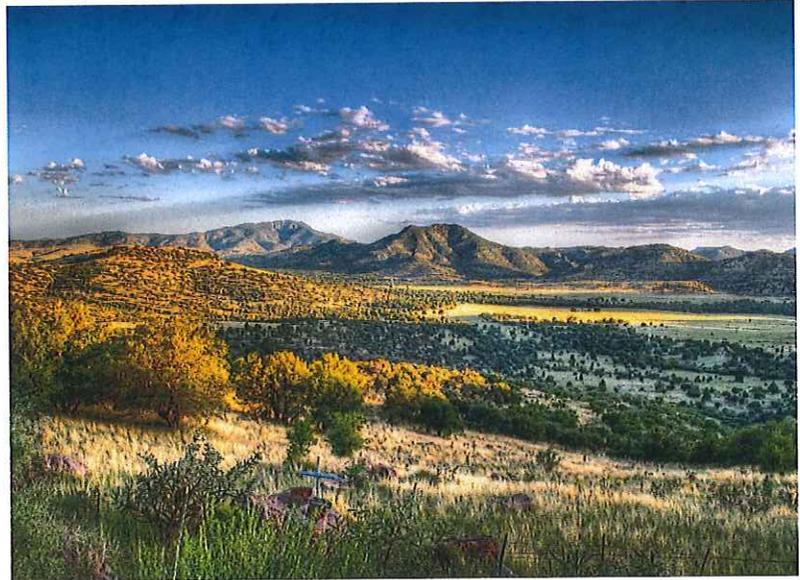


Texas General Land Office



Jerry Patterson, Commissioner



REAL PROPERTY EVALUATION REPORTS

Texas Department of Criminal Justice

Texas Facilities Commission

Texas Finance Commission

Health and Human Services Commission

Texas Juvenile Justice Department

Texas Workforce Commission

September 2012





September 1, 2012

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

I am pleased to present the 2012 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Texas Facilities Commission, Finance Commission, Health and Human Services Commission, Texas Department of Criminal Justice, Texas Juvenile Justice Department, and the Texas Workforce Commission.

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

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

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

Sincerely,



JERRY PATTERSON
Commissioner, General Land Office



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OVERVIEW

THE EVALUATION PROCESS



AN OVERVIEW

CONTENTS

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

- ◆ Texas Department of Criminal Justice
- ◆ Texas Facilities Commission
- ◆ Texas Finance Commission
- ◆ Health and Human Services Commission
- ◆ Texas Juvenile Justice Department
- ◆ Texas Workforce Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

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

Real Property Assets:

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

GLO Analysis and Recommendations

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

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

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

Texas Facilities Commission Recommendations

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

EVALUATION REPORTS

**TEXAS DEPARTMENT OF
CRIMINAL JUSTICE
AGENCY SUMMARY**

Texas General Land Office



Texas Department of Criminal Justice

Background/Authorities

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

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

In accordance with the Government Code, TDCJ, under the supervision of the Board of Criminal Justice, may lease state-owned lands and grant easements. Proceeds from these leases and easements are deposited into the appropriate special account of the State Treasury.

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

Real Property Assets

TDCJ owns 87 properties ranging from 0.54 acres to 20,527.74 acres. TDCJ currently utilizes over 122,382 acres, both owned and leased, for agricultural operations. Many TDCJ units are located in proximity to suburban centers including the greater Houston area. TDCJ has determined that the minimum acceptable size for a prison unit is 300 acres.

GLO Recommendations

The GLO recommends disposing of two TDCJ properties; the Central Unit, 325.74 acres and the Mineral Wells Site.

Agency Comments

TDCJ concurs with the sale of the Central Unit, and the Mineral Wells Site.

Texas Facilities Commission Comments

No recommendations were received from TFC regarding TDCJ properties.



TDCJ Properties to be Recommended

| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value | Acres Recommended | Value of Acres Recommended |
|---------------|--------------------|--|--|-------------|--------------------|-------------------|----------------------------|
| 718 | * Central Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 325.74 | \$23,380,000.00 | 325.74 | \$23,380,000.00 |
| 2381 | Mineral Wells Site | Vacant | Speculative Investment | 16.37 | \$94,000.00 | 16.37 | \$94,000.00 |
| Total: | | | | 342.11 | \$23,474,000.00 | 342.11 | \$23,474,000.00 |

* Please see page 17 for more details on the total market value of the Central Unit.

TDCJ Properties to be Retained

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



| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value |
|---------|---|--|---|-------------|--------------------|
| 1996 | Clements/Neal Units | State Prison Facilities/ Agricultural | State Prison Facilities/Agricultural | 592.28 | \$134,429,000.00 |
| 2349 | Cleveland Unit | State Prison Facility | State Prison Facility | 39.50 | \$8,800,000.00 |
| 706 | Coffield, Beto, Gurney, Michael, and Powledge Units | State Prison Facilities/ Agricultural | State Prison Facilities/Agricultural | 20,527.74 | \$234,930,000.00 |
| 2215 | Connally Unit | State Prison Facility | State Prison Facility | 813.35 | \$95,000,000.00 |
| 2191 | Cotulla Unit | Correctional Facility | Correctional Facility | 36.00 | \$7,600,000.00 |
| 704 | Crain/Hilltop/Murray/Woodman Units | State Prison Facilities/ Agricultural | State Prison Facilities/Agricultural | 1,166.44 | \$51,101,435.00 |
| 2212 | Dalhart Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 1,520.42 | \$26,200,000.00 |
| 2001 | Daniel Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 579.36 | \$17,775,000.00 |
| 716 | Darrington Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 6,770.13 | \$36,250,000.00 |
| 2312 | Dawson Unit | State Prison Facility | State Prison Facility | 0.91 | \$34,036,000.00 |
| 2308 | Diboll Unit | Correctional Facility | Correctional Facility | 100.00 | \$8,200,000.00 |
| 2309 | Dominguez Unit | State Prison Facility | State Prison Facility | 71.72 | \$17,260,000.00 |
| 2188 | Duncan Unit | Correctional Facility | Correctional Facility | 25.00 | \$5,355,000.00 |
| 715 | Eastham Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 12,788.86 | \$44,988,085.00 |
| 707 | Ellis Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 11,426.68 | \$44,578,000.00 |
| 702 | Estelle Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 5,458.73 | \$73,170,000.00 |
| 2351 | Estes Unit | State Prison Facility | State Prison Facility | 40.00 | \$16,221,000.00 |
| 714 | Ferguson Unit | State Prison Facility/ Agricultural | State Prison Facility/Agricultural | 4,354.74 | \$38,600,000.00 |
| 2190 | Fort Stockton Unit | State Prison Facility | State Prison Facility | 25.01 | \$6,023,000.00 |
| 2199 | Glossbrenner Unit | State Prison Facility | State Prison Facility | 283.33 | \$4,270,000.00 |



| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value |
|---------|---------------------------------|--|---|-------------|--------------------|
| 2201 | Goodman Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 493.84 | \$4,162,000.00 |
| 713 | Goree Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 717.47 | \$8,746,000.00 |
| 2202 | Halbert Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 222.74 | \$6,589,487.00 |
| 2209 | Hamilton Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 349.63 | \$11,972,296.00 |
| 2204 | Havins Unit | State Prison Facility | State Prison Facility | 300.00 | \$9,088,837.00 |
| 1997 | Hightower/Henley/Plane Units | State Prison Facility | State Prison Facility | 394.39 | \$31,900,000.00 |
| 1999 | Hobby Unit | State Prison Facility/Cropland | State Prison Facility/ Cropland | 388.04 | \$16,988,533.00 |
| 2003 | Hodge Unit | State Prison Facility | State Prison Facility | 58.04 | \$17,412,760.00 |
| 2593 | Houston Regional Office | Regional Office | Regional Office | 2.49 | \$1,130,000.00 |
| 1998 | Hughes Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 390.00 | \$58,915,529.00 |
| 711 | Huntsville (Walls) Unit | State Prison Facility | State Prison Facility | 54.36 | \$11,785,000.00 |
| 2310 | Hutchins Unit | State Prison Facility | State Prison Facility | 68.90 | \$19,558,000.00 |
| 712 | Jester I, III, IV Vance Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 932.59 | \$84,668,288.00 |
| 2198 | Johnston Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 342.24 | \$6,454,000.00 |
| 2197 | Jordan Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 1,211.36 | \$24,895,000.00 |
| 2321 | Kegans Unit | Correctional Facility | Correctional Facility | 0.81 | \$7,282,000.00 |
| 2354 | Kyle Unit | State Prison Facility | State Prison Facility | 12.20 | \$12,488,447.00 |
| 2025 | Lewis Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 360.00 | \$25,621,000.00 |
| 2316 | Lindsey Unit | State Prison Facility | State Prison Facility | 64.40 | \$8,723,300.00 |
| 2313 | Lockhart Unit | State Prison Facility | State Prison Facility | 31.13 | \$21,984,647.00 |
| 2323 | Lychner Unit | Correctional Facility | Correctional Facility | 63.97 | \$25,940,000.00 |



| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value |
|---------|---------------------------------------|--|--|-------------|--------------------|
| 2211 | Lynaugh Unit | State Prison Facility | State Prison Facility | 1,312.43 | \$22,736,000.00 |
| 2598 | Marlin Hospital | Prison Hospital | Prison Hospital | 8.00 | \$0 |
| 2586 | Marlin Unit | State Prison Facility | State Prison Facility | 25.00 | \$8,930,830.00 |
| 2059 | McConnell Unit | Correctional Facility | Correctional Facility/ Agriculture | 298.85 | \$54,240,000.00 |
| 2194 | Montford Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 1,303.50 | \$35,450,000.00 |
| 705 | Mountain View Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 96.44 | \$6,484,174.00 |
| 2196 | Ney Unit | State Prison Facility | State Prison Facility | 24.44 | \$3,720,000.00 |
| 703 | Pack/Luther Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 7,002.00 | \$49,940,000.00 |
| 2195 | Polunsky Unit | State Prison Facility | State Prison Facility | 472.25 | \$40,157,000.00 |
| 710 | Ramsey/Stringfellow/ Terrell Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 14,643.95 | \$64,000,000.00 |
| 2319 | Region V Headquarters | Regional Headquarters | Commercial | 0.60 | \$185,000.00 |
| 2054 | Roach Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 1,651.00 | \$24,110,683.00 |
| 2058 | Robertson/Middleton Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 402.23 | \$66,089,035.00 |
| 2205 | Rudd Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 303.85 | \$4,900,000.00 |
| 2587 | San Saba Unit | State Prison Facility | State Prison Facility | 25.00 | \$7,351,139.00 |
| 2311 | Sanchez Unit | State Prison Facility | State Prison Facility | 102.00 | \$14,407,000.00 |
| 2206 | Sayle Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 402.36 | \$7,770,957.00 |
| 709 | Scott Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 5,766.41 | \$19,975,000.00 |
| 2208 | Segovia/Lopez Units | Correctional Facility | Correctional Facility | 300.00 | \$17,000,000.00 |
| 2187 | Smith Unit | State Prison Facility | State Prison Facility | 562.58 | \$36,000,000.00 |
| 2000 | Snyder Distribution Center | State Warehouse Distribution Center | State Warehouse Distribution Center | 20.00 | \$4,085,000.00 |
| 2499 | South Texas Unit | State Correctional Facility | State Correctional Facility | 0.54 | \$3,610,000.00 |
| 2213 | Stevenson Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 464.03 | \$27,775,000.00 |
| 2055 | Stiles/LeBlanc/Gist Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 775.55 | \$49,000,000.00 |
| 2002 | TDCJ Administrative Head- quarters | State Prison Office Facility | State Prison Office Facility | 72.55 | \$10,838,000.00 |



| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value |
|---------------|--|--|--|-------------|--------------------|
| 2216 | Telford Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 1,205.79 | \$102,192,000.00 |
| 2203 | Torres Unit | State Prison Facility/ Agricultural | State Prison Facility/ Agricultural | 350.00 | \$18,482,092.00 |
| 2253 | Travis County Unit | State Prison Facility | State Prison Facility | 95.04 | \$14,201,209.00 |
| 2192 | Tulia Unit | State Prison Facility | State Prison Facility | 25.00 | \$4,786,000.00 |
| 2210 | Wallace/Ware Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 546.51 | \$26,694,000.00 |
| 2200 | Wheeler/Formby Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 601.63 | \$15,170,000.00 |
| 2315 | Willacy Unit | State Prison Facility | State Prison Facility | 100.00 | \$7,000,000.00 |
| 708 | Wynne/Byrd (Diagnostic)/ Holliday Units | State Prison Facilities/ Agricultural | State Prison Facilities/ Agricultural | 1,417.00 | \$45,942,500.00 |
| 2317 | Young Unit | State Correctional Facility | State Correctional Facility | 42.79 | \$10,690,000.00 |
| Total: | | | | 124,396.87 | \$2,402,366,368.00 |

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

Texas Department of Criminal Justice

Texas General Land Office

GLO ID#: 718

Central Unit

Location:

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

Legal Description:

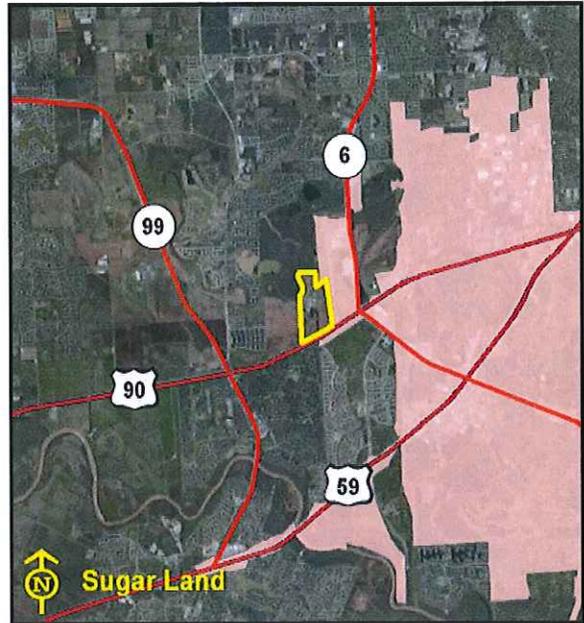
M.M. Battle League, Abstract No. 9, Alexander Hodge League, Abstract No. 32, Fort Bend County

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|---|-----------------------------|---|---------------------------------------|
| Appraisal Date: ..3/18/2010 | Acres: 325.74 | Bldgs.:99 | Bldg Sq Ft517,633 sq. ft. |
| Sen. Dist.:17 | Rep. Dist.:26 | FAR: .. 0.04 | Building Value: \$0 |
| % in Floodplain 45% | Slope:Moderate | Land Value: \$23,380,000 | |
| Zoning:Industrial | | Total Market Value: \$23,380,000 | |
| Frontage:Hwy 90A, Hwy 6 | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water Well | | | |
| Surrounding Uses:Agricultural, Governmental, Vacant, Residential | | | |
| Current Use:State Prison Facility/Agricultural | | | |
| Highest and Best Use:State Prison Facility/Agricultural | | | |
| Agency Projected Use:State Prison Facility/Agricultural | | | |

Texas Department of Criminal Justice

Texas General Land Office

Analysis

The Texas Department of Criminal Justice formerly utilized this site as state prison facility and for agricultural production. It is located on the north side of US Highway 90A west of the Sugar Land Municipal Airport. The site is improved with 99 buildings, security fencing, water treatment plant, a wastewater facility, security lighting, and concrete parking. As a result of the last legislative session, this prison was defunded, all residents relocated, and the prison closed. The facility is currently being utilized for TDCJ logistical operations.

The listed value for this property is for the land only as most of the buildings are obsolete and only functional for prison operations. In so far as this property will be sold in the near future, the cost of demolition and mitigation of environmental issues is not included in the total market value provided. If TDCJ does not pursue demolition and mitigation prior to a sale, the net value to the state will be less than what is posted in this report.

There is a great interest by the City of Sugarland and Fort Bend County to develop the property. The GLO recommends the sale/lease of the now underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



GLO ID#: 2381

Mineral Wells Site

Location:

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

Legal Description:

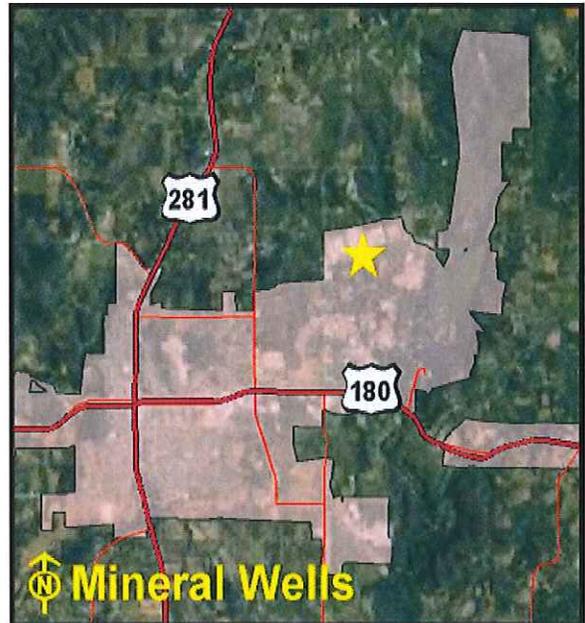
Volume 1734, Page 1055, Parker County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

| | | | |
|---|----------------------------|-----------------------|--|
| Appraisal Date: ..4/19/2010 | Acres: 16.37 | Bldgs.:8 | Bldg Sq Ft 43,842 sq. ft. |
| Sen. Dist.:30 | Rep. Dist.:61 | FAR: ... 0.06 | Building Value: \$0 |
| % in Floodplain: 0% | Slope:Level | | Land Value: \$500 |
| Zoning:Mixed-Use | | | Total Market Value: \$500 |
| Frontage:Cross Post Rd, Grant Rd | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Industrial, Vacant | | | |
| Current Use:Vacant | | | |
| Highest and Best Use:Speculative Investment | | | |
| Agency Projected Use:Specilative Investment | | | |

Texas Department of Criminal Justice

Texas General Land Office

Analysis

The Texas Department of Criminal Justice obtained this tract, located in the Fort Wolters Industrial Park in Mineral Wells, as a gift from the U.S. General Services Administration, with plans to use it as a State Prison. The transfer deed included a deed restriction that precluded any use other than as a prison facility. TDCJ's plans changed shortly after the transfer and the site was never utilized by TDCJ for any purpose and it has remained vacant. The site is highly contaminated from previous military uses, to include soil and groundwater contamination. TDCJ was able to obtain a release of the deed restrictions from GSA in 2012. The GLO will be acting under Governor's List authority to sell the tract.

GLO Recommendation:

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

Agency Comments:

Site Map



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

Texas General Land Office

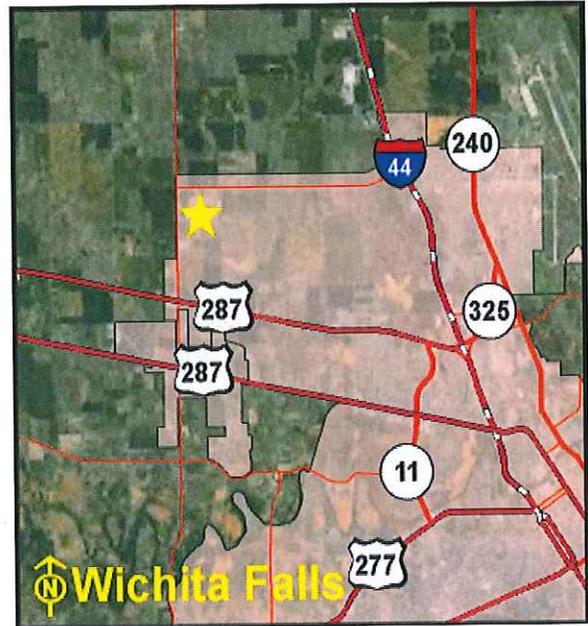
Allred Unit

Location:

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

Legal Description:

Volume 1621, Page 34, Wichita County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

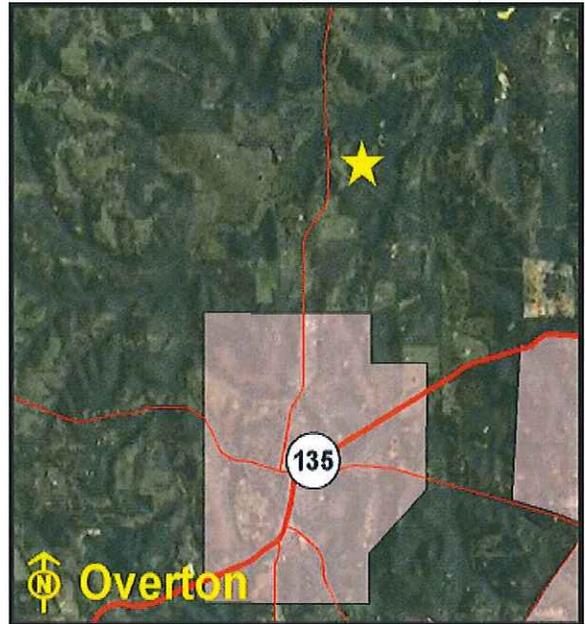
B. Moore Unit

Location:

8500 North FM 3053, Overton, Rusk County, Texas

Legal Description:

Volume 2087, Page 227, Rusk County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility, ROW

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

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

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

Recommendation:

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

Texas General Land Office

Bartlett Unit

Location:

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

Legal Description:

Volume 2591, Page 437, Williamson County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Drainage

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

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

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

Recommendation:

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

Texas General Land Office

Boyd/Teague Unit

Location:

Hwy 84, Fairfield, Freestone County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

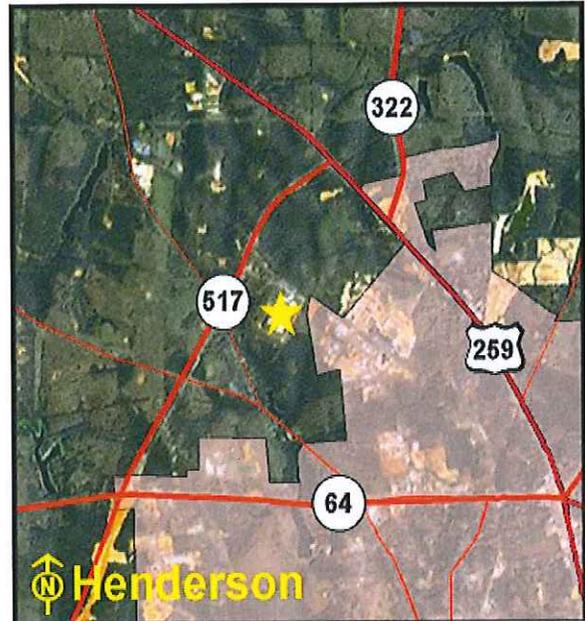
Bradshaw Unit

Location:

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

Legal Description:

Volume 2083, Page 482, Rusk County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

| | | | |
|---|---|----------------------------|--|
| Appraisal Date: ..1/22/2010 | Acres: 99.74 | Bldgs.:14 | Bldg Sq Ft 225,738 sq.ft. |
| Sen. Dist.:1 | Rep. Dist.:11 | FAR: 0.05 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$12,752,000 |
| Zoning:Unzoned | | | |
| Frontage:West Loop 571 North | | | |
| Utilities: | Electricity, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Woodlands, Industrial | | |
| Current Use: | State Jail Facility | | |
| Highest and Best Use: | State Jail Facility | | |
| Agency Projected Use: | State Jail Facility | | |

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

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

Recommendation:

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

Texas General Land Office

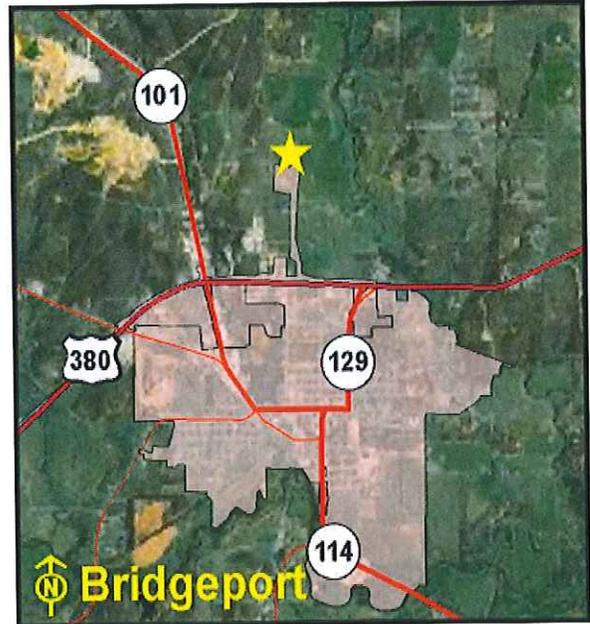
Bridgeport Unit

Location:

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

Legal Description:

Volume 799, Page 788, Wise County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ..1/26/2010 Acres: 38.29
 Sen. Dist.:...30 Rep. Dist.:...61 FAR: 0.06
 % in Floodplain:0% Slope:.....Level
 Zoning:Residential
 Frontage:N. 10th St, U.S. HWY 380
 Utilities:Electricity, Telephone, Wastewater, Water
 Surrounding Uses:Rangeland, Agricultural
 Current Use:State Prison Facility
 Highest and Best Use:State Prison Facility
 Agency Projected Use:State Prison Facility

Bldgs.:7 Bldg Sq Ft 99,313 sq.ft.

Total Market Value: \$10,075,000

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

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

Recommendation:

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

Texas General Land Office

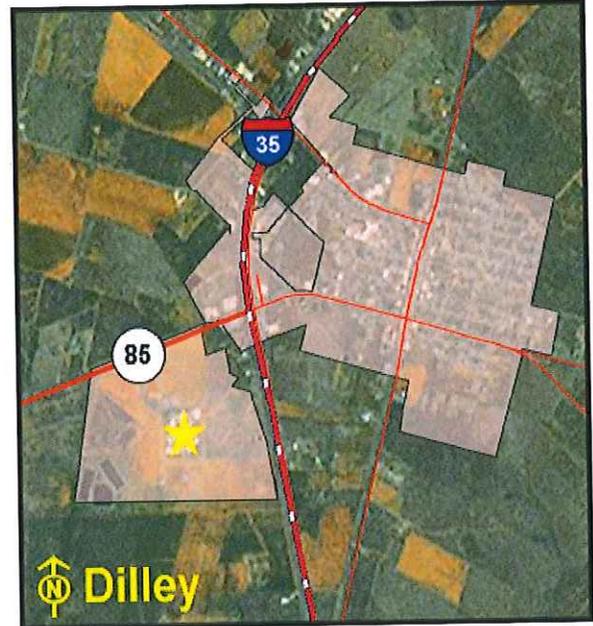
Briscoe Unit

Location:

State Highway 85 West, Dilley, Frio County, Texas

Legal Description:

Volume 307, Page 10, Frio County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

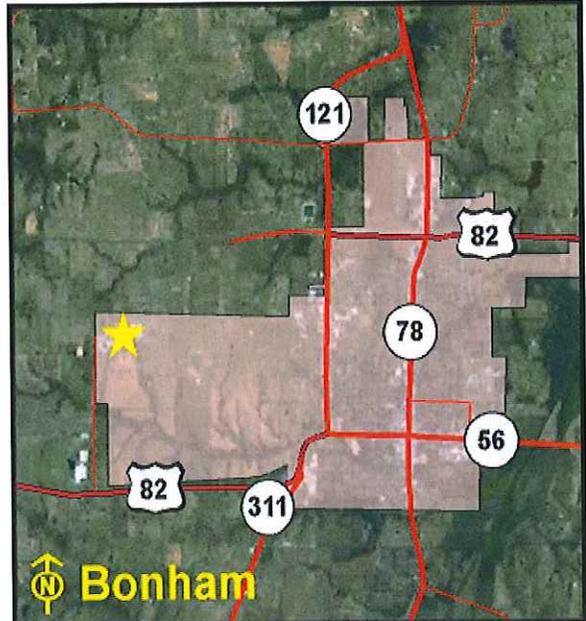
C. Moore/Cole Units

Location:

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

Legal Description:

Volume 773, Page 1057, Fannin County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Pipeline, Utility

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

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

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

Recommendation:

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

Texas General Land Office

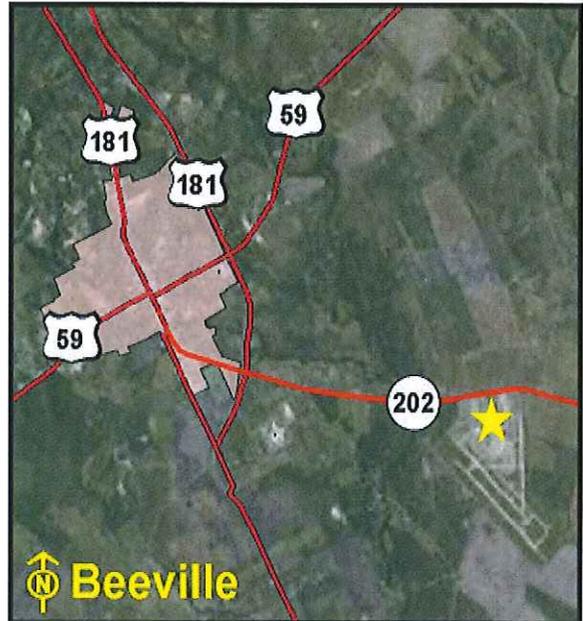
Chase Field-Garza East and West Units

Location:

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

Legal Description:

Volume 512, Page 404, Bee County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility

Appraisal Date: ..12/8/2009 Acres: 303.55
 Sen. Dist.:.....21 Rep. Dist.:.....35 FAR: 0.10
 % in Floodplain:0% Slope:Moderate
 Zoning:Unzoned
 Frontage:S.H. 202

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

Total Market Value: \$47,400,000

Utilities:Electricity, Telephone, Water, Water Well
 Surrounding Uses:Agricultural, Residential, Governmental
 Current Use:Correctional Facilities
 Highest and Best Use:Correctional Facilities/Agricultural
 Agency Projected Use:Correctional Facilities

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

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

Recommendation:

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

Texas General Land Office

Clemens Unit

Location:

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

Legal Description:

Volume 50, Page 625, Brazoria County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility, ROW



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Clements/Neal Units

Location:

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

Legal Description:

Volume 1966, Page 215, Potter County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/30/2010 **Acres:** 592.28 **Bldgs.:**66 **Bldg Sq Ft**1,549,789 sq.ft.
Sen. Dist.:.....31 **Rep. Dist.:**.....87 **FAR:** 0.06
% in Floodplain:.....5% **Slope:**.....Level
Zoning:Unzoned
Frontage:Spur 591 (NE 24th St.)
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Rangeland, Residential, Industrial
Current Use:State Prison Facilities/Agricultural
Highest and Best Use:State Prison Facilities/Agricultural
Agency Projected Use:State Prison Facilities/Agricultural

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

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

Recommendation:

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

Texas General Land Office

Cleveland Unit

Location:

East Fifth Street, Cleveland, Liberty County, Texas

Legal Description:

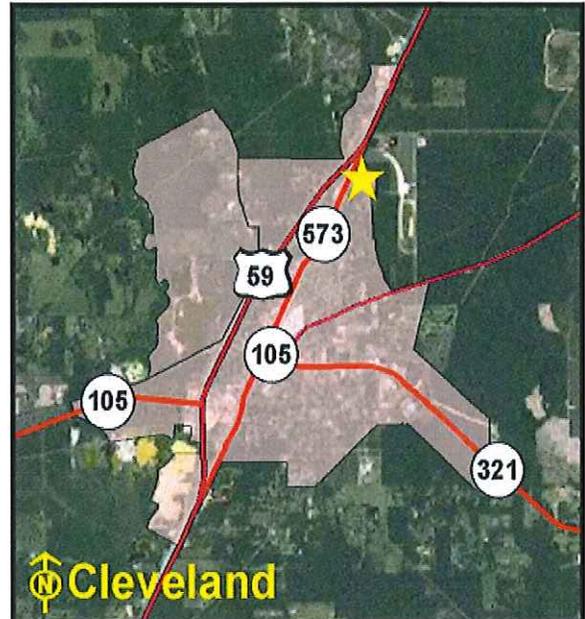
Volume 596, Page 142, Volume 614, Page 779, Volume 615, Page 782, Volume 615, Page 784, Liberty County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|---|----------------------------|----------------------------|--|
| Appraisal Date: ..2/18/2010 | Acres: 39.50 | Bldgs.:3 | Bldg Sq Ft 106,568 sq.ft. |
| Sen. Dist.:4 | Rep. Dist.:18 | FAR: 0.06 | |
| % in Floodplain:5% | Slope:Level | Total Market Value: | \$8,800,000 |
| Zoning:Mixed-Use | | | |
| Frontage:East Fifth Street | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Residential, Commercial, Industrial | | | |
| Current Use:State Prison Facility | | | |
| Highest and Best Use:State Prison Facility | | | |
| Agency Projected Use:State Prison Facility | | | |

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

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

Recommendation:

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

Texas General Land Office

Coffield, Beto, Gurney, Michael, and Powledge Units

Location:

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

Legal Description:

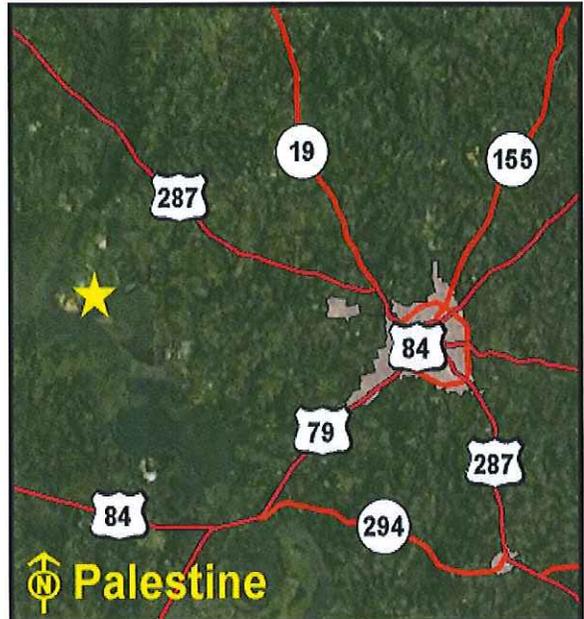
Volume 648, Page 257, Volume 951, Page 513, Volume 819, Page 665, Volume 716, Page 624, Volume 702, Page 166, Anderson County & Freestone County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

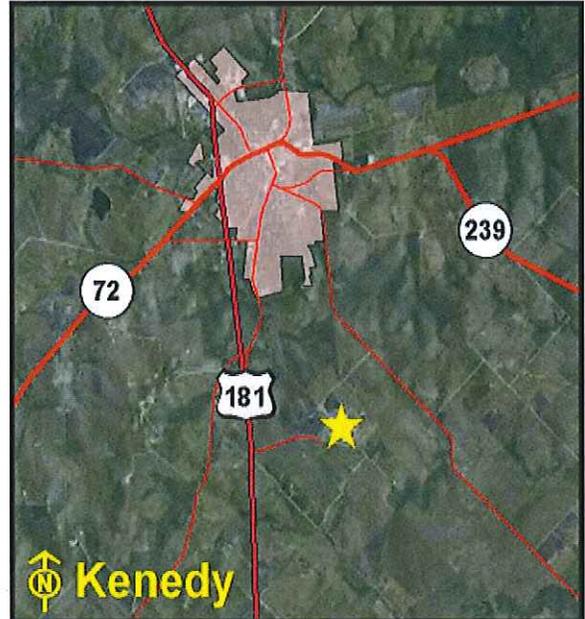
Connally Unit

Location:

899 FM 632, Kenedy, Karnes County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Cotulla Unit

Location:

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

Legal Description:

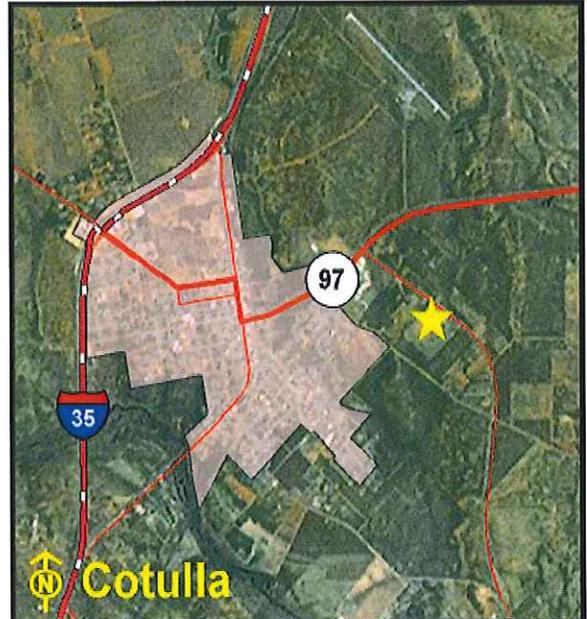
Volume 303, Page 336, La Salle County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Crain/Hilltop/Murray/Woodman Units

Location:

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

Legal Description:

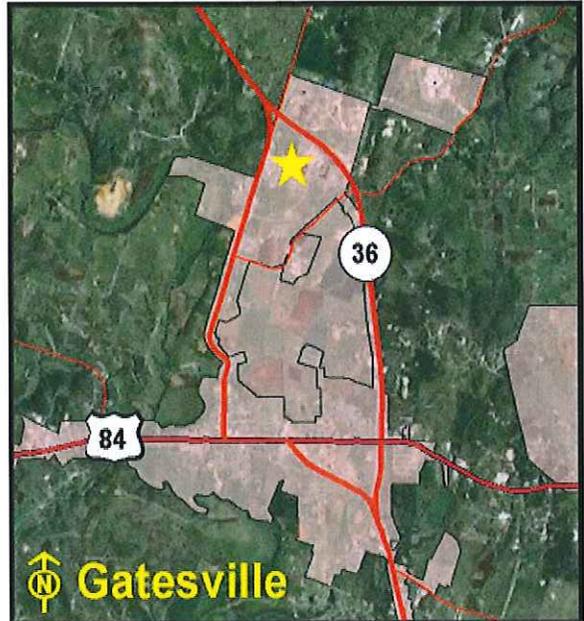
Volume 388-50, Page 94, Volume 397, Page 332, Volume 456, Page 697, Volume 579, Page 387, Coryell County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

| | | | |
|-------------------------------------|---|----------------------------|---|
| Appraisal Date:4/6/2010 | Acres: 1,166.44 | Bldgs.:223 | Bldg Sq Ft1,324,846 sq.ft. |
| Sen. Dist.:22 | Rep. Dist.:59 | FAR: 0.03 | |
| % in Floodplain:40% | Slope:Moderate | Total Market Value: | \$51,101,435 |
| Zoning: | Civic | | |
| Frontage: | SH 36, FM 929 | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Governmental, Residential, Commercial | | |
| Current Use: | State Prison Facilities/Agricultural | | |
| Highest and Best Use: | State Prison Facilities/Agricultural | | |
| Agency Projected Use: | State Prison Facilities/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

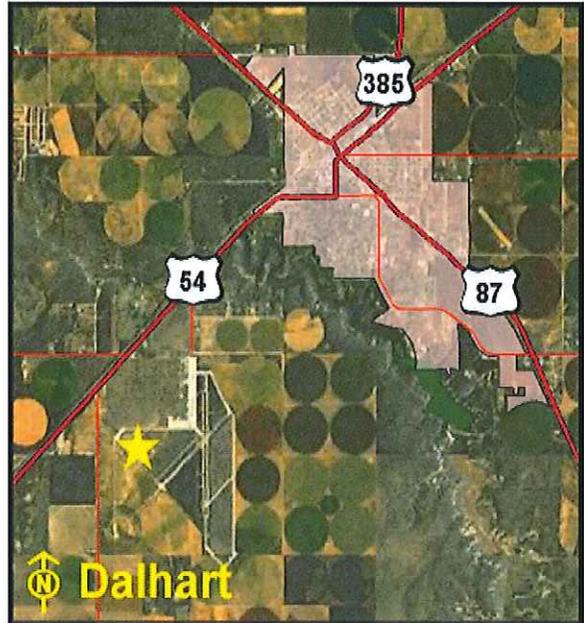
Dalhart Unit

Location:

11950 FM 998, Dalhart, Hartley County, Texas

Legal Description:

Volume 20, Page 840, Hartley County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

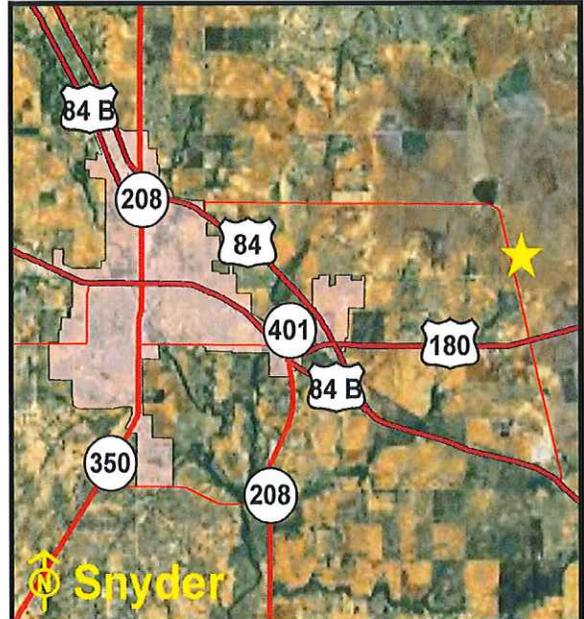
Daniel Unit

Location:

938 South FM 1673, Snyder, Scurry County, Texas

Legal Description:

Volume 354, Page 228, Scurry County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..1/28/2010 **Acres:** 579.36 **Bldgs.:**25 **Bldg Sq Ft** 281,377 sq.ft.
Sen. Dist.:.....28 **Rep. Dist.:**.....72 **FAR:** 0.01
% in Floodplain:0% **Slope:**.....Level
Zoning:Unzoned
Frontage:FM 1673
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located on FM 1673 in Snyder. The site is improved with 25 buildings, security fencing and lighting, and concrete parking. The surrounding land uses include mainly agricultural developments.

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

Recommendation:

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

Texas General Land Office

Darrington Unit

Location:

FM 521, Rosharon, Brazoria County, Texas

Legal Description:

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

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, ROW



Location Map

Appraisal Date: ..2/22/2010 **Acres:** 6,770.13 **Bldgs.:**72 **Bldg Sq Ft** 752,983 sq.ft.
Sen. Dist.:.....11 **Rep. Dist.:**.....29 **FAR:** 0.01
% in Floodplain:.....61% **Slope:**Moderate
Zoning:Unzoned
Frontage:FM 521, CR 54
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Residential
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. The site is bisected by FM 521. Parcel A (1,055 acres) is located on the east side and Parcel B (5,715.13 acres) on the west side, north of Rosharon. The site is improved with 72 buildings, a waste water treatment facility, water plant, security fencing, recreational areas, security lighting, and concrete parking. The surrounding land uses include agricultural and residential developments.

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

Recommendation:

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

Texas General Land Office

Dawson Unit

Location:

106 West Commerce Street, Dallas, Dallas County, Texas

Legal Description:

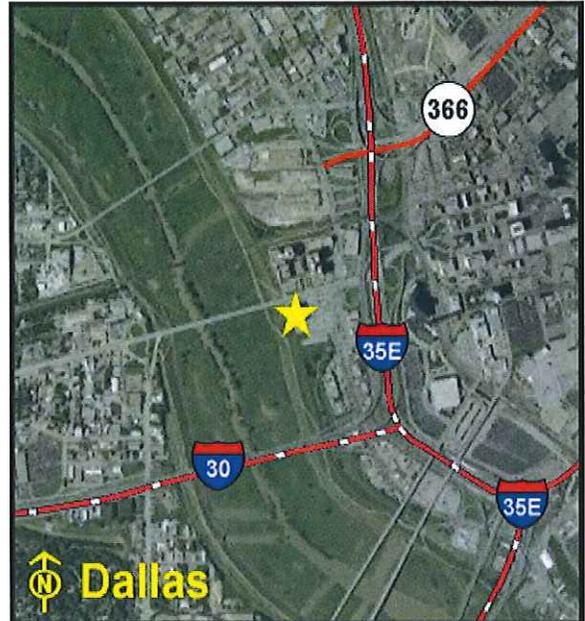
Volume 94141, Page 01899, Dallas County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Diboll Unit

Location:

1604 South First Street, Diboll, Angelina County, Texas

Legal Description:

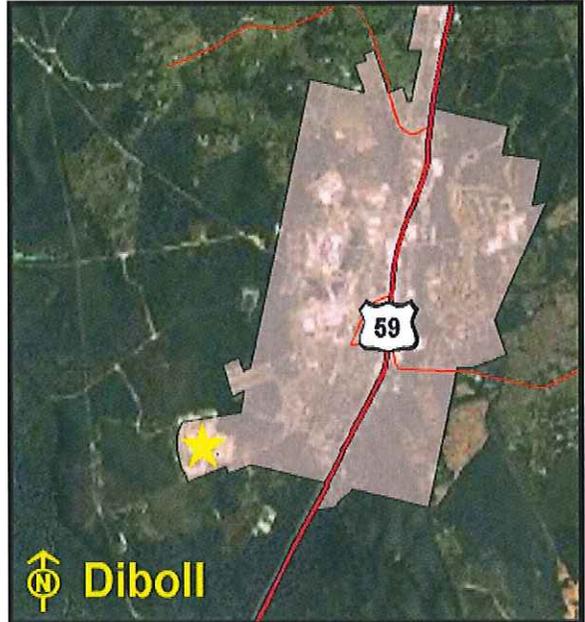
Volume 1161, Page 782, Angelina County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

| | | | |
|------------------------------------|--|----------------------------|--|
| Appraisal Date: 11/24/2009 | Acres: 100.00 | Bldgs.:8 | Bldg Sq Ft 158,108 sq.ft. |
| Sen. Dist.:3 | Rep. Dist.:12 | FAR: 0.04 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$8,200,000 |
| Zoning:Unzoned | Frontage:South First Street | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Residential, Governmental, Woodlands | | |
| Current Use: | Correctional Facility | | |
| Highest and Best Use: | Correctional Facility | | |
| Agency Projected Use: | Correctional Facility | | |

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

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

Recommendation:

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

Texas General Land Office

Dominguez Unit

Location:

6535 Cagnon Road, San Antonio, Bexar County, Texas

Legal Description:

Volume 6115, Page 1925, Bexar County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

| | | | |
|---|---------------------------|----------------------------|--|
| Appraisal Date:2/4/2010 | Acres: 71.72 | Bldgs.:14 | Bldg Sq Ft 301,102 sq.ft. |
| Sen. Dist.:19 | Rep. Dist.: ...117 | FAR: 0.10 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$17,260,000 |
| Zoning:Unzoned | | | |
| Frontage:Cagnon Road | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Governmental, Agricultural, Residential | | | |
| Current Use:State Prison Facility | | | |
| Highest and Best Use:State Prison Facility | | | |
| Agency Projected Use:State Prison Facility | | | |

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

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

Recommendation:

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

Texas General Land Office

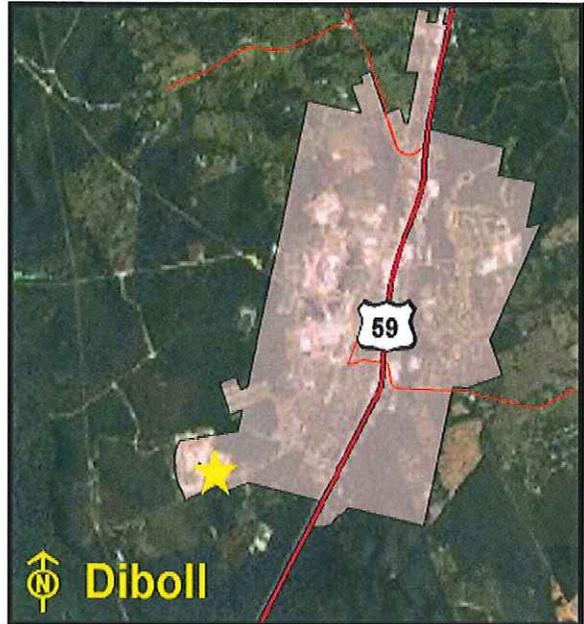
Duncan Unit

Location:

1502 South First Street, Diboll, Angelina County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Eastham Unit

Location:

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

Legal Description:

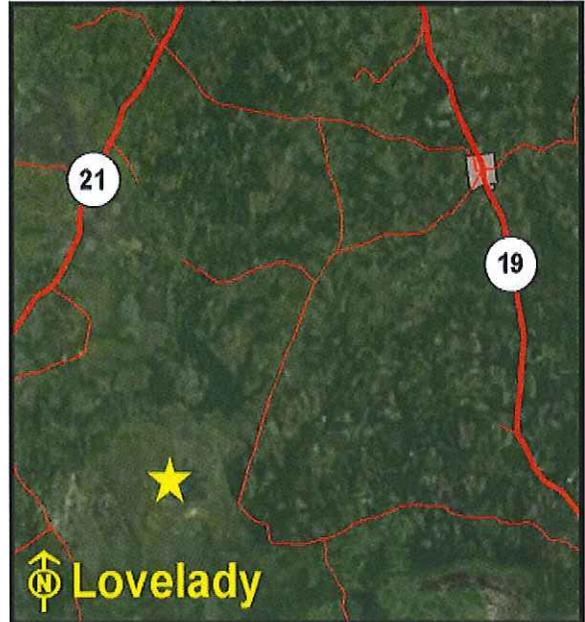
All of R. Camp, M. Ledbetter, C.E. Milon, E. Fitzsimmons, D. Eastham, W. Ford, C. Colcott, & G. Robbins Surveys, & parts of the J. Coughran, H. Glodmay, C. Richards, & G. Badilla Surveys; Houston

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date:5/3/2010 **Acres:**12,788.86 **Bldgs.:**159 **Bldg Sq Ft**1,060,953 sq.ft.
Sen. Dist.:.....5 **Rep. Dist.:**.....11 **FAR:** 0.01
% in Floodplain:38% **Slope:**Moderate **Total Market Value:** \$44,988,085
Zoning:Unzoned
Frontage:FM 230
Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well
Surrounding Uses:Agricultural, Governmental
Current Use:State Prison Facility/Agricultural
Highest and Best Use:State Prison Facility/Agricultural
Agency Projected Use:State Prison Facility/Agricultural

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

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

Recommendation:

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

Texas General Land Office

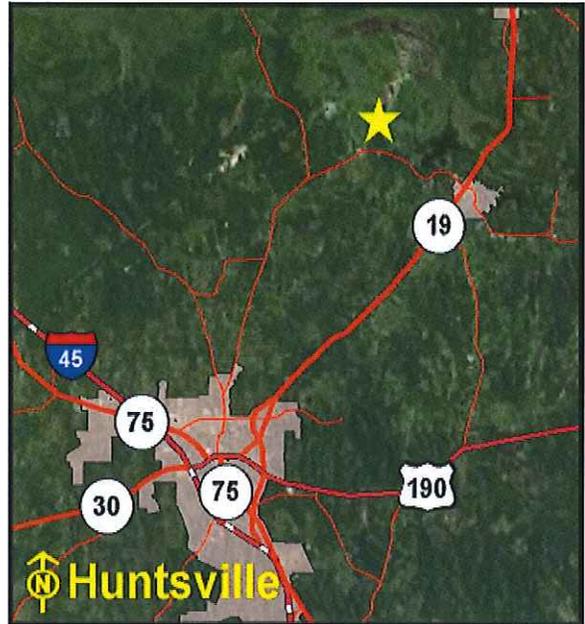
Ellis Unit

Location:

FM 980, Huntsville, Walker County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

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

The Texas Department of Criminal Justice utilizes this site as a prison facility and for agricultural production. It is located northeast of Huntsville on FM 980. The site is improved with 149 buildings, interior/exterior security fencing, a sewer treatment plant, recreational areas, security lighting, and concrete parking. The surrounding land uses include agricultural, governmental, and residential developments.

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

Recommendation:

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

Texas General Land Office

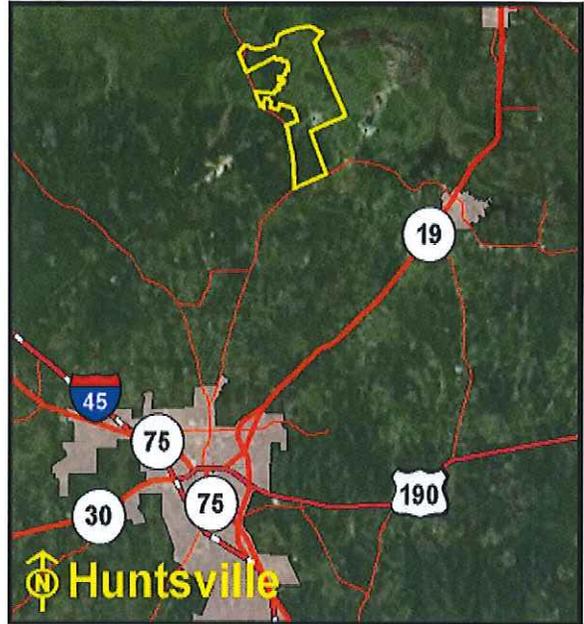
Estelle Unit

Location:

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

Legal Description:

Volume 392, Page 114, Walker County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW

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

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

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

Estes Unit

Location:

1100 FM 1807, Venus, Johnson County, Texas

Legal Description:

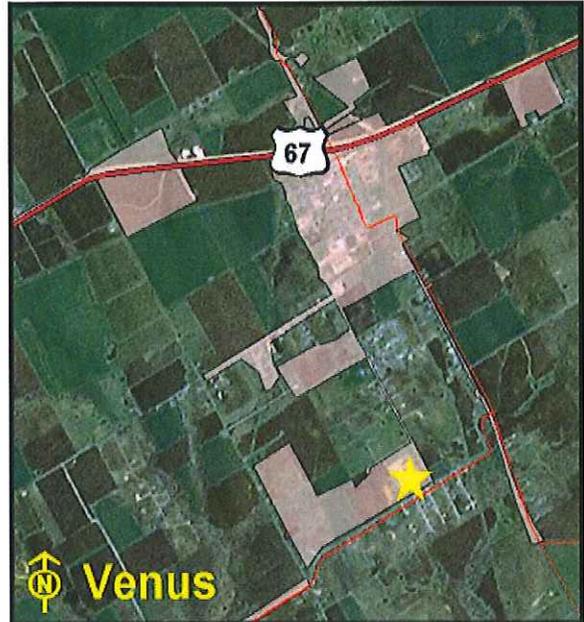
Volume 2203, Page 18, Volume 1260, Page 222, Johnson County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Ferguson Unit

Location:

FM 247, Madisonville, Madison County, Texas

Legal Description:

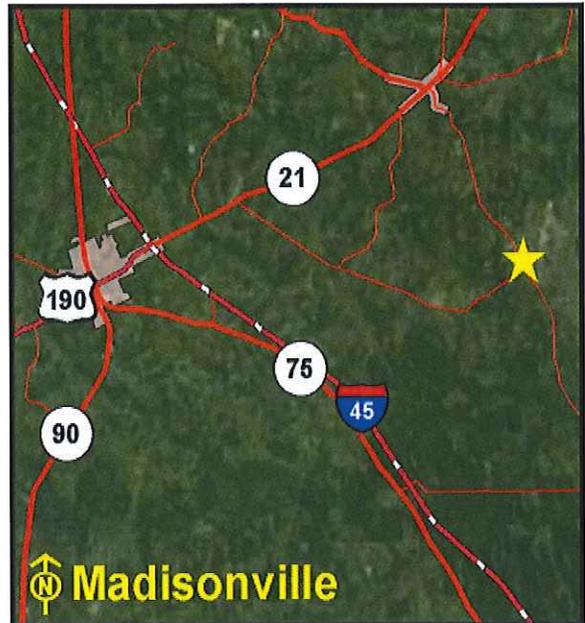
T. Lamb, WM Walker, M. Rawlins, J. Kendig, S. McGown, P. McLean, I. Worsham, J. Pierson, G. Young, S. Brimberry, T. Carson, H. Burtis, and N. Rhodes Surveys; Madison County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Fort Stockton Unit

Location:

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

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Glossbrenner Unit

Location:

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

Legal Description:

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

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

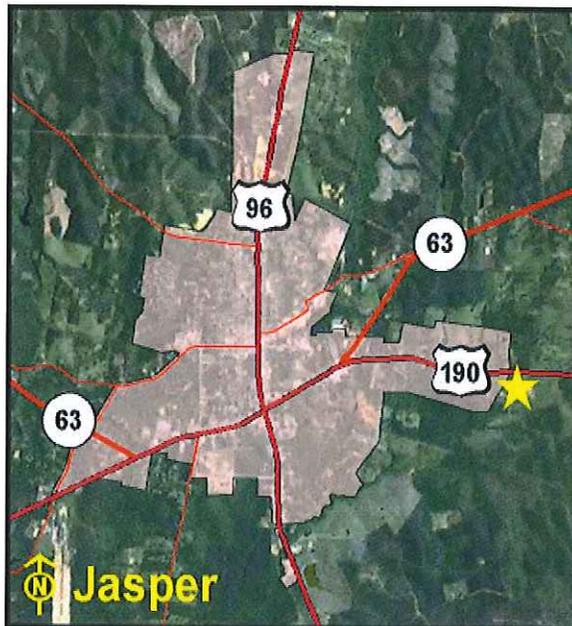
Goodman Unit

Location:

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

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

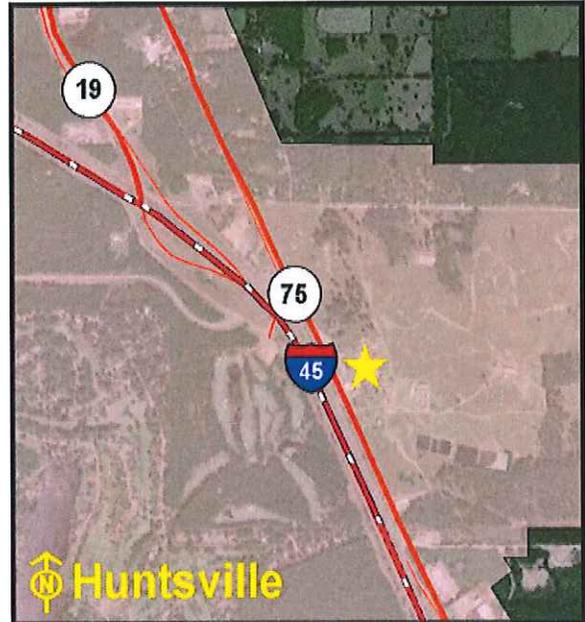
Goree Unit

Location:

State Highway 75 South, Huntsville, Walker County, Texas

Legal Description:

Volume 6, Page 628, Walker County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

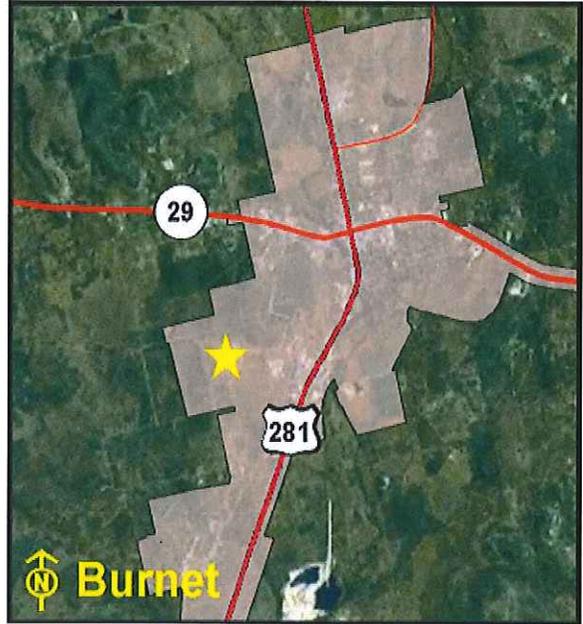
Halbert Unit

Location:

800 Ellen Halbert Drive, Burnet, Burnet County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: ROW, Utility

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

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

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

Recommendation:

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

Texas General Land Office

Hamilton Unit

Location:

200 Lee Morrison Lane, Bryan, Brazos County, Texas

Legal Description:

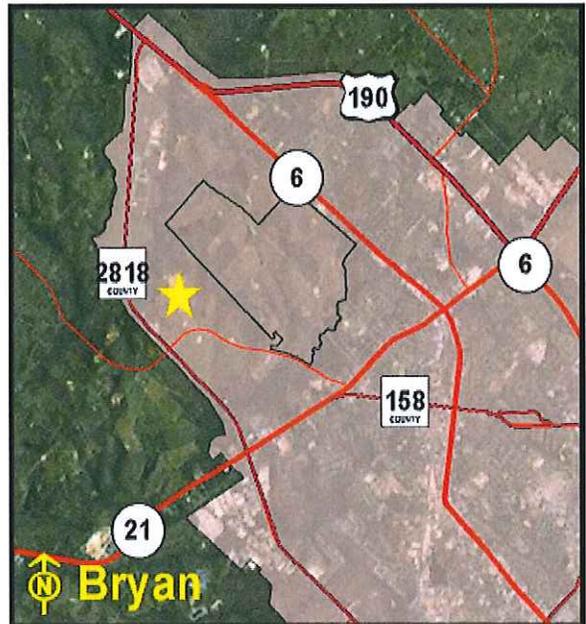
Volume 2049, Page 316, Volume 1613, Page 181, Volume 1611, Page 130, Volume 1077, Page 818, Volume 760, Page 465, Volume 652, Page 339, Brazos County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Havins Unit

Location:

500 FM 45, Brownwood, Brown County, Texas

Legal Description:

Volume 1133, Page 267, Brown County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline, Utility

| | | | |
|-------------------------------------|--|----------------------------|--|
| Appraisal Date: ..4/29/2010 | Acres: 300.00 | Bldgs.:9 | Bldg Sq Ft 114,356 sq.ft. |
| Sen. Dist.:24 | Rep. Dist.:60 | FAR: 0.01 | |
| % in Floodplain:0% | Slope:Moderate | Total Market Value: | \$9,088,837 |
| Zoning:Unzoned | | | |
| Frontage:FM 45, CR 237 | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Residential, Industrial | | |
| Current Use: | State Prison Facility | | |
| Highest and Best Use: | State Prison Facility | | |
| Agency Projected Use: | State Prison Facility | | |

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

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

Recommendation:

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

Texas General Land Office

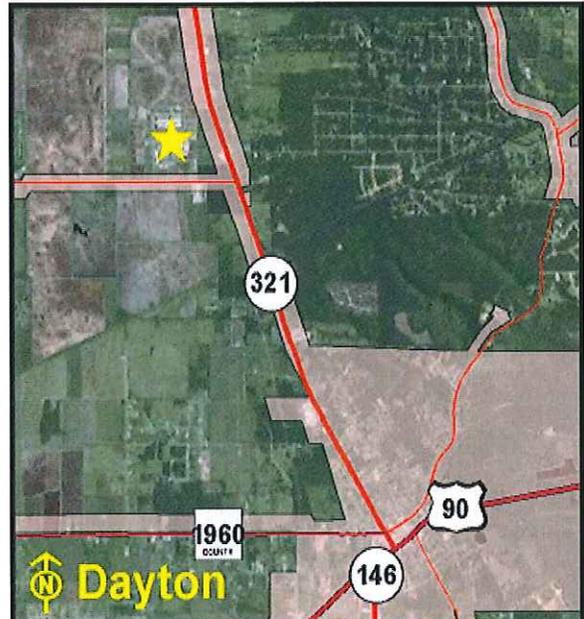
Hightower/Henley/Plane Units

Location:

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

Legal Description:

Volume 1260, Page 40, Liberty County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Hobby Unit

Location:

742 FM 712, Marlin, Falls County, Texas

Legal Description:

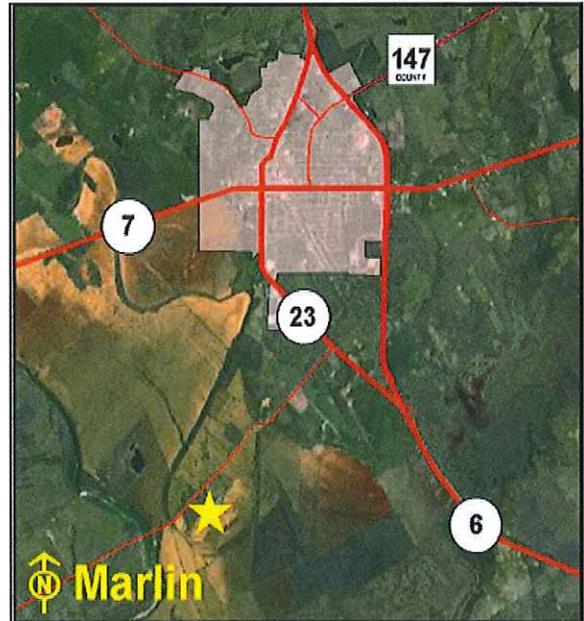
Volume 8, Page 156, Volume 13, Page 22, Volume 264, Page 275, Falls County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

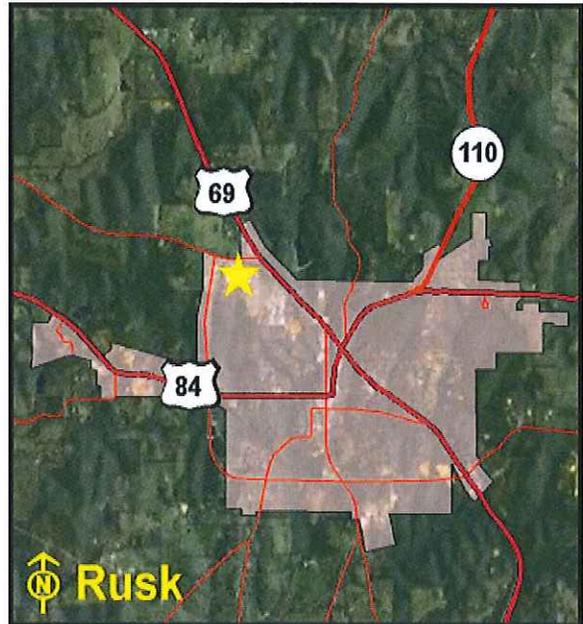
Hodge/Skyview Units

Location:

379 FM 2972, Rusk, Cherokee County, Texas

Legal Description:

Volume 1068, Page 298, Cherokee County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Houston Regional Office

Location:

10110 Northwest Freeway, Houston, Harris County, Texas

Legal Description:

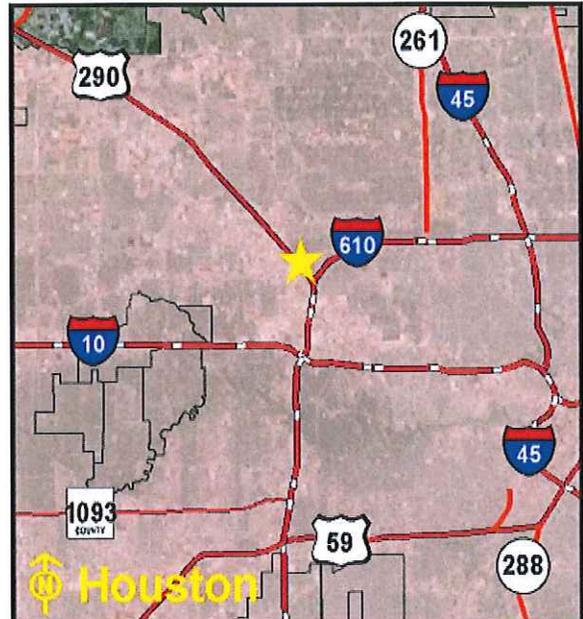
Document No. 300853323, Harris County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

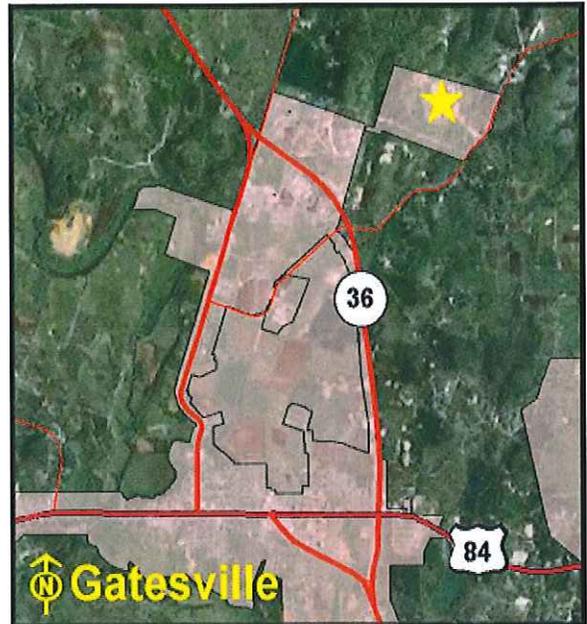
Hughes Unit

Location:

3201 FM 929, Gatesville, Coryell County, Texas

Legal Description:

Volume 131, Page 115, Coryell County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Huntsville (Walls) Unit

Location:

815 12th Street, Huntsville, Walker County, Texas

Legal Description:

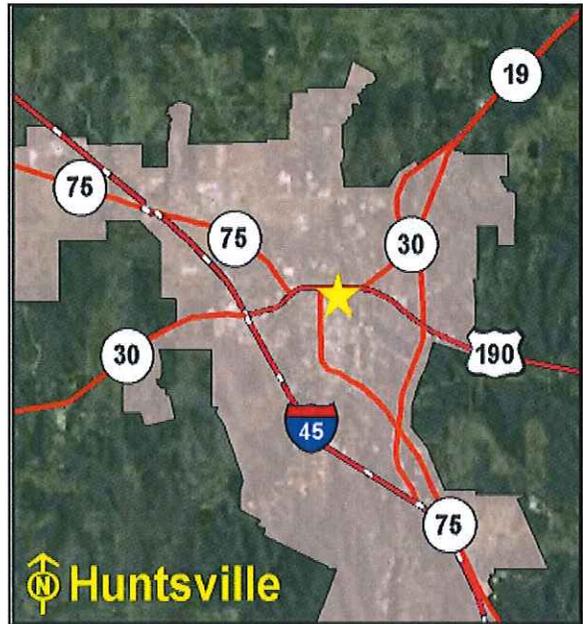
Volume 381, Page 287, Huntsville County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|--|--|----------------------------|--|
| Appraisal Date: ..1/28/2010 | Acres: 54.36 | Bldgs.:63 | Bldg Sq Ft 680,825 sq.ft. |
| Sen. Dist.:5 | Rep. Dist.:13 | FAR: 0.29 | |
| % in Floodplain:18% | Slope:Level | Total Market Value: | \$11,785,000 |
| Zoning:Mixed-Use | | | |
| Frontage:11th-14th St, Ave G, I & J | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Residential, Industrial, Commercial | | |
| Current Use: | State Prison Facility | | |
| Highest and Best Use: | State Prison Facility | | |
| Agency Projected Use: | State Prison Facility | | |

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

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

Recommendation:

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

Texas General Land Office

Hutchins Unit

Location:

1500 East Langdon Road, Hutchins, Dallas County, Texas

Legal Description:

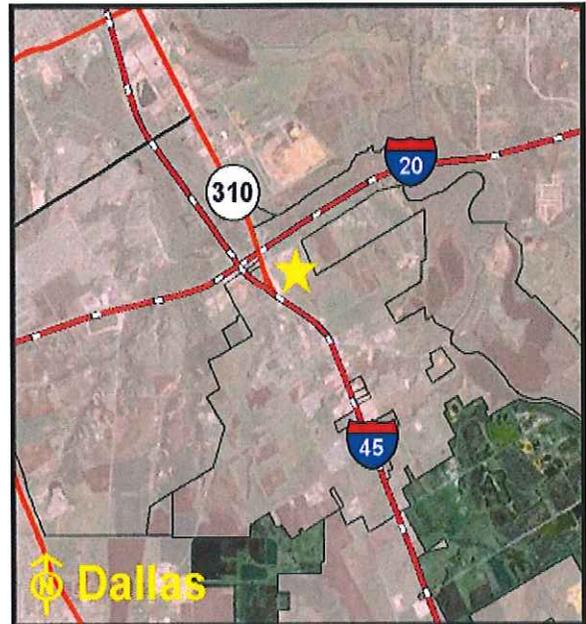
Volume 33, Page 475, Dallas County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



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

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

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

Recommendation:

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

Texas General Land Office

Jester I, III, IV Vance Units

Location:

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

Legal Description:

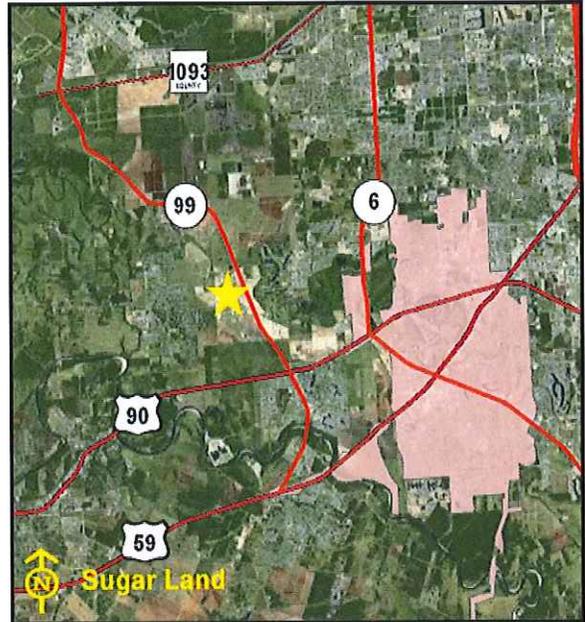
Volume S, Page 25, Volume 43, Page 209, Volume 152, Page 423, Fort Bend County Official Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Pipeline, Utility



Location Map

| | | | |
|---|-----------------------------|----------------------------|--|
| Appraisal Date: ..3/18/2010 | Acres: 932.59 | Bldgs.:136 | Bldg Sq Ft 951,189 sq.ft. |
| Sen. Dist.:17 | Rep. Dist.:26 | FAR: 0.02 | |
| % in Floodplain:10% | Slope:Moderate | Total Market Value: | \$84,668,288 |
| Zoning:Unzoned | | | |
| Frontage:FM 1464, Harlem Rd | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well | | | |
| Surrounding Uses:Agricultural, Residential | | | |
| Current Use:State Prison Facilities/Agricultural | | | |
| Highest and Best Use:State Prison Facilities/Agricultural | | | |
| Agency Projected Use:State Prison Facilities/Agricultural | | | |

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

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

Recommendation:

Retain for continued agency operation.

Texas General Land Office

Johnston Unit

Location:

703 Airport Road, Winnsboro, Wood County, Texas

Legal Description:

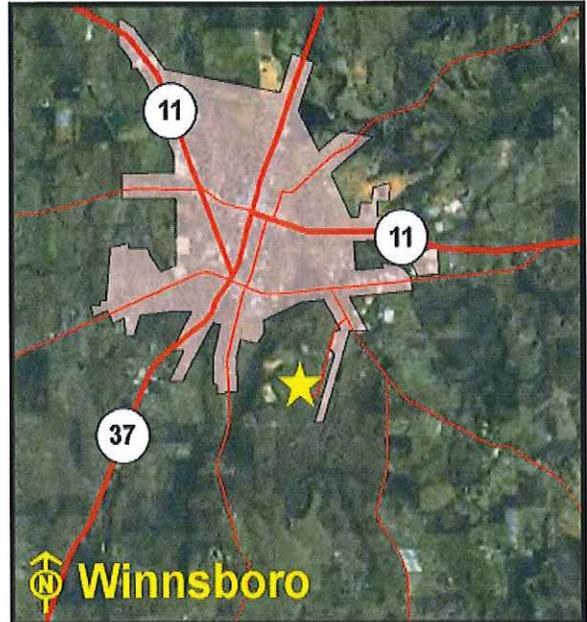
Volume 1319, Pages 137, 140, 145, 147, 150, 152, 157, Wood County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

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

The Texas Department of Criminal Justice utilizes this site as a prison facility and for hay production. It is located on Airport Road in Winnsboro. The site is improved with nine buildings, security fencing, concrete parking, and security lighting. The surrounding land uses include an Airport, church, and residential developments.

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

Recommendation:

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

Texas General Land Office

Jordan Unit

Location:

8733 CR 12, Pampa, Gray County, Texas

Legal Description:

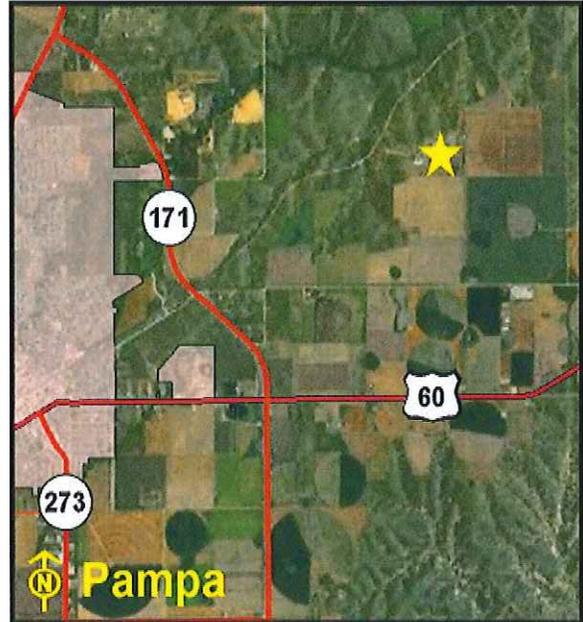
All or parts of Sections 51,52,45 & 46, Block 3, I & GN RR Co. Surveys, Gray County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline, Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

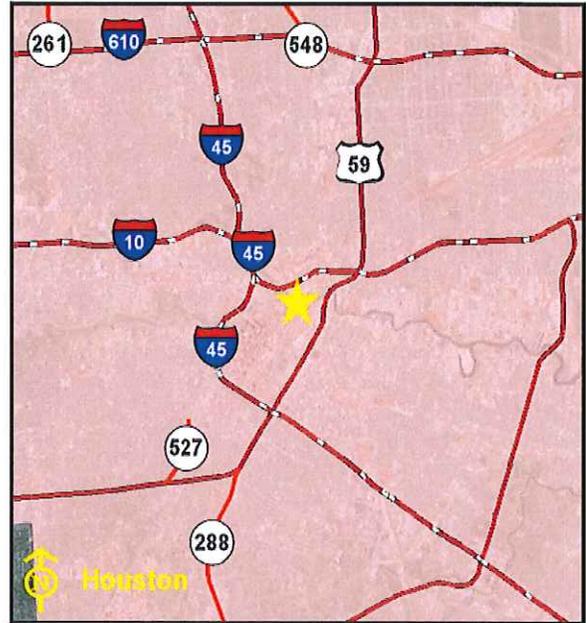
Kegans Unit

Location:

707 Top Street, Houston, Harris County, Texas

Legal Description:

Volume R, Page 544, Harris County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

Retain for continued agency operation.

Texas General Land Office

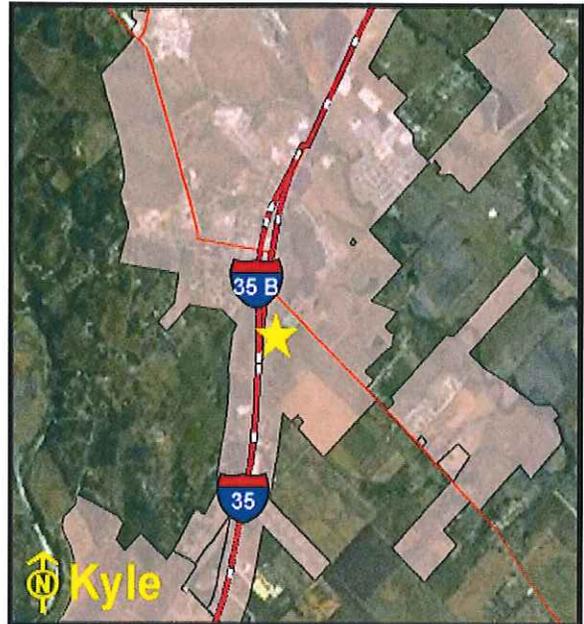
Kyle Unit

Location:

701 South IH 35, Kyle, Hays County, Texas

Legal Description:

Volume 667, Page 283, Hays County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

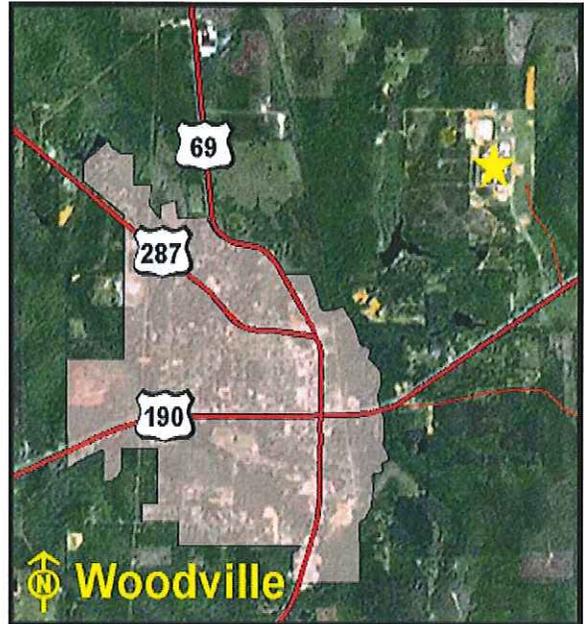
Lewis Unit

Location:

FM 3497, Woodville, Tyler County, Texas

Legal Description:

Volume 476, Page 145, Tyler County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

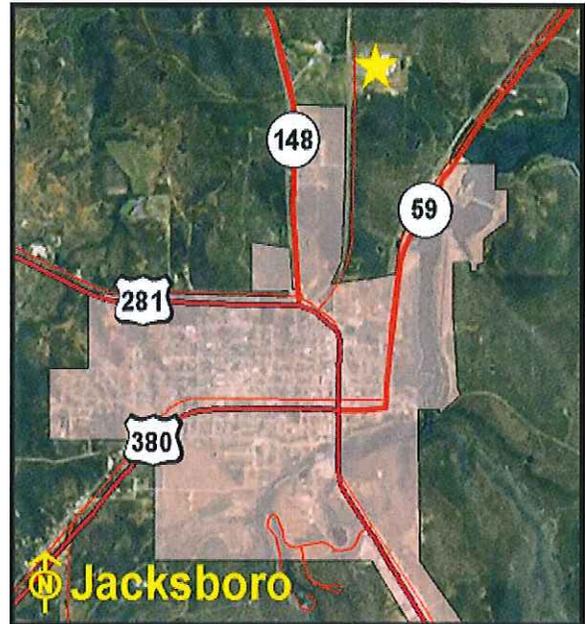
Lindsey Unit

Location:

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

Legal Description:

Volume 604, Page 365, Jack County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility, Pipeline

| | | | |
|------------------------------------|---|----------------------------|--|
| Appraisal Date: ..1/26/2010 | Acres: 64.40 | Bldgs.:14 | Bldg Sq Ft 146,409 sq.ft. |
| Sen. Dist.:30 | Rep. Dist.:68 | FAR: 0.05 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$8,723,300 |
| Zoning: | Residential | | |
| Frontage: | Old Post Oak Rd | | |
| Utilities: | Electricity, Telephone, Water Well, Septic Tank | | |
| Surrounding Uses: | Agricultural, Governmental, Recreational | | |
| Current Use: | State Prison Facility | | |
| Highest and Best Use: | State Prison Facility | | |
| Agency Projected Use: | State Prison Facility | | |

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

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

Recommendation:

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

Texas General Land Office

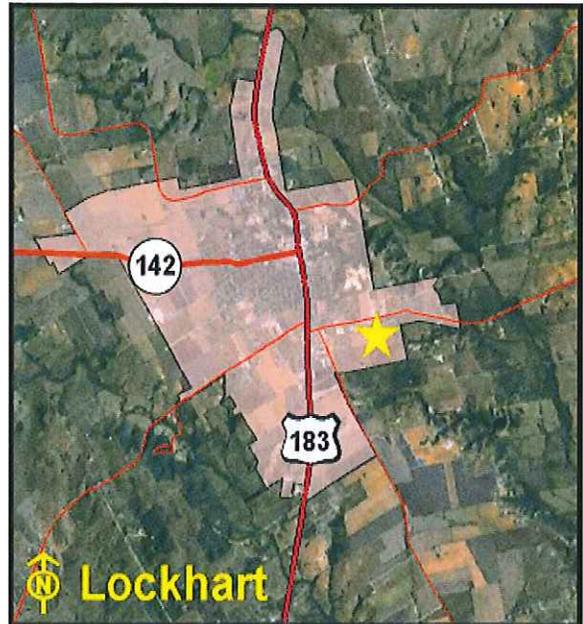
Lockhart Unit

Location:

1400 Industrial Boulevard, Lockhart, Caldwell County, Texas

Legal Description:

Volume 189, Page 888, Caldwell County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

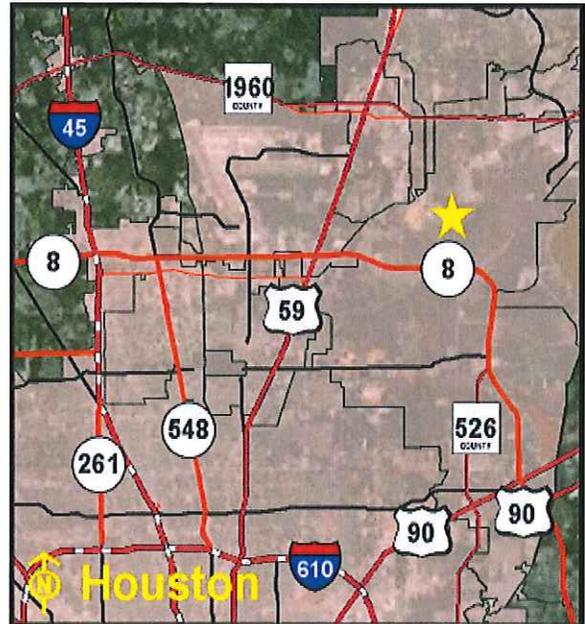
Lychner Unit

Location:

2350 Atascocita Road, Humble, Harris County, Texas

Legal Description:

Volume 5488, Page 370, Harris County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

| | | | |
|---------------------------------------|--|----------------------------|--|
| Appraisal Date: 11/17/2009 | Acres: 63.97 | Bldgs.:13 | Bldg Sq Ft 302,095 sq.ft. |
| Sen. Dist.:15 | Rep. Dist.:141 | FAR: 0.11 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$25,940,000 |
| Zoning:Unzoned | | | |
| Frontage:Atascocita Road | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Governmental | | |
| Current Use: | Correctional Facility | | |
| Highest and Best Use: | Correctional Facility | | |
| Agency Projected Use: | Correctional Facility | | |

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

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

Recommendation:

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

Texas General Land Office

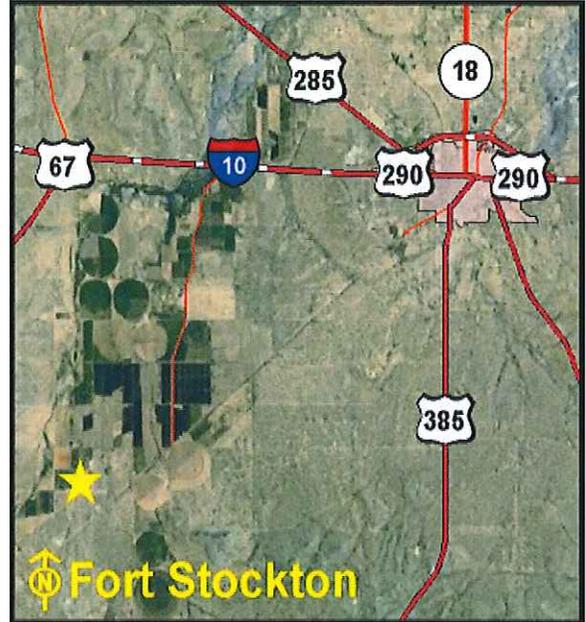
Lynaugh Unit

Location:

Old Alpine Highway, Fort Stockton, Pecos County, Texas

Legal Description:

Volume 643, Page 749, Pecos County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date:1/6/2010 **Acres:** 1,312.43 **Bldgs.:**24 **Bldg Sq Ft** 296,161 sq.ft.
Sen. Dist.:....19 **Rep. Dist.:**....74 **FAR:** 0.01
% in Floodplain:0% **Slope:**.....Level **Total Market Value:** \$22,736,000
Zoning:Unzoned
Frontage:Old Alpine Highway
Utilities:Electricity, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Rangeland
Current Use:State Prison Facility
Highest and Best Use:State Prison Facility
Agency Projected Use:State Prison Facility

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

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

Recommendation:

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

Texas General Land Office

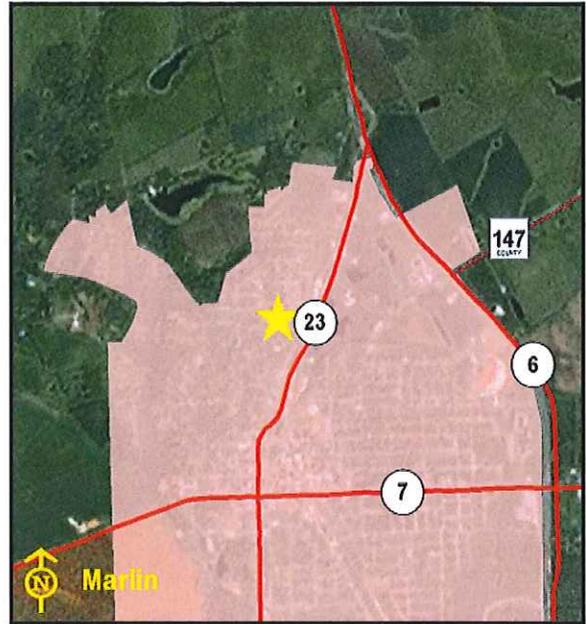
Marlin Hospital

Location:

1016 Ward Street, Marlin, Falls County, Texas

Legal Description:

Volume 338, Page 940, Falls County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Access, Utility

| | | | | | | |
|-----------------------|---------|-------------|---------|---------------------|------------|-----------------------------------|
| Appraisal Date: | Acres: | 8.00 | Bldgs.: | 13 | Bldg Sq Ft | 0 sq.ft. |
| Sen. Dist.: | 22 | Rep. Dist.: | 57 | FAR: | | |
| % in Floodplain: | 0% | Slope: | Level | Total Market Value: | | \$0 |
| Zoning: | Unzoned | | | | | |
| Frontage: | | | | | | |
| Utilities: | | | | | | None |
| Surrounding Uses: | | | | | | None, None, None |
| Current Use: | | | | | | Correctional Institution Hospital |
| Highest and Best Use: | | | | | | Hospital |
| Agency Projected Use: | | | | | | Correctional Institution Hospital |

The Texas Department of Criminal Justice utilized this site as a hospital. It is located on Ward Street, in Marlin. The site is improved with thirteen buildings, including the main hospital, which is five stories. The hospital is used to treat TDCJ prisoners.

This property was added to the State Real Property database after August 2012. The GLO was unable to provide an appraisal before the report was published.

Recommendation:

Retain for continued agency operation.

Texas General Land Office

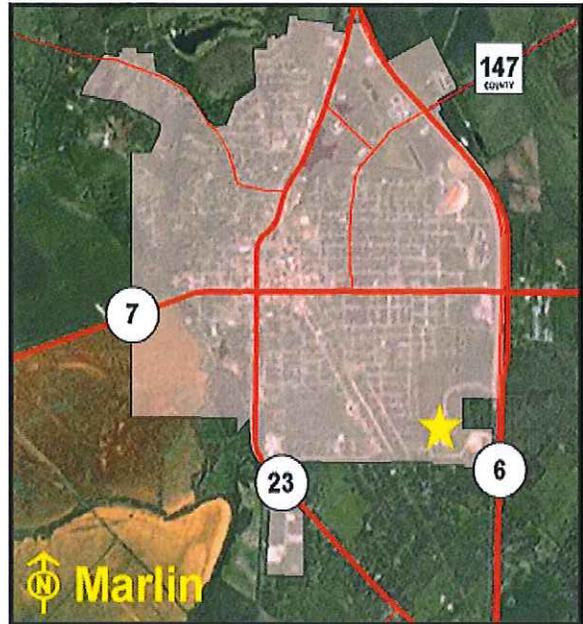
Marlin Unit

Location:

2893 SH 6, Marlin, Falls County, Texas

Legal Description:

Volume 338, Page 940, Falls County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Access, Utility

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

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

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

Recommendation:

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

Texas General Land Office

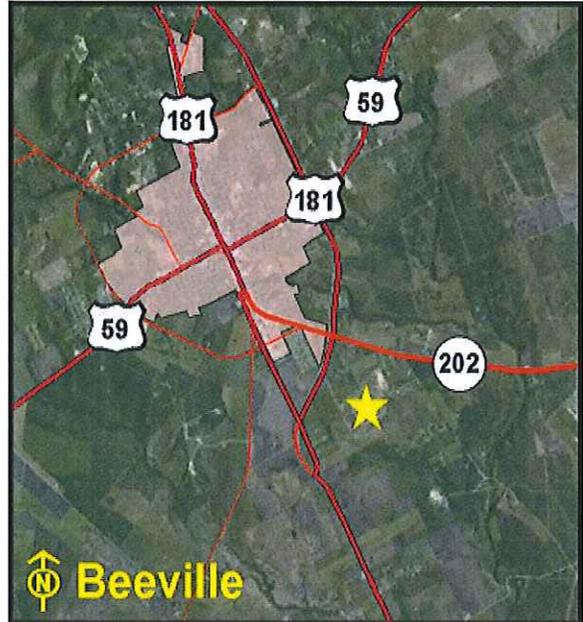
McConnell Unit

Location:

3001 South Emily Drive, Beeville, Bee County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Montford Unit

Location:

8602 Peach Street, Lubbock, Lubbock County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline

Appraisal Date:4/1/2010 Acres: 1,303.50

Bldgs.:17 Bldg Sq Ft 281,377 sq.ft.

Sen. Dist.:...28 Rep. Dist.:...83 FAR: 0.01

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

Total Market Value: \$35,450,000

Zoning:Unzoned

Frontage:US Hwy 84, FM 3431

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Commercial, Industrial

Current Use:State Prison Facility/Agricultural

Highest and Best Use:State Prison Facility/Agricultural

Agency Projected Use:State Prison Facility/Agricultural

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

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

Recommendation:

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

Texas General Land Office

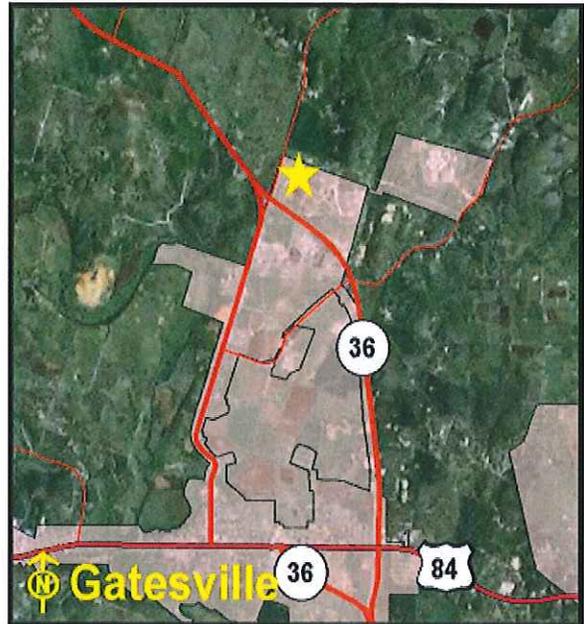
Mountain View Unit

Location:

2305 Ransom Road, Gatesville, Coryell County, Texas

Legal Description:

Volume 456, Page 697, Coryell County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

| | | | |
|-------------------------------------|--|----------------------------|--|
| Appraisal Date:4/6/2010 | Acres: 96.44 | Bldgs.:35 | Bldg Sq Ft 245,089 sq.ft. |
| Sen. Dist.:22 | Rep. Dist.:59 | FAR: 0.06 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$6,484,174 |
| Zoning: |Civic | | |
| Frontage: |FM 929, FM 215 | | |
| Utilities: |Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: |Agricultural, Governmental, Residential, Commercial | | |
| Current Use: |State Prison Facility/Agricultural | | |
| Highest and Best Use: |State Prison Facility/Agricultural | | |
| Agency Projected Use: |State Prison Facility/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

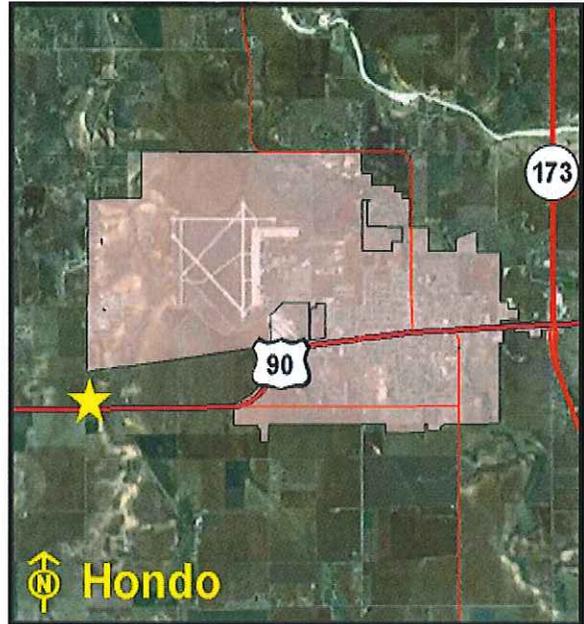
Ney Unit

Location:

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

Legal Description:

Volume 216, Page 1054, Medina County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Pack/Luther Units

Location:

FM 1227, Navasota, Grimes County, Texas

Legal Description:

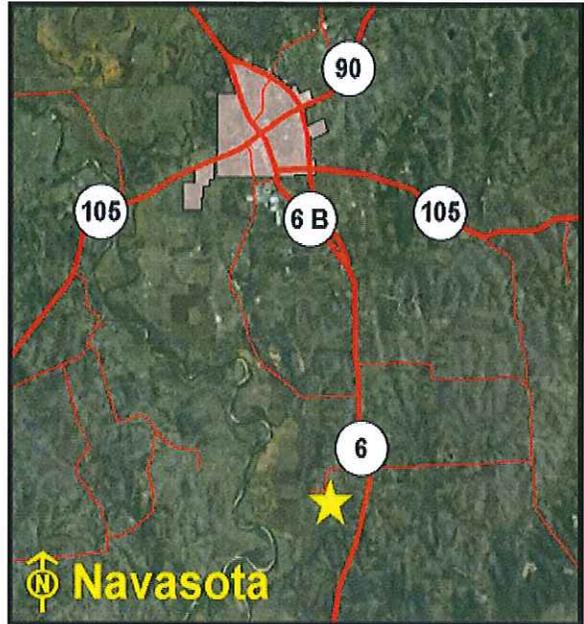
Volume 101, Page 839, Volume 450, Page 421, Volume 416, Pages 493, 513, 523, 532, 546, Volume 986, Page 172, Volume 297, Page 839, Grimes County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

| | | | |
|------------------------------------|--|----------------------------|--|
| Appraisal Date: ..4/27/2010 | Acres: 7,002.00 | Bldgs.:104 | Bldg Sq Ft 519,604 sq.ft. |
| Sen. Dist.:5 | Rep. Dist.:13 | FAR: 0.01 | |
| % in Floodplain:90% | Slope:Level | Total Market Value: | \$49,940,000 |
| Zoning:Unzoned | Frontage:FM 1227 | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Ranching, Residential | | |
| Current Use: | State Prison Facilities/Agricultural | | |
| Highest and Best Use: | State Prison Facilities/Agricultural | | |
| Agency Projected Use: | State Prison Facilities/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

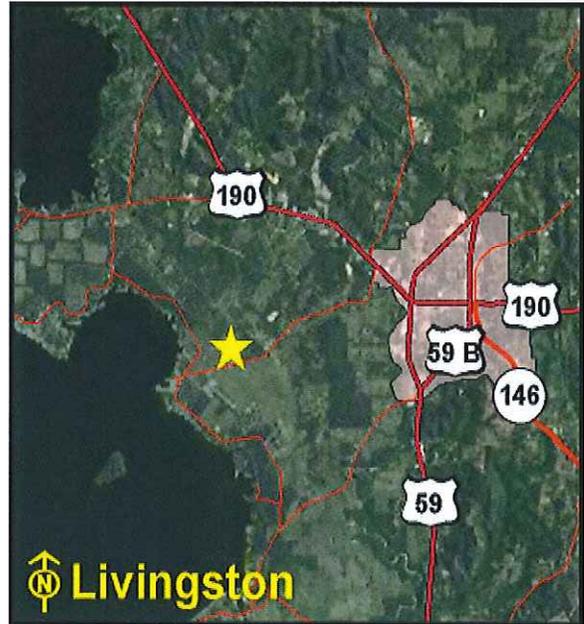
Polunsky Unit

Location:

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

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Ramsey/Stringfellow/Terrell Units

Location:

FM 655, Rosharon, Brazoria County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, Utility

| | | | |
|--------------------------------------|--|----------------------------|---|
| Appraisal Date: ..5/24/2012 | Acres:14,643.95 | Bldgs.:175 | Bldg Sq Ft1,342,015 sq.ft. |
| Sen. Dist.:11 | Rep. Dist.:29 | FAR: 0.01 | |
| % in Floodplain:70% | Slope:Moderate | Total Market Value: | \$64,000,000 |
| Zoning:Unzoned | | | |
| Frontage:FM 521, FM 655 | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Rangeland, Agricultural | | |
| Current Use: | State Prison Facilities/Agricultural | | |
| Highest and Best Use: | State Prison Facilities/Agricultural | | |
| Agency Projected Use: | State Prison Facilities/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

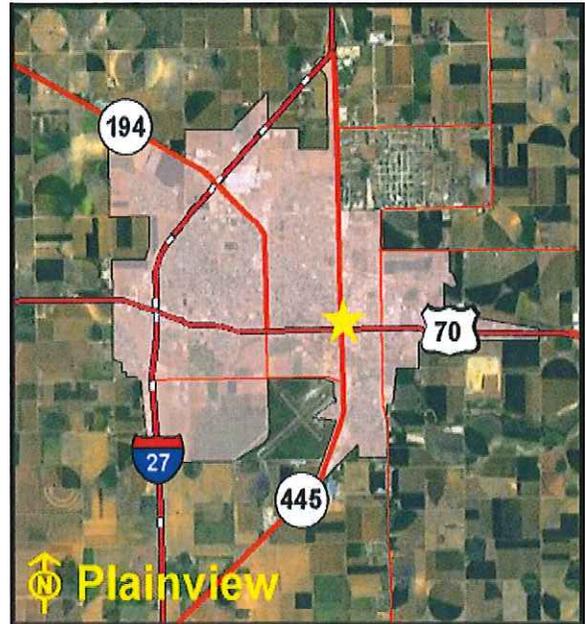
Region V Headquarters

Location:

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

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Roach Unit

Location:

FM 164, Childress, Childress County, Texas

Legal Description:

Volume 358, Page 338, Childress County Deed Records



Location Map

Encumbrances

Physical: None

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

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

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

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

Recommendation:

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

Texas General Land Office

Robertson/Middleton Units

Location:

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

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

| | | | |
|------------------------------------|--|----------------------------|---|
| Appraisal Date: ..3/15/2010 | Acres: 402.23 | Bldgs.:45 | Bldg Sq Ft1,255,521 sq.ft. |
| Sen. Dist.:24 | Rep. Dist.:71 | FAR: 0.07 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$66,089,035 |
| Zoning:Unzoned | | | |
| Frontage:FM 3522 | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Residential | | |
| Current Use: | State Prison Facilities/Agricultural | | |
| Highest and Best Use: | State Prison Facilities/Agricultural | | |
| Agency Projected Use: | State Prison Facilities/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

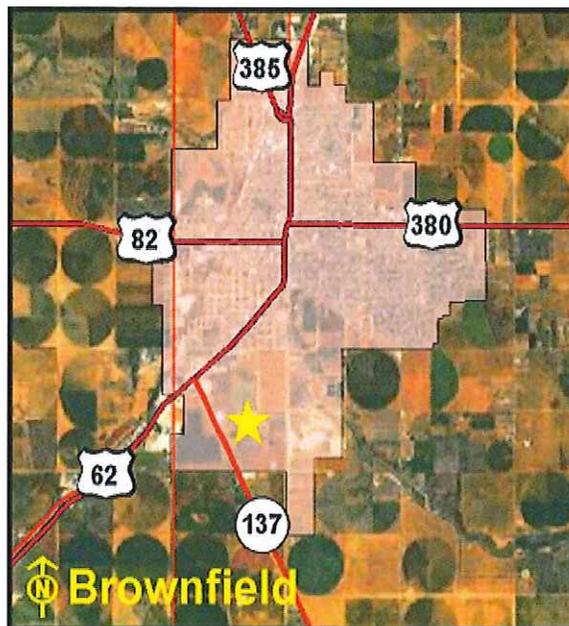
Rudd Unit

Location:

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

Legal Description:

File No. 192147, Terry County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility, Access

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

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

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

Recommendation:

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

Texas General Land Office

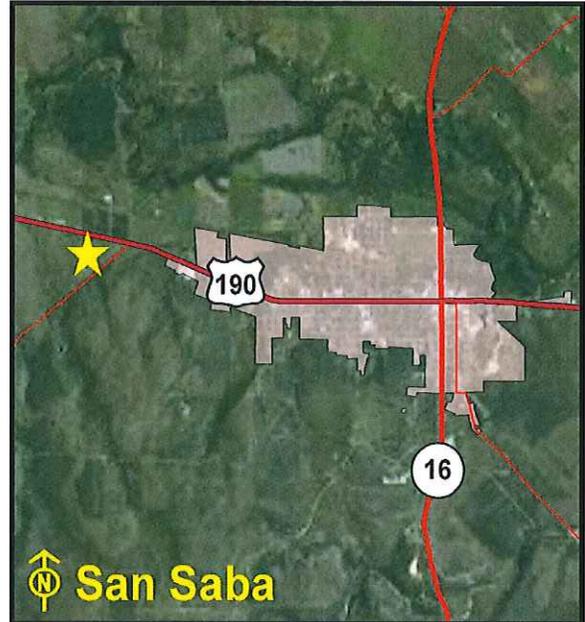
San Saba Unit

Location:

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

Legal Description:

Volume 306, Page 871, San Saba County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility, None

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

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

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

Recommendation:

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

Texas General Land Office

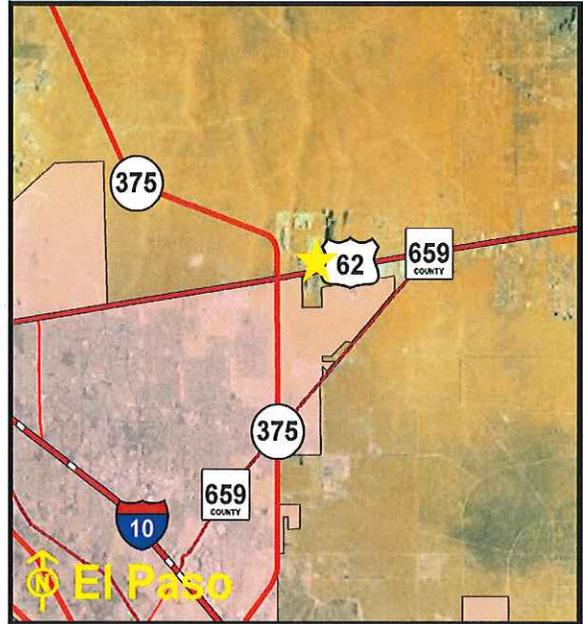
Sanchez Unit

Location:

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

Legal Description:

File 94-67027, El Paso County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

| | | | |
|---|----------------------------|----------------------------|--|
| Appraisal Date: ..1/25/2010 | Acres: 102.00 | Bldgs.:11 | Bldg Sq Ft 170,708 sq.ft. |
| Sen. Dist.:29 | Rep. Dist.:79 | FAR: 0.04 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$14,407,000 |
| Zoning:Unzoned | | | |
| Frontage:State Jail Road | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Residential, Governmental, Vacant, Industrial | | | |
| Current Use:State Prison Facility | | | |
| Highest and Best Use:State Prison Facility | | | |
| Agency Projected Use:State Prison Facility | | | |

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

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

Recommendation:

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

Texas General Land Office

Sayle Unit

Location:

FM 1800 North, Breckenridge, Stephens County, Texas

Legal Description:

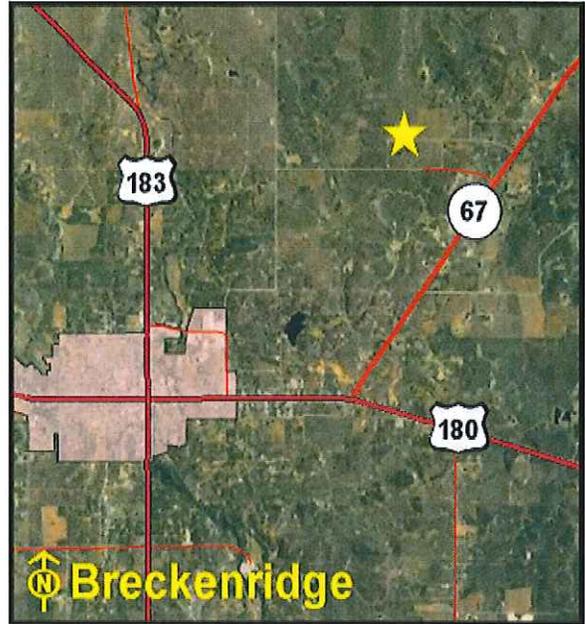
Volume 1071, Page 186, Stephens County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Scott Unit

Location:

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

Legal Description:

Volume 145, Page 242, Brazoria County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, ROW

| | | | |
|--------------------------------------|--|----------------------------|--|
| Appraisal Date: ..2/22/2010 | Acres: 5,766.41 | Bldgs.:54 | Bldg Sq Ft 272,908 sq.ft. |
| Sen. Dist.:11 | Rep. Dist.:25 | FAR: 0.01 | |
| % in Floodplain:60% | Slope:Moderate | Total Market Value: | \$19,975,000 |
| Zoning:Unzoned | | | |
| Frontage:SH 288, CR 290 | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Residential, Commercial | | |
| Current Use: | State Prison Facility/Agricultural | | |
| Highest and Best Use: | State Prison Facility/Agricultural | | |
| Agency Projected Use: | State Prison Facility/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

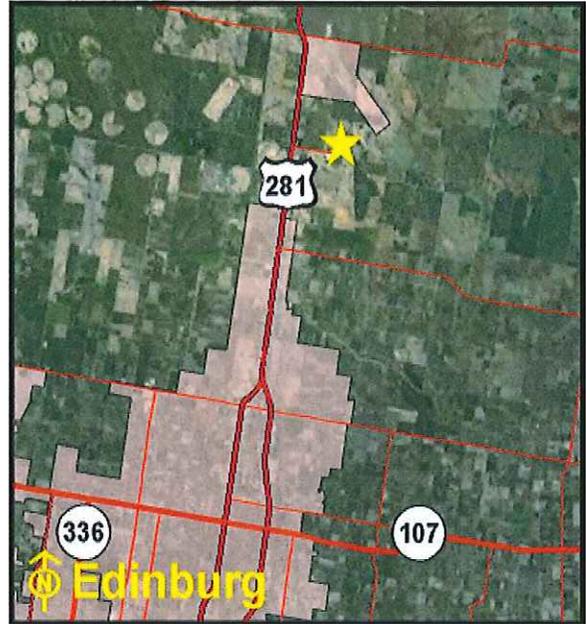
Segovia/Lopez Units

Location:

1201 East Cibolo Road, Edinburg, Hidalgo County, Texas

Legal Description:

Volume 2, Page 46, Hidalgo County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW

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

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

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

Recommendation:

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

Texas General Land Office

Smith Unit

Location:

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

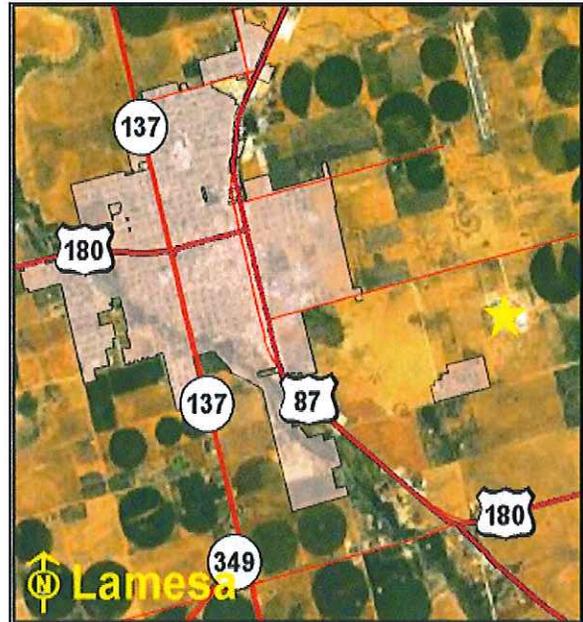
Legal Description:

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

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..1/27/2010 Acres: 562.58 Bldgs.:29 Bldg Sq Ft 501,505 sq.ft.
Sen. Dist.:.....28 Rep. Dist.:.....82 FAR: 0.02
% in Floodplain:0% Slope:.....Level
Zoning:Unzoned
Frontage:C.R. 19, C.R. 20
Total Market Value: \$36,000,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Residential, Ranching
Current Use:State Prison Facility
Highest and Best Use:State Prison Facility
Agency Projected Use:State Prison Facility

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

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

Recommendation:

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

Texas General Land Office

Snyder Distribution Center

Location:

201 North Kings Highway, Snyder, Scurry County, Texas

Legal Description:

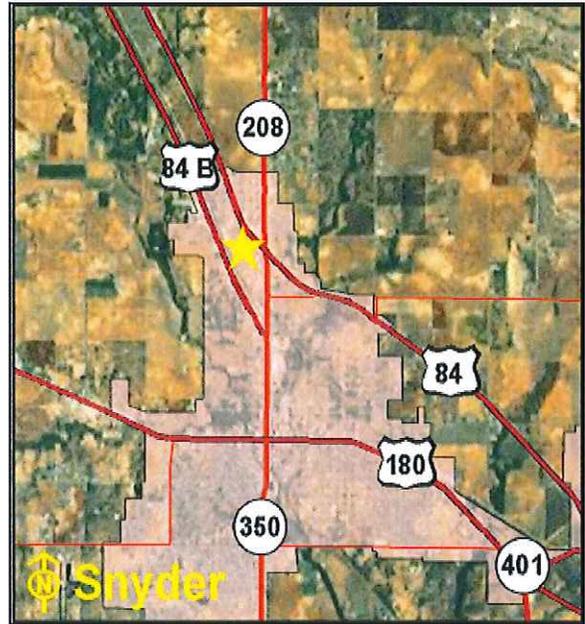
Volume 354, Page 238-240, Scurry County Official Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Railroad



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

South Texas Unit

Location:

1511 Preston Avenue, Houston, Harris County, Texas

Legal Description:

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



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Stevenson Unit

Location:

1525 FM 766, Cuero, DeWitt County, Texas

Legal Description:

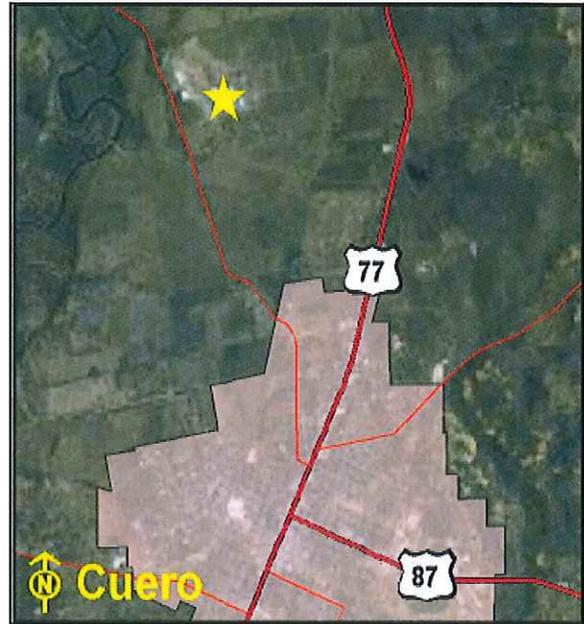
Volume 360, Page 130, DeWitt County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

Stiles/LeBlanc/Gist Units

Location:

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

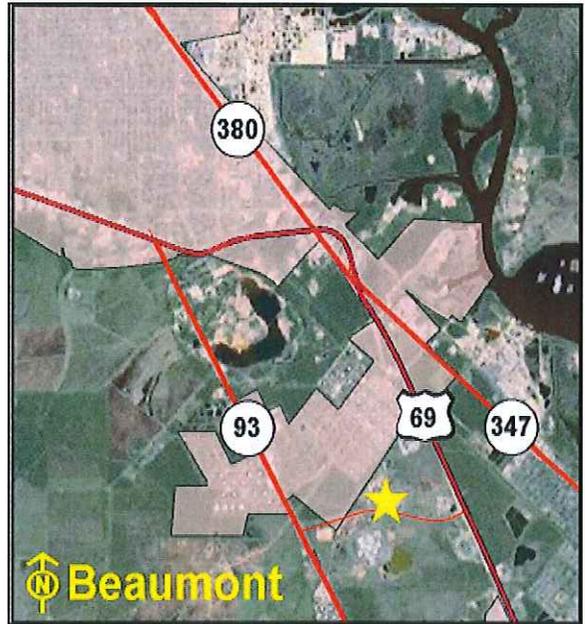
Legal Description:

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

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..3/17/2010 **Acres:** 775.55 **Bldgs.:**41 **Bldg Sq Ft**1,269,729 sq.ft.
Sen. Dist.:.....4 **Rep. Dist.:**.....22 **FAR:** 0.04
% in Floodplain:.....0% **Slope:**.....Level **Total Market Value:** \$49,000,000
Zoning:Unzoned
Frontage:FM 3514
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Industrial, Agricultural, Governmental
Current Use:State Prison Facilities/Agricultural
Highest and Best Use:State Prison Facilities/Agricultural
Agency Projected Use:State Prison Facilities/Agricultural

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

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

Recommendation:

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

Texas General Land Office

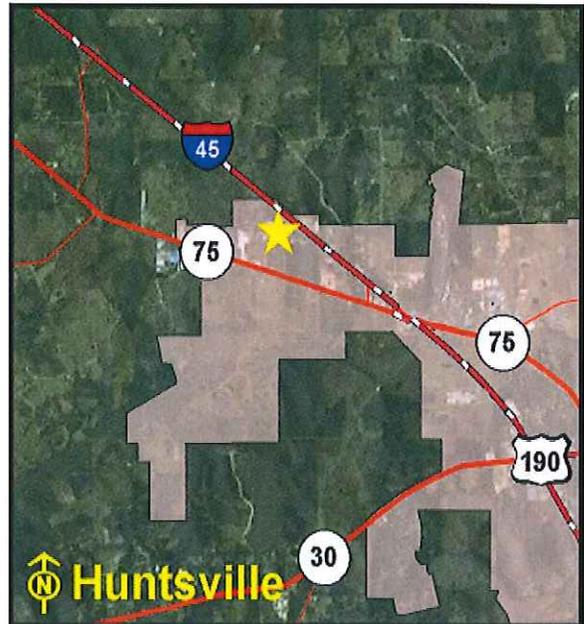
TDCJ Administrative Headquarters

Location:

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

Legal Description:

Volume 76, Page 271, Walker County Official Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Telford Unit

Location:

State Highway 98, New Boston, Bowie County, Texas

Legal Description:

Volume 1791, Page 185, Bowie County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ..4/26/2010 Acres: 1,205.79
 Sen. Dist.:.....1 Rep. Dist.:.....1 FAR: 0.02
 % in Floodplain:1% Slope:.....Level
 Zoning:Unzoned
 Frontage:SH 98

Bldgs.:37 Bldg Sq Ft1,104,485 sq.ft.

Total Market Value: \$102,192,000

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

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

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

Recommendation:

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

Texas General Land Office

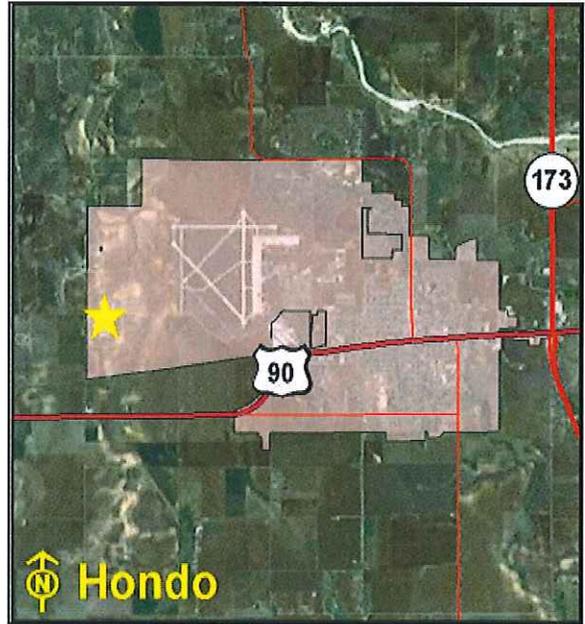
Torres Unit

Location:

125 Private Road 4303, Hondo, Medina County, Texas

Legal Description:

Volume 132, Page 771, Medina County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

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

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

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

Recommendation:

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

Texas General Land Office

Travis County Unit

Location:

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

Legal Description:

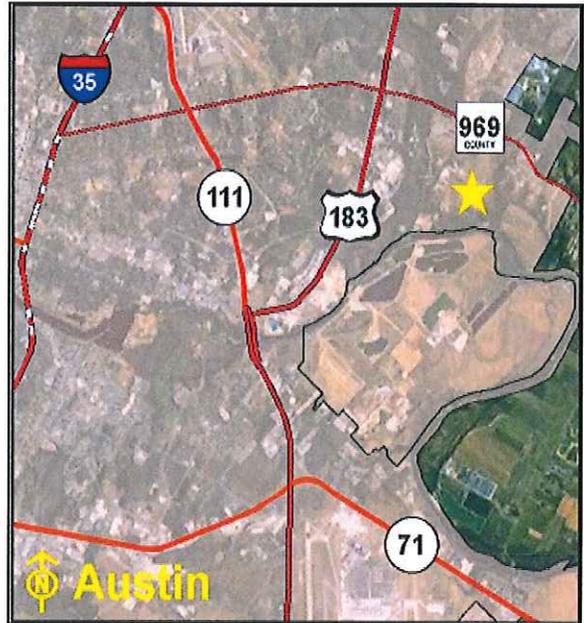
Volume 12257, Page 905, Travis County Official
Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Access, Utility



Location Map

| | | | |
|--|---|----------------------------|--|
| Appraisal Date: ..1/27/2010 | Acres: 95.04 | Bldgs.:12 | Bldg Sq Ft 169,040 sq.ft. |
| Sen. Dist.:14 | Rep. Dist.:46 | FAR: 0.04 | |
| % in Floodplain:50% | Slope:Level | Total Market Value: | \$14,201,209 |
| Zoning:Residential | | | |
| Frontage:Martin Luther King Blvd. | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Residential, Agricultural, Industrial, Commercial | | |
| Current Use: | State Prison Facility | | |
| Highest and Best Use: | State Prison Facility | | |
| Agency Projected Use: | State Prison Facility | | |

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

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

Recommendation:

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

Texas General Land Office

Tulia Unit

Location:

4000 SH 86 West, Tulia, Swisher County, Texas

Legal Description:

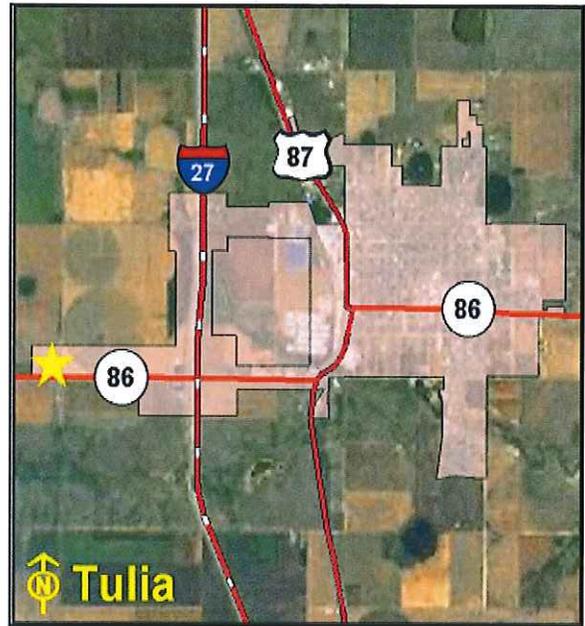
Volume 52, Page 686, Swisher County Official Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

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

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

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

Recommendation:

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

Texas General Land Office

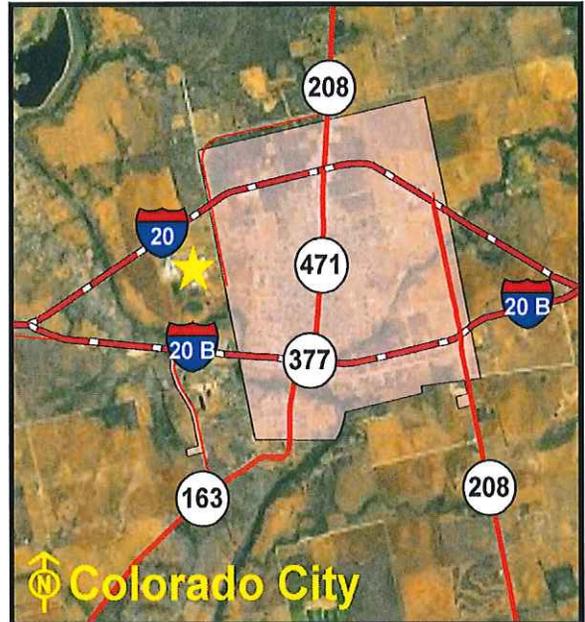
Wallace/Ware Units

Location:

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

Legal Description:

Volume 530, Page 326, Mitchell County Official Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Conservation, Utility

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

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

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

Recommendation:

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

Texas General Land Office

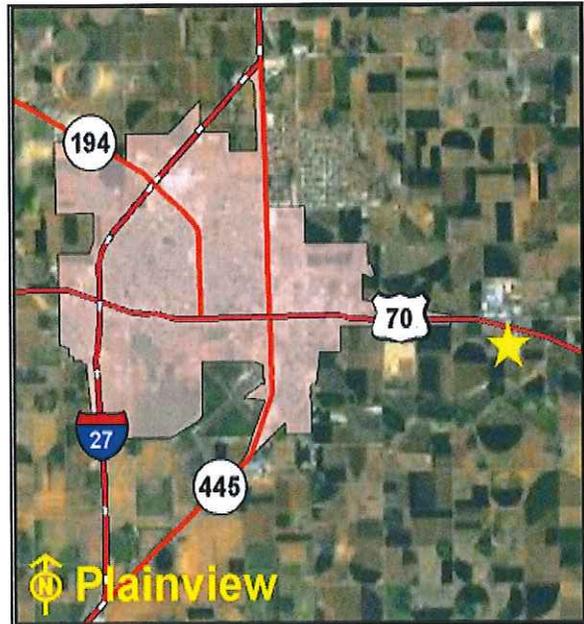
Wheeler/Formby Units

Location:

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

Legal Description:

Volume 826, Page 485, Hale County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

| | | | |
|------------------------------------|--|----------------------------|--|
| Appraisal Date: ..3/31/2010 | Acres: 601.63 | Bldgs.:37 | Bldg Sq Ft 303,251 sq.ft. |
| Sen. Dist.:28 | Rep. Dist.:85 | FAR: 0.01 | |
| % in Floodplain:27% | Slope:Level | Total Market Value: | \$15,170,000 |
| Zoning:Unzoned | | | |
| Frontage:CR AA | | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Commercial | | |
| Current Use: | State Prison Facilities/Agricultural | | |
| Highest and Best Use: | State Prison Facilities/Agricultural | | |
| Agency Projected Use: | State Prison Facilities/Agricultural | | |

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

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

Recommendation:

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

Texas General Land Office

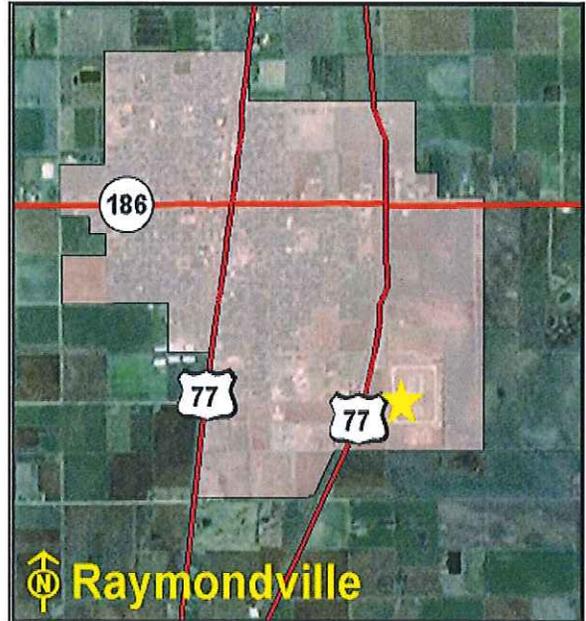
Willacy Unit

Location:

1695 South Buffalo Drive, Raymondville, Willacy County, Texas

Legal Description:

Volume 103, Page 222, Willacy County Official Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW

| | | | |
|------------------------------------|--|----------------------------|--|
| Appraisal Date: ..11/9/2009 | Acres: 100.00 | Bldgs.:12 | Bldg Sq Ft 161,430 sq.ft. |
| Sen. Dist.:27 | Rep. Dist.:43 | FAR: 0.04 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$7,000,000 |
| Zoning: | Agriculture | | |
| Frontage: | South Buffalo Dr, U.S. Hwy 77 | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Agricultural, Residential | | |
| Current Use: | State Prison Facility | | |
| Highest and Best Use: | State Prison Facility | | |
| Agency Projected Use: | State Prison Facility | | |

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

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

Recommendation:

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

Texas General Land Office

Wynne/Byrd (Diagnostic)/Holliday Units

Location:

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

Legal Description:

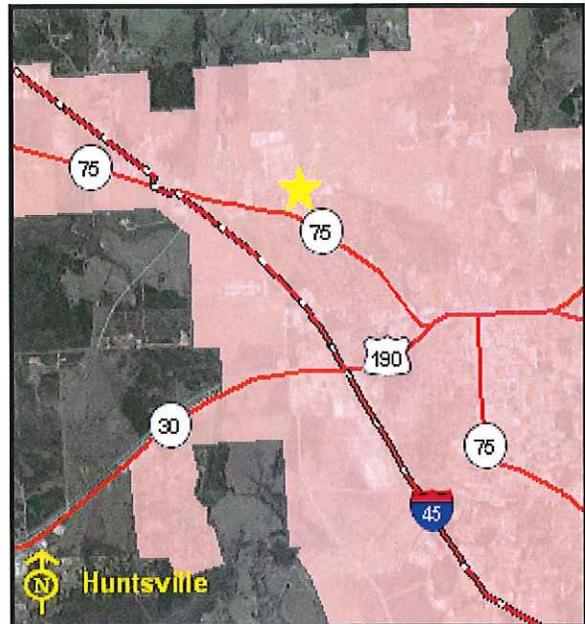
Volume 112, Page 52, Volume 339, Page 1, Volume 335, Page 894, Volume 151, Page 259, Volume 403, Page 133, Volume Y, Page 181, Volume 371, Page 287, Volume 924, Page 785, Walker County Official

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|---|------------------------------|----------------------------|---|
| Appraisal Date:3/3/2010 | Acres: 1,401.87 | Bldgs.:169 | Bldg Sq Ft1,781,975 sq.ft. |
| Sen. Dist.:5 | Rep. Dist.:18 | FAR: 0.03 | |
| % in Floodplain:5% | Slope:Moderate | Total Market Value: | \$45,942,500 |
| Zoning:Mixed-Use | | | |
| Frontage:SH 75, FM 2821 | | | |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Agricultural, Residential, Commercial, Industrial | | | |
| Current Use:State Prison Facilities/Agricultural | | | |
| Highest and Best Use:State Prison Facilities/Agricultural | | | |
| Agency Projected Use:State Prison Facilities/Agricultural | | | |

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

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

Recommendation:

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

Texas General Land Office

Young Unit

Location:

5509 Attwater Road, Texas City, Galveston County, Texas

Legal Description:

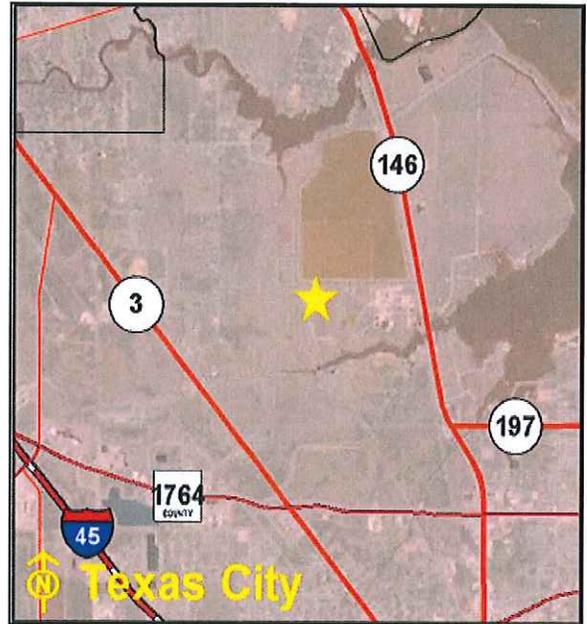
File No. 010-07-2821-2836, File No. 010-20-2480, Galveston County Official Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility, Pipeline



Location Map

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

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

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

Recommendation:

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

**TEXAS FACILITIES
COMMISSION
AGENCY SUMMARY**



Agency Summary

Background/Authorities

The Texas Facilities Commission (TFC) was created in 2007 with the passage of HB 3560 of the 80th Texas Legislature. The agency was formerly known as the Texas Building and Procurement Commission from 2001-2007, and the General Services Commission from 1979 - 2001.

Headquartered in Austin, TFC is governed by seven commissioners appointed by the Governor to staggered, six-year terms. The agency is supervised by an executive director.

The Legislature authorized TFC to operate under the following procedures from various Texas Government Code chapters, which it administers.

The TFC oversees public buildings and grounds, building construction, and the lease of office and commercial space.

Real Property Assets

This report covers 50 TFC tracts totaling 254.08 acres. In addition to supporting its administrative needs, TFC controls buildings housing other state agencies and related services. TFC also provides surface and structured parking. The majority of TFC-owned properties are located in Austin, however it operates facilities in San Antonio, Lubbock, Ft. Worth, Waco, Houston, El Paso and Corpus Christi.

TFC properties are logistically divided into four categories: 1) the Capitol Complex District located north of the Austin Central Business District (CBD); 2) the John H. Winters Complex in north central Austin; 3) scattered sites within Austin; and 4) sites located outside of Austin.

GLO Recommendations

The seven recommended tracts are being utilized for state operations. However, given the value of property in the Austin area, and that surface parking lots or vacant land are not developed for the highest and best use, the GLO recommends that TFC develop plans to fully utilize the properties to their highest and best use to include public-private partnerships or sale of the properties.

Agency Comments

TFC recommends retaining Parking Lots 7, 12, 19, 25 and 27 for continued agency operations. TFC also recommends removing the Bull Creek New State Cemetery from the recommended list in accordance with an agency proposal for development of State land in public-private partnership agreements.



TFC Properties to be Recommended

| GLO ID# | Site Name | Current Use | Highest and Best Use | Acres | Total Market Value | Acres Recommended | Value of Acres Recommended |
|---------------|--|----------------------------------|--|-------|--------------------|-------------------|----------------------------|
| 2402 | Bull Creek New State Cemetery | Vacant Land | Single-Family Residential | 46.19 | \$24,000,000.00 | 46.19 | \$24,000,000.00 |
| 1912 | Capitol Childcare Facility & Parking Lot 8 | Child Care/ Storage/ Parking Lot | High Rise Office Development | 1.78 | \$13,965,000.00 | 1.78 | \$13,965,000.00 |
| 1901 | Parking Lot 12 | State Parking Lot | State Parking Lot | 2.29 | \$5,950,000.00 | 2.29 | \$5,950,000.00 |
| 1905 | Parking Lot 19 | Surface Parking | Retail/Residential Development | 0.79 | \$3,870,000.00 | 0.79 | \$3,870,000.00 |
| 1896 | Parking Lot 25 | State Parking Lot | Office Development | 0.46 | \$2,290,000.00 | 0.46 | \$2,290,000.00 |
| 1910 | Parking Lot 27 | State Parking Lot | High-Rise Office Development | 0.47 | \$4,550,000.00 | 0.47 | \$4,550,000.00 |
| 1918 | Parking Lot 7 | State Parking Lot | High-Rise Office/ Residential/Retail Development | 2.50 | \$19,260,000.00 | 2.50 | \$19,260,000.00 |
| Total: | | | | 54.48 | \$73,885,000.00 | 54.48 | \$73,885,000.00 |



TFC Properties to be Retained

| GLO ID# | Site Name | Current Use | Highest and Best Use | Total Acres | Total Market Value to be Retained |
|---------|--|---|---------------------------------------|-------------|-----------------------------------|
| 2177 | Austin Bolm Road Warehouse | Office and Warehouse | Office and Warehouse | 4.25 | \$2,700,000.00 |
| 1908 | Capitol Visitor's Parking Garage | Parking Garage | Parking Garage | 2.16 | \$15,000,000.00 |
| 1906 | Central Services Building | State Office Building/ Warehouse | State Office Building/ Warehouse | 1.69 | \$8,800,000.00 |
| 1933 | E.O. Thompson Building and Parking Lot 15 | State Office and Parking | State Office and Parking | 0.65 | \$7,700,000.00 |
| 2408 | El Paso State Office Building and Parking Garage | State Office Building | State Office Building and Garage | 3.03 | \$7,250,000.00 |
| 2404 | Elias Ramirez State Office Building | State Office Building and Surface Parking | Office/Residential Development | 6.52 | \$11,438,000.00 |
| 2352 | Fort Worth State Office Building | State Office Building | State Office Building | 8.40 | \$4,640,000.00 |
| 1964 | Fort Worth Surplus Property Warehouse #1 | Office/Warehouse and Storage Lot | Office/Warehouse and Storage Lot | 4.62 | \$675,000.00 |
| 1894 | G. J. Sutton Complex | Office Complex | Office Development | 5.93 | \$6,140,000.00 |
| 1937 | Human Service Warehouse | State Office/Warehouse | State Office/ Warehouse | 7.53 | \$6,890,000.00 |
| 1897 | J. H. Winters Human Services Complex (East) | State Office Building | State Office Building | 29.12 | \$29,000,000.00 |
| 1895 | J. H. Winters Human Services Complex (West) | Office Complex and Parking | Office Complex and Parking | 14.54 | \$26,450,000.00 |
| 2053 | James E. Rudder Building | State Office Building | State Office Building | 0.41 | \$7,800,000.00 |
| 1925 | John H. Reagan Office Building | State Office Building | State Office Building | 2.15 | \$24,000,000.00 |
| 1927 | Lorenzo deZavala Archives & Library | State Archives and Library | State Archives and | 1.62 | \$19,000,000.00 |
| 1924 | Lyndon B. Johnson Building | State Office Building and | State Office Building | 4.28 | \$51,000,000.00 |
| 2403 | Natural Resources Center | Office and Boat Storage | Office and Boat Storage | 5.70 | \$4,900,000.00 |
| 2539 | Park 35 State Office Building B and C Site | State Office Buildings | State Office Buildings | 21.98 | \$10,250,000.00 |
| 2538 | Park 35 State Office Building Site A | State Office Building and Parking Lot | State Office Building and Parking Lot | 10.00 | \$7,070,000.00 |
| 2540 | Parking 35 Office Building D and E Site | State Office Buildings | State Office Buildings | 4.99 | \$5,620,000.00 |
| 1903 | Parking Garage A | Parking Garage | Parking Garage | 1.76 | \$10,100,000.00 |
| 1900 | Parking Garage B & G and Parking Lot 22 | Parking Garages and Parking Lot | Parking Garages and Parking Lot | 0.45 | \$3,351,505.00 |
| 1920 | Parking Garage C | Underground Parking Garage | Underground Parking Garage | 1.76 | \$19,280,000.00 |
| 1914 | Parking Garage E | State Parking Garage | State Parking Garage | 1.75 | \$8,000,000.00 |
| 1902 | Parking Garage F & Senate Print Shop | Senate Print Shop and | Office and Parking | 1.75 | \$27,750,000.00 |



| GLO ID# | Site Name | Current Use | Highest and Best Use | Acres | Total Market Value |
|---------------|--|--------------------------------------|--------------------------------------|--------|--------------------|
| 1907 | Parking Garage R | State Parking Garage | State Parking Garage | 3.21 | \$18,650,000.00 |
| 1904 | Parking Lot 14 and Old Bakery Site | State Parking Lot and | Office Development | 1.87 | \$11,200,000.00 |
| 2541 | Promontory Point Building-OAG Site | Office and Warehouse | Office and Warehouse | 9.91 | \$4,430,000.00 |
| 1911 | Robert E. Johnson Office Building and Parking Garage P | State Office and Parking Garage | State Office and Parking Garage | 3.37 | \$62,000,000.00 |
| 1928 | Sam Houston Building | State Office Building | State Office Building | 3.86 | \$23,210,000.00 |
| 3 | San Antonio Surplus Property Warehouse #2 | TFC Area Office and Warehouse | Light Industrial Development | 5.00 | \$690,000.00 |
| 2179 | State Board of Insurance Warehouse | State Warehouse/Office | State Warehouse/Office | 2.77 | \$1,340,000.00 |
| 1934 | State Insurance Annex Building | State Insurance Annex Building | State Insurance Annex Building | 0.41 | \$5,300,000.00 |
| 1926 | State Insurance Building | State Insurance Building | State Insurance Building | 1.55 | \$10,630,000.00 |
| 1909 | Stephen F. Austin Building | State Office Building | State Office Building | 2.15 | \$51,000,000.00 |
| 1929 | Supreme Court, Tom C. Clark, and Price Daniel, Sr., Building Complex | State Office Building | State Office Building | 2.83 | \$31,000,000.00 |
| 2180 | Thomas Jefferson Rusk Building | State Office Building | State Office Building | 0.81 | \$15,700,000.00 |
| 2535 | Tyler State Office Building | State Office Building | State Office Building | 5.15 | \$1,440,000.00 |
| 2405 | Waco State Office Building | State Office Building | State Office Building | 2.05 | \$3,500,000.00 |
| 2176 | Wheless Lane Laboratory | Office/Laboratory | Office/Laboratory | 0.29 | \$395,000.00 |
| 1917 | William B. Travis Building | State Office Building | State Office Building | 2.16 | \$53,500,000.00 |
| 2178 | William P. Clements Building | State Office Building/Parking Garage | State Office Building/Parking Garage | 1.70 | \$75,000,000.00 |
| 2182 | William P. Hobby Building and Parking Garage N | State Office and Parking Garage | State Office and Parking Garage | 3.50 | \$65,500,000.00 |
| Total: | | | | 199.63 | \$759,289,505.00 |

**TEXAS FACILITIES
COMMISSION
PROPERTIES
RECOMMENDED FOR
SALE OR LEASE**

Texas Facilities Commission

Texas General Land Office

GLO ID#: 2402

Bull Creek New State Cemetery

Location:

4203 Bull Creek Road, Austin, Travis County, Texas

Legal Description:

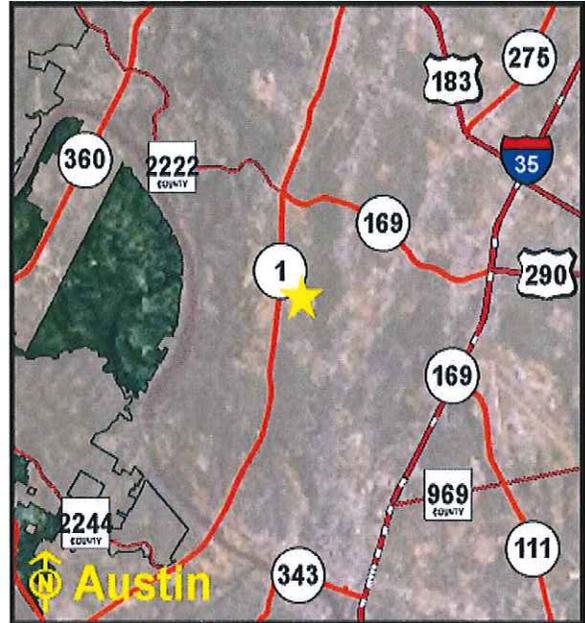
Volume 776, Page 225, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

| | | | |
|---|----------------------------|---|----------------------------------|
| Appraisal Date:5/9/2011 | Acres: 46.19 | Bldgs.:0 | Bldg Sq Ft.... 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... 0.00 | Building Value: \$0 |
| % in Floodplain: 10% | Slope:Level | Land Value: \$24,000,000 | |
| Zoning:Unzoned | | Total Market Value: \$24,000,000 | |
| Frontage:Bull Creek Road, Shoal Creek | | Utilities:Electricity, Gas, Telephone, Wastewater, Water | |
| Surrounding Uses:Governmental, Residential, Office | | Current Use:Vacant Land | |
| Highest and Best Use:Residential Development | | Agency Projected Use:Residential Development | |

Analysis

This site is currently a vacant property and is underutilized as a proposed state cemetery. It is designated by the legislature as a State Cemetery and under the management and control of the Texas Cemetery Commission. The site is located south of West 45th Street, between Bull Creek Road and Shoal Creek in Austin. The surrounding land uses include residential, office, and governmental developments.

The appraisal indicates the highest and best use as mixed use or residential development. This site was recommended for disposition on the 2012 Report to the Governor and was approved. Given the prime location and that it is vacant land at this time, the GLO recommends disposition of the tract as being in the best interest of the State.

GLO Recommendation:

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

Agency Comments:

Site Map



Texas Facilities Commission

Texas General Land Office

GLO ID#: 1912

Capitol Childcare Facility & Parking Lot 8

Location:

1505 and 1507 Lavaca Street, Austin, Travis County, Texas

Legal Description:

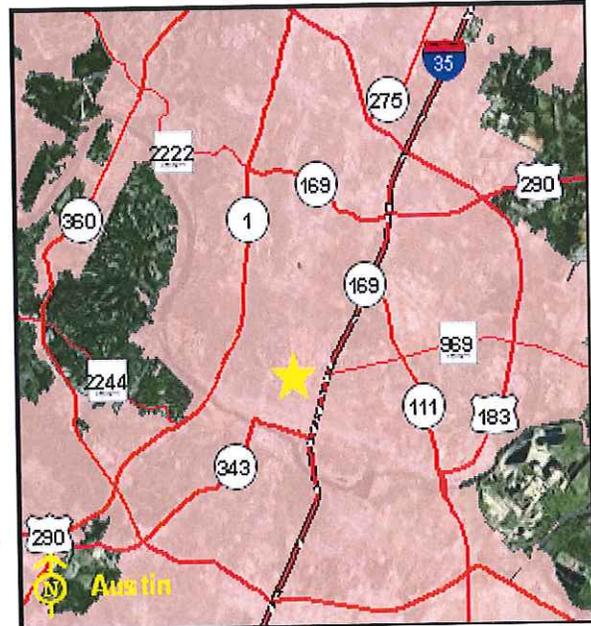
Volume 6250, Page 1909, Volume 236, Page 462, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|--|----------------------------|-----------------------|---|
| Appraisal Date: ..2/13/2012 | Acres: 1.78 | Bldgs.:2 | Bldg Sq Ft 11,335 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... 0.15 | Building Value: \$0 |
| % in Floodplain: 0% | Slope:Level | | Land Value: \$13,965,000 |
| Zoning:Commercial | | | Total Market Value: \$13,965,000 |
| Frontage:Lavaca St, W. 16th St | | | Utilities:Electricity, Gas, Telephone, Wastewater, Water |
| Surrounding Uses:Governmental, Commercial, Retail, Office | | | Current Use:Child Care/Parking Lot |
| Highest and Best Use:High-Rise Office Development | | | Agency Projected Use:High-Rise Office Development |

Analysis

The Texas Facilities Commission utilizes this site located in the Capital Complex as a child care facility and parking lot. It is located on a city block bounded by Colorado, Lavaca, West 15th, and West 16th Streets in downtown Austin. The site is improved with two older commercial buildings and a state operated parking lot. The two-story building is being used for storage, while the one-story building is being used for child care. The surrounding land uses include governmental, retail, office, and commercial developments.

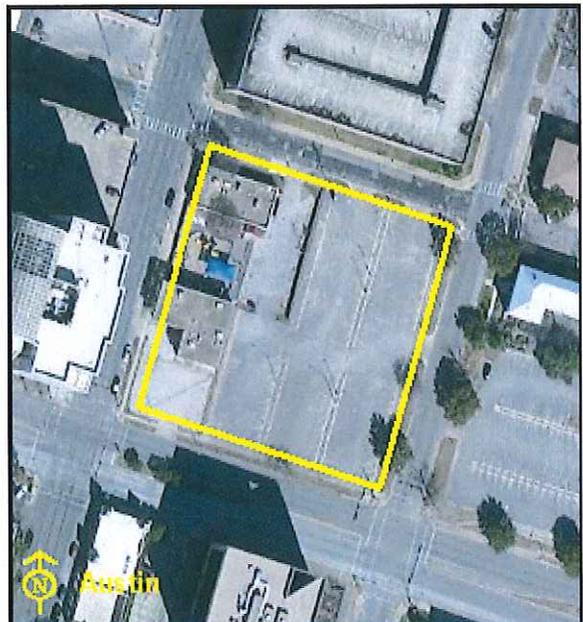
The appraisal indicates the highest and best use is to develop a high-rise office building and parking. Given its central location and the value of land in the downtown area, the GLO recommends the sale/lease of this underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



GLO ID#: 1901

Parking Lot 12

Location:

1801 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

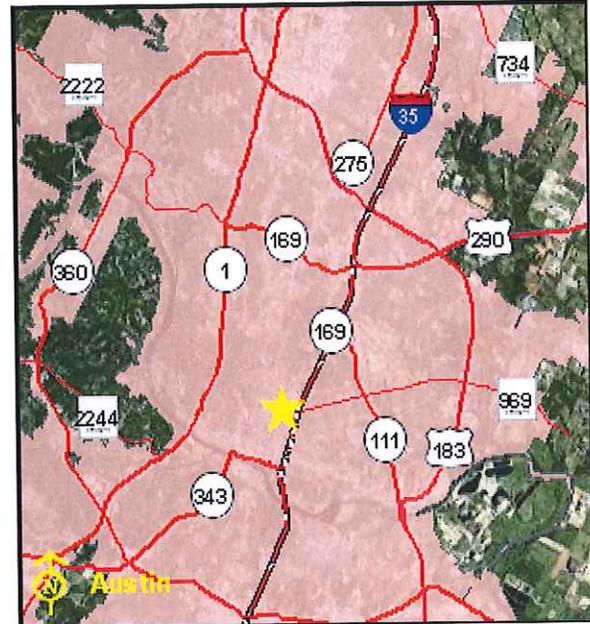
Volume 5026, Page 814, Volume 4870, Page 1692, Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | | |
|------------------------------------|------------------------------|------------------------------------|--|-------------|
| Appraisal Date: 12/21/2011 | Acres: 2.29 | Bldgs.:0 | Bldg Sq Ft.... | 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... 0.00 | Building Value: | \$0 |
| % in Floodplain: 52% | Slope:Moderate | Land Value: | | \$5,950,000 |
| Zoning: | Mixed-Use | Total Market Value: | | \$5,950,000 |
| Frontage: | San Jacinto Blvd., MLK Blvd. | Utilities: | Electricity, Gas, Telephone, Wastewater, Water | |
| Surrounding Uses: | | Current Use: | Office, School | |
| Current Use: | | Highest and Best Use: | State Parking Lot | |
| Highest and Best Use: | | Agency Projected Use: | Mixed-Use Development | |
| Agency Projected Use: | | | Mixed-Use Development | |

Texas Facilities Commission

Texas General Land Office

Analysis

The Texas Facilities Commission utilizes the site as a state surface parking lot. It is located on a city block bounded by East 18th Street, MLK Boulevard, San Jacinto Boulevard, and Trinity Street in downtown Austin. The site is improved with a surface parking lot for reserved state parking. The surrounding land uses include a school and office developments. The site is zoned part "MF-4" Multi-Family Residence District and "CS" General Commercial Services District.

The appraisal indicates the highest and best use is for mixed-use development. Given its central location and the value of land in the downtown area, the GLO recommends an intensified use or the sale of this underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



Texas Facilities Commission

Texas General Land Office

GLO ID#: 1905

Parking Lot 19

Location:

203 Martin Luther King, Jr. Boulevard, Austin, Travis County, Texas

Legal Description:

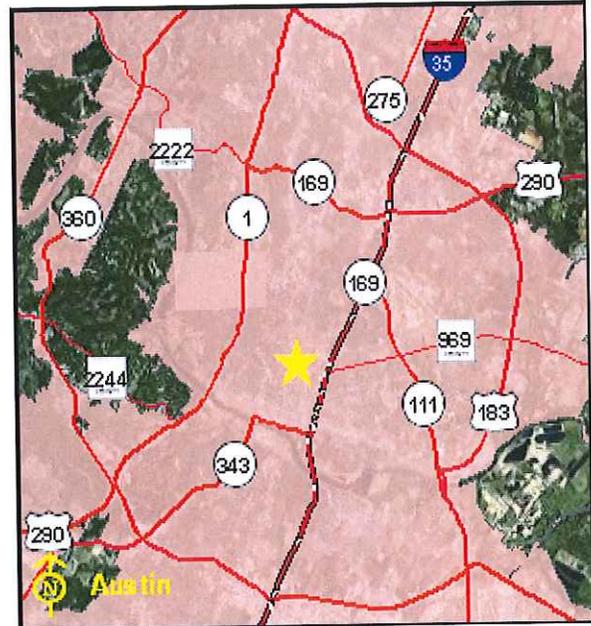
Volume 4794, Page 2010, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | | |
|---|---|--|------------------------|----------------------------------|
| Appraisal Date: 12/21/2011 | Acres: 0.79 | Bldgs.:0 | Bldg Sq Ft | 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... | 0.00 | Building Value: \$0 |
| % in Floodplain: 0% | Slope:Level | Land Value: | | \$3,870,000 |
| Zoning:Residential | Frontage:MLK, Jr. Blvd, Colorado St | Total Market Value: | | \$3,870,000 |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | Surrounding Uses:Governmental, Commercial, Residential | Current Use:Surface Parking | | |
| Highest and Best Use:Mixed Use Development | Agency Projected Use:Surface Parking/Mixed Use Development | | | |

Texas Facilities Commission

Texas General Land Office

Analysis

The Texas Facilities Commission utilizes this site as a surface parking lot. It is located across the street and west of the Bob Bullock Texas State Museum, it is at this time being used for overflow parking. The surrounding land uses include office, governmental, commercial, and residential developments. It is within the Capitol Complex boundary and is influenced by the Capitol Dominance Zone building height restrictions.

The appraisal indicates the highest and best use is for mixed use development. The tract was included on the 2012 Report to the Governor and was not disapproved. The General Land Office continues to market the property and given the value of land in Austin, The appraisal indicates the highest and best use is for mixed-use development. Given its central location and the value of land in the downtown area, recommends an intensified use or the sale of this underutilized property.

GLO Recommendation:

Dispose of this underutilized site if no longer needed by the agency.

Agency Comments:

Site Map



Texas Facilities Commission

Texas General Land Office

GLO ID#: 1896

Parking Lot 25

Location:

1111 Colorado Street, Austin, Travis County,
Texas

Legal Description:

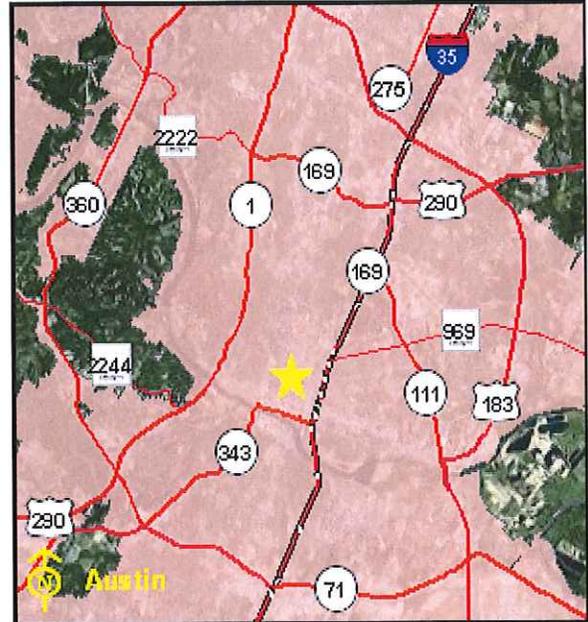
Lots 1 & 2, Block 135, Original City of Austin, Travis
County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | | |
|------------------------------------|-----------------------------------|-----------------------|------------------------------------|--|
| Appraisal Date: ..5/14/2012 | Acres: 0.46 | Bldgs.:0 | Bldg Sq Ft.... | 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... 0.00 | Building Value: | \$0 |
| % in Floodplain: 0% | Slope:Moderate | | Land Value: | \$2,290,000 |
| Zoning: | Commercial | | Total Market Value: | \$2,290,000 |
| Frontage: | W. 11th St, Colorado St | | Utilities: | Electricity, Gas, Telephone, Wastewater, Water |
| Surrounding Uses: | Residential, Office, Governmental | | Current Use: | State Parking Lot |
| Highest and Best Use: | Office Development | | Agency Projected Use: | Office Development |

Texas Facilities Commission

Texas General Land Office

Analysis

The Texas Facilities Commission utilizes this site as a state parking lot. It is located at the northwest corner of West 11th Street and Colorado Street in downtown Austin. The site is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, residential, and governmental developments.

The appraisal indicates the highest and best use is for mixed-use development. Given its central location and the value of land in the downtown area, the GLO recommends an intensified use or the sale of this underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



Texas Facilities Commission

Texas General Land Office

GLO ID#: 1910

Parking Lot 27

Location:

101 East 11th Street, Austin, Travis County, Texas

Legal Description:

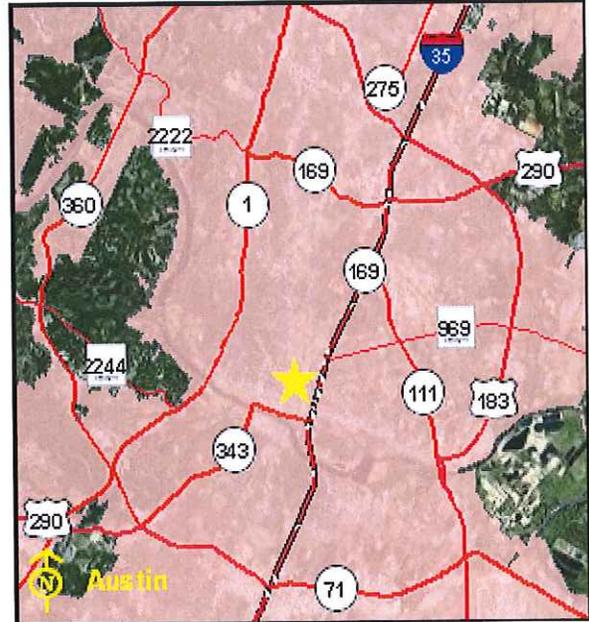
West 1/2 of North 1/2 Block 123, Original City of Austin, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|--|----------------------------|---|----------------------------------|
| Appraisal Date:4/6/2012 | Acres: 0.47 | Bldgs.:0 | Bldg Sq Ft.... 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR:... 0.00 | Building Value: \$0 |
| % in Floodplain: 0% | Slope:Level | Land Value: \$4,550,000 | |
| Zoning:Unzoned | | Total Market Value: \$4,550,000 | |
| Frontage:East 11th St, Congress Ave | | Utilities:Electricity, Gas, Telephone, Wastewater, Water | |
| Surrounding Uses:Governmental, Office, Recreational | | Current Use:State Parking Lot | |
| Highest and Best Use:Mixed-Use Redevelopment | | Agency Projected Use:Mixed-Use Redevelopment | |

Texas Facilities Commission

Texas General Land Office

Analysis

The Texas Facilities Commission utilizes this site as a state parking lot. It is located on the southeast corner of East 11th Street and Congress Avenue in downtown Austin. The site is improved with a surface parking lot with in-line delivery truck spaces utilized as reserved state parking. The surrounding land uses include recreational, governmental, and office developments.

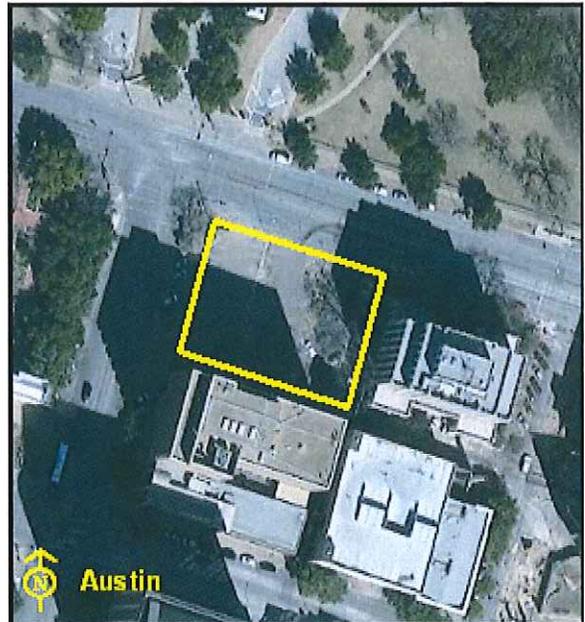
The appraisal indicates the highest and best use is for mixed-use development. Given its central location and the value of land in the downtown area, the GLO recommends an intensified use or the sale of this underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



Texas Facilities Commission

Texas General Land Office

GLO ID#: 1918

Parking Lot 7

Location:

1801-1807 North Congress Avenue, Austin,
Travis County, Texas

Legal Description:

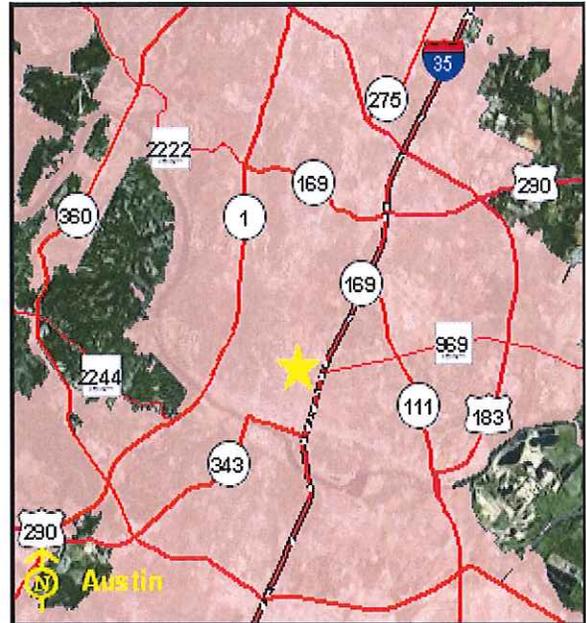
Volume 7085, Page 432, Volume 3872, Page 271,
Volume 4171, Page 1549, Travis County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

| | | | |
|---|----------------------------|----------------------------------|---------------------------------------|
| Appraisal Date: 12/21/2011 | Acres: 2.50 | Bldgs.:0 | Bldg Sq Ft.... 0 sq. ft. |
| Sen. Dist.:14 | Rep. Dist.:49 | FAR: ... 0.00 | Building Value: \$0 |
| % in Floodplain: 0% | Slope:Level | | Land Value: \$19,260,000 |
| Zoning:Mixed-Use | | | |
| Frontage:N. Congress Ave., MLK Blvd. | | Total Market Value: | \$19,260,000 |
| Utilities:Electricity, Gas, Telephone, Wastewater, Water | | | |
| Surrounding Uses:Office, School, Civic | | | |
| Current Use:State Parking Lot | | | |
| Highest and Best Use:Mixed-Use Development | | | |
| Agency Projected Use:Mixed-Use Development | | | |

Texas Facilities Commission

Texas General Land Office

Analysis

The Texas Facilities Commission utilizes this site as a state parking lot. It is located on a city block bounded by East 18th Street, MLK Boulevard, North Congress Avenue, and Brazos Street in downtown Austin. The site is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, school, and civic developments.

The appraisal indicates the highest and best use is for mixed-use development. Given its central location and the value of land in the downtown area, the GLO recommends an intensified use or the sale of this underutilized property.

GLO Recommendation:

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

Agency Comments:

Site Map



**TEXAS FACILITIES
COMMISSION
PROPERTIES TO BE
RETAINED**

Texas General Land Office

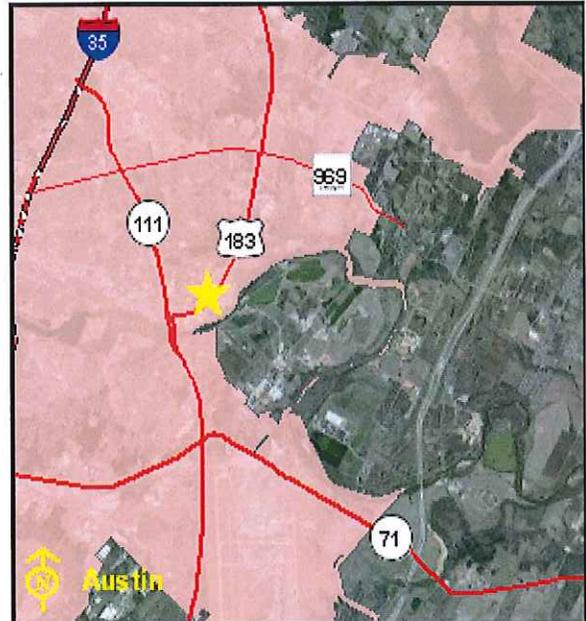
Austin Bolm Road Warehouse

Location:

6506 Bolm Road, Austin, Travis County, Texas

Legal Description:

Volume 10963, Page 1000, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

| | | | |
|-------------------------------------|--|----------------------------|---------------------------------------|
| Appraisal Date:5/1/2012 | Acres: 4.25 | Bldgs.:1 | Bldg Sq Ft 53,440 sq.ft. |
| Sen. Dist.: ...14 | Rep. Dist.:51 | FAR: 0.29 | |
| % in Floodplain:0% | Slope:Level | Total Market Value: | \$2,700,000 |
| Zoning: | Industrial | | |
| Frontage: | Bolm Rd, HWY 183 | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Industrial | | |
| Current Use: | State Office/Warehouse Building | | |
| Highest and Best Use: | Office/Warehouse Development | | |
| Agency Projected Use: | Office/Warehouse Development | | |

The Texas Facilities Commission utilizes this site as a state office and warehouse. It is located at the northeast corner of Bolm Road and Smith Road in Austin. The site is improved with one building and asphalt parking. The surrounding land uses include primarily industrial developments.

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

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

Texas General Land Office

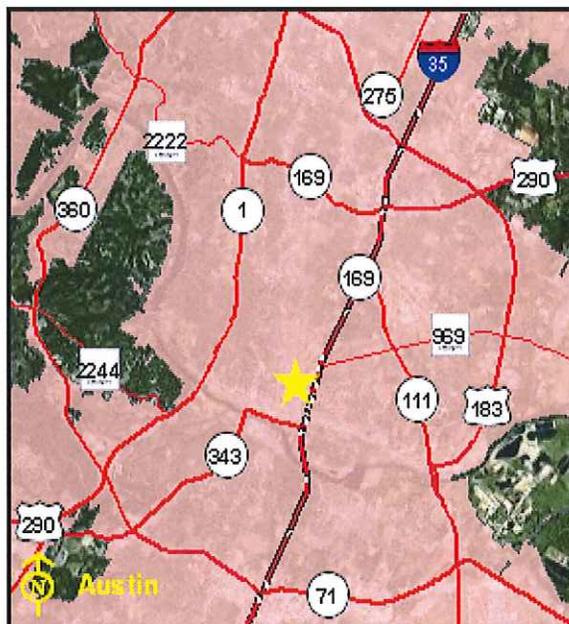
Capitol Visitor's Parking Garage

Location:

1201 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 4584, Page 1259, Volume 4870, Page 1701, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility

| | | | |
|------------------------------------|--|-------------------------------|--|
| Appraisal Date: ..4/19/2012 | Acres: 2.16 | Bldgs.:1 | Bldg Sq Ft 239,101 sq.ft. |
| Sen. Dist.: ...14 | Rep. Dist.:49 | FAR: 2.55 | |
| % in Floodplain:0% | Slope:Moderate | Total Market Value: .. | \$15,000,000 |
| Zoning: | Commercial | | |
| Frontage: | San Jacinto Blvd, E. 12th St | | |
| Utilities: | Electricity, Gas, Telephone, Wastewater, Water | | |
| Surrounding Uses: | Governmental, Office, Recreational | | |
| Current Use: | State Parking Garage | | |
| Highest and Best Use: | Office/Commercial Development | | |
| Agency Projected Use: | Office/Commercial Development | | |

The Texas Facilities Commission utilizes this site as a state parking garage to accommodate state employees. It is located at the northeast corner of the intersection of San Jacinto Boulevard and 12th Street in downtown Austin. The site is improved with a three-level parking garage. The surrounding land uses include recreational, office, and governmental developments.

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

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