

# Texas General Land Office

Jerry Patterson, Commissioner



## REAL PROPERTY EVALUATION REPORTS

Adjutant General's Department  
Texas Department of Agriculture  
Texas School for the Blind and Visually Impaired  
Credit Union Department  
Texas School for the Deaf  
Texas Parks and Wildlife Department  
Texas Board of Professional Engineers  
Texas Department of Public Safety

September 2013



TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2013

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

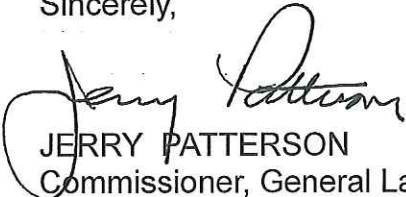
I am pleased to present the 2013 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Adjutant General's Department, Texas Department of Agriculture, Texas School for the Blind and Visually Impaired, Credit Union Department, Texas School for the Deaf, Texas Parks and Wildlife Department, Board of Professional Engineers, and Texas Department of Public Safety.

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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[www.glo.texas.gov](http://www.glo.texas.gov)





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# **OVERVIEW**





# THE EVALUATION PROCESS



## AN OVERVIEW

### CONTENTS

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

- ◆ Adjutant General's Department
- ◆ Texas Department of Agriculture
- ◆ Texas School for the Blind and Visually Impaired
- ◆ Credit Union Department
- ◆ Texas School for the Deaf
- ◆ Texas Parks and Wildlife Department
- ◆ Texas Board of Professional Engineers
- ◆ Texas Department of Public Safety

### 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**

**ADJUTANT GENERAL'S  
DEPARTMENT  
AGENCY SUMMARY**

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## Adjutant General's Department

### **Background and Authorities**

The Adjutant General's Department (AGD) owns forty properties with its headquarters located at Camp Mabry in Austin. The agency controls state military units and performs duties entrusted to it by the governor relative to public safety and military affairs of the state (Government Code, Chapter 431, Title 4). Responsibilities include ensuring the readiness of the Texas State Guard, Air National Guard, and Army National Guard in times of war, national emergency, or as directed by the governor.

The AGD is headed by the Adjutant General who is appointed by the Governor and holds the military rank of Major General. The position is under the direct command of the Governor, who is the Commander In Chief for the State of Texas military. Government Code, § 431.026 (a), allows the Governor, to appoint two assistant Adjutant Generals. The assistants are recommended by the Adjutant General.

With the passage of SB 1724 of the 80th Texas Legislature, the AGD merged with the Texas Military Facilities Commission (TMF) in 2007 allowing the AGD greater control over military facilities in the State of Texas.

### **Real Property Assets**

The AGD owns forty properties throughout the state, including Camp Mabry, a 375.58 acre tract along Loop 1 (Mopac), in Austin. Other locations throughout the state include rural sites to downtown locations.

The sizes of the facilities range from a 2.75 acre site in Kingsville, to a 6,534.92 acre site in Paris.

The majority of the facilities are improved with an armory building and supporting structures. Most include open areas for military drills and exercises.

The AGD also leases real property on behalf of the state to the National Guard. The AGD can declare real property as surplus.

### **GLO Recommendations**

The GLO recommends the sale of the Baytown Armory, the Kingsville Armory, and the Wellington Armory.

### **AGENCY COMMENTS**

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



### AGD Properties Recommended for Sale or Lease

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
1701	Baytown Armory	Military Facility	Military Facility	5.39	\$300,000.00	5.39	\$300,000.00
1722	Kingsville Armory	Military Facility	Military Facility	2.75	\$300,000.00	2.75	\$300,000.00
1693	Wellington Armory	Military Facility	Military Facility	4.00	\$86,000.00	4.00	\$86,000.00
Total: 3				12.14	\$686,000.00	12.14	\$686,000.00

### AGD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2218	Angleton Armory	Military Facility	Military Facility	11.74	\$660,000.00
1698	Brenham Armory	Military Facility	Military Facility	3.21	\$161,000.00
1679	Bryan Armory	Military Facility	Military Facility	10.91	\$905,000.00
1648	Camp Bowie Brownwood Armory	Military Facility	Military Facility	4,894.64	\$16,766,000.00
1815	Camp Mabry - Austin	Military Facility	Military Facility	375.58	\$40,880,000.00
1674	Corpus Christi Armory	Military Facility	Military Facility	9.21	\$1,700,000.00
1710	Corsicana Armory	Military Facility	Military Facility	3.45	\$280,000.00
1689	Decatur Armory	Military Facility	Military Facility	16.95	\$350,000.00
2547	Denison Armory	Military Facility	Military Facility	4.32	\$258,500.00
1643	Eagle Mountain Lake Base	Military Training Site/ Agricultural Lease	Military Training Site/ Agricultural Lease	1,270.87	\$12,060,000.00
1726	El Campo Armory	Military Facility	Military Facility	19.72	\$530,000.00
1628	El Paso Armory	Military Facility	Military Facility	20.00	\$5,510,000.00
1692	Fort Worth Armory	Military Facility	Military Facility/Light Industrial	2.55	\$670,000.00
1678	Fredericksburg Armory	Military Facility	Military Facility	14.32	\$390,000.00
1658	Gatesville Armory	Military Facility	Military Facility	3.82	\$360,000.00
2283	Greenville Armory	Military Facility	Military Facility	15.06	\$778,000.00
1691	Hondo Armory	Military Facility	Military Facility	5.00	\$157,000.00





### AGD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2488	Houston Reserve Center	Military Facility	Military Facility	18.19	\$8,610,000.00
1723	Kilgore Armory	Military Facility	Military Facility	9.97	\$257,600.00
1647	La Marque Armory	Military Facility	Military Facility	3.36	\$750,000.00
1656	Mexia Armory	Military Facility	Military Facility	5.73	\$237,000.00
2492	Midland Regional Airport Armory	Military Facility	Military Facility	11.69	\$3,500,000.00
1676	New Braunfels Armory	Military Facility	Military Facility	7.17	\$632,000.00
1688	Palestine Armory	Military Facility	Military Facility	6.01	\$300,000.00
1650	Paris Armory/Camp Maxey	Military Facility	Light Industrial/Mixed Recreational/Residential Development	6,534.92	\$9,016,000.00
1668	Pasadena Armory	Military Facility	Military Facility	3.55	\$287,000.00
2294	Rosenberg Armory	Military Facility	Military Facility	10.00	\$710,000.00
2343	San Angelo Armory	Military Facility	Military Facility	10.36	\$1,661,000.00
1606	San Antonio Armory - Two Units	Military Facility	Military Facility	216.49	\$4,400,000.00
1718	Seguin Armory	Military Facility	Military Facility	4.21	\$411,000.00
1686	Stephenville Armory	Military Facility	Military Facility	9.06	\$449,000.00
1664	Victoria Armory	Military Facility	Military Facility	4.45	\$409,000.00



### AGD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1677	Waco Armory	Military Facility	Military Facility	8.12	\$1,950,000.00
1715	Waxahachie Armory	Military Facility	Military Facility	7.17	\$345,000.00
1694	Weatherford Armory	Military Facility	Military Facility	5.65	\$306,700.00
2304	Weslaco Super Armory	Military Facility	Military Facility	20.00	\$5,000,000.00
2219	Wylie Armory	Military Facility	Military Facility	11.38	\$1,160,000.00
Total:				13,588.82	\$122,806,800.00

**ADJUTANT GENERAL'S  
DEPARTMENT  
PROPERTIES FOR SALE  
OR LEASE**

Adjutant General's Department

Texas General Land Office

GLO ID#: 1701

Baytown Armory

Location:

111 Wye Drive, Baytown, Harris County,  
Texas

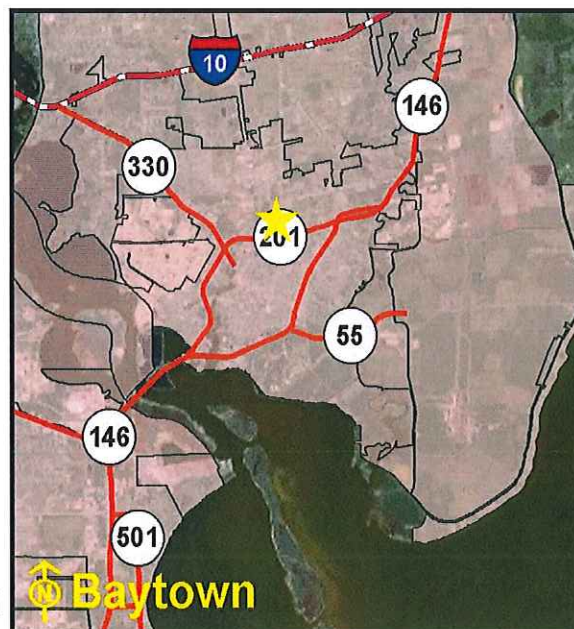
Legal Description:

Volume 2707, Page 467, Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved  
Easements: Utility



Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 5.39 Bldgs.: .....2 Bldg Sq Ft.... 13,040 sq. ft.  
Sen. Dist.: .....6 Rep. Dist.: ...128 FAR:... 0.06 Total Market Value: \$300,000  
% in Floodplain:..... 0% Slope: .....Level  
Zoning: .....Unzoned  
Frontage: .....Wye Drive  
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: .....Residential, Commercial, Vacant  
Current Use: .....Military Facility  
Highest and Best Use: .....Military Facility  
Agency Projected Use: .....Military Facility



## Adjutant General's Department

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### Texas General Land Office

#### Analysis

The site is vacant. It was once utilized as an Adjutant General's Department armory facility. Located on the south side of Wye Drive in Baytown, the site is improved with an armory and storage building. Surrounding land uses include commercial and residential development.

The Adjutant General's Department is in the process of selling this vacant, underutilized property.

#### GLO Recommendation:

Dispose of the vacant, underutilized property.

#### Agency Comments:

*Site Map*



Adjutant General's Department

Texas General Land Office

GLO ID#: 1722

Kingsville Armory

**Location:**

604 East Kleberg Avenue, Kingsville, Kleberg  
County, Texas

**Legal Description:**

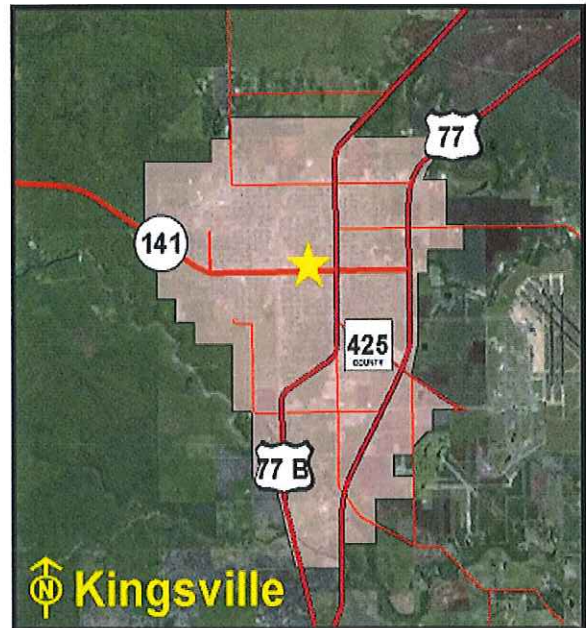
Volume 88, Page 183, Kleberg County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

---

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 2.75 **Bldgs.:** .....2 **Bldg Sq Ft....** 22,785 sq. ft.  
**Sen. Dist.:** .....27 **Rep. Dist.:** .....43 **FAR:...** 0.19 **Total Market Value:** \$300,000  
**% in Floodplain:**..... 0% **Slope:** .....Level  
**Zoning:** .....Commercial  
**Frontage:** .....East Kleberg Avenue  
**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water  
**Surrounding Uses:** .....Residential, Industrial, Commercial, Governmental  
**Current Use:** .....Military Facility  
**Highest and Best Use:** .....Military Facility  
**Agency Projected Use:** .....Military Facility

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## Adjutant General's Department

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### Texas General Land Office

#### Analysis

The site is vacant. It was once utilized as an Adjutant General's Department armory facility. Located on East Kleberg Avenue in Kingsville, the site is improved with one armory building, one vehicle storage building, and surface parking. Surrounding land uses consists of residential and light industrial development, a fire department, the County Courthouse, and county offices.

The Adjutant General's Department is in the process of selling this vacant, underutilized property.

#### GLO Recommendation:

Dispose of the vacant, underutilized property.

#### Agency Comments:

Site Map





Adjutant General's Department

Texas General Land Office

GLO ID#: 1693

Wellington Armory

**Location:**

FM 338, East of HWY 83, Wellington,  
Collingsworth County, Texas

**Legal Description:**

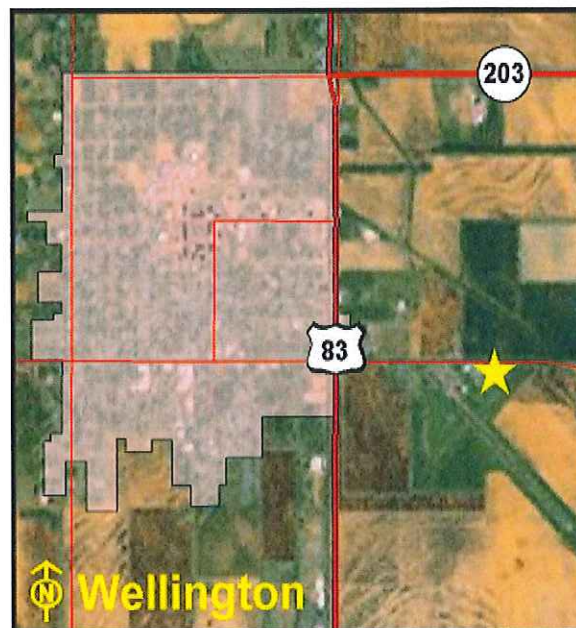
Volume 118, Page 98, Collingsworth County Deed  
Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

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**Appraisal Date:** ....5/3/2013 **Acres:** ..... 4.00 **Bldgs.:** .....1 **Bldg Sq Ft....** 10,776 sq. ft.  
**Sen. Dist.:** .....31 **Rep. Dist.:** .....68 **FAR:...** 0.06 **Total Market Value:** \$86,000  
**% in Floodplain:**..... 0% **Slope:** .....Level  
**Zoning:** .....Unzoned  
**Frontage:** .....FM 338  
**Utilities:** .....Electricity, Gas, Telephone, Water, Septic Tank  
**Surrounding Uses:** .....Vacant, Recreational  
**Current Use:** .....Military Facility  
**Highest and Best Use:** .....Military Facility  
**Agency Projected Use:** .....Military Facility

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## Adjutant General's Department

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### Texas General Land Office

#### Analysis

The site will be vacant in September 2013. The site was utilized as an Adjutant General's Department armory in Wellington. The property is located east of Wellington on FM 338, the site is improved with one assembly building and infrastructure. Surrounding land uses include vacant land, city baseball parks, and a community swimming pool.

The Adjutant General's Department is in the process of selling this underutilized property.

#### GLO Recommendation:

Dispose if no longer utilized by the agency.

#### Agency Comments:

*Site Map*



**ADJUTANT GENERAL'S  
DEPARTMENT  
PROPERTIES**

## Texas General Land Office

## Angleton Armory

**Location:**

CR 428 (Buchta Road), Angleton, Brazoria County, Texas

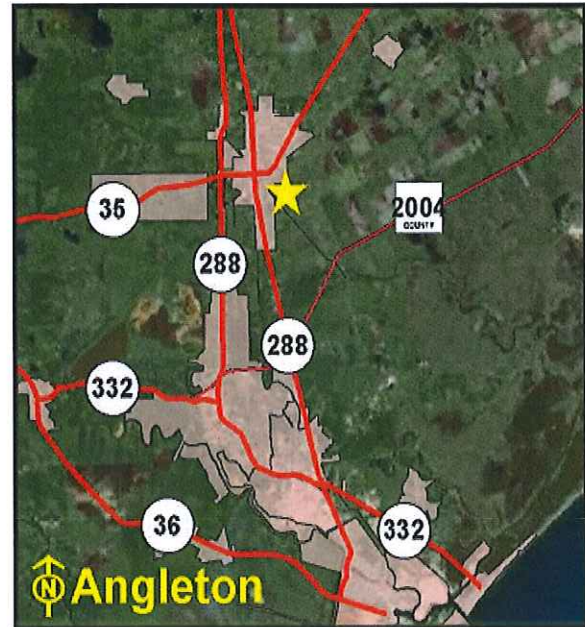
**Legal Description:**

Volume 85173, Pages 31-33, Brazoria County Deed Records

**Encumbrances**

Physical: Floodplain

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 11.74

**Sen. Dist.:**.....11 **Rep. Dist.:**.....25 **FAR:** ..... 0.05

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

**Zoning:** .....Unzoned

**Frontage:** .....CR 428 (Buchta Road)

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Civic, Vacant, Residential, Commercial

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 26,407 sq.ft.

**Total Market Value:** .....\$660,000

The site is utilized as an Adjutant General's Department armory facility. Located on the southwest side of CR 428 in Angleton, the site is improved with one building and surface parking. Surrounding land uses include the Brazoria County Fair Grounds, county facilities, residential and commercial development.

There is a reversion clause in the deed stating if construction is not commenced within 5 years the property will revert. The appraisal indicates that in light of the deed restriction, the highest and best use is to continue in the present use.

**Recommendation:**

***Retain for continued agency operations.***



## Texas General Land Office

## Brenham Armory

**Location:**

1204 East Tom Green Street, Brenham, Washington County, Texas

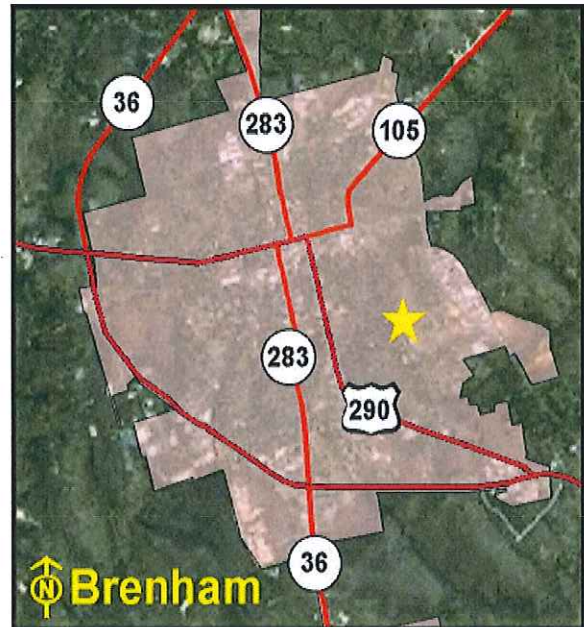
**Legal Description:**

Volume 198, Page 256, Washington County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 3.21

**Sen. Dist.:**.....18 **Rep. Dist.:**.....13 **FAR:** ..... 0.08

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

**Zoning:** .....Residential

**Frontage:** .....Tom Green Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, Office, School

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 10,761 sq.ft.

**Total Market Value:** .....\$161,000

The site is utilized as an Adjutant General's Department armory facility. Located west of the intersection of East Tom Green Street and FM 577 in Brenham, the site is improved with two buildings, surface parking, and chain-link fencing. The surrounding land uses include a school, civic, residential, and commercial developments. The existing reversion clause calls for the return of the property to the City of Brenham. If construction is not commenced within 5 years the property will revert.

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

**Recommendation:**

***Retain for continued agency operations.***



## Texas General Land Office

## Bryan Armory

**Location:**

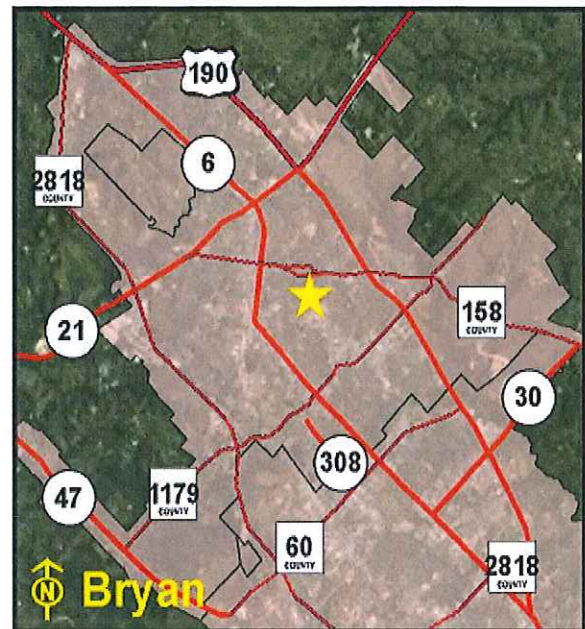
1700 East 25th Street, Bryan, Brazos County, Texas

**Legal Description:**

Volume 136, Page 353, Brazos County Deed Records

**Encumbrances**

Physical: Floodplain

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

Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 10.91

Sen. Dist.:.....5 Rep. Dist.:.....14 FAR: ..... 0.08

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

Zoning: .....Residential

Frontage: .....East 25th Street

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

Surrounding Uses: .....Vacant, Residential, Recreational

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....4 Bldg Sq Ft ..... 37,714 sq.ft.

Total Market Value: \$905,000

The site is utilized as an Adjutant General's Department armory facility. Located on the northeast side of East 25th Street and the southeast side of Burleson Street in Bryan, the site is improved with four buildings, surface parking, security fencing, and security lighting. Surrounding land uses include single-family residences and the Bob Bond Park.

The appraisal indicates the highest and best use is to continue in the present use. A reversion clause limits the use to a guard armory or ownership, or the site reverts to the City of Bryan. If the property is not used within 2 years, it will revert.

**Recommendation:***Retain for continued agency operations.*

## Texas General Land Office

## Camp Bowie Brownwood Armory

**Location:**

5601 FM 45 South, Brownwood, Brown County, Texas

**Legal Description:**

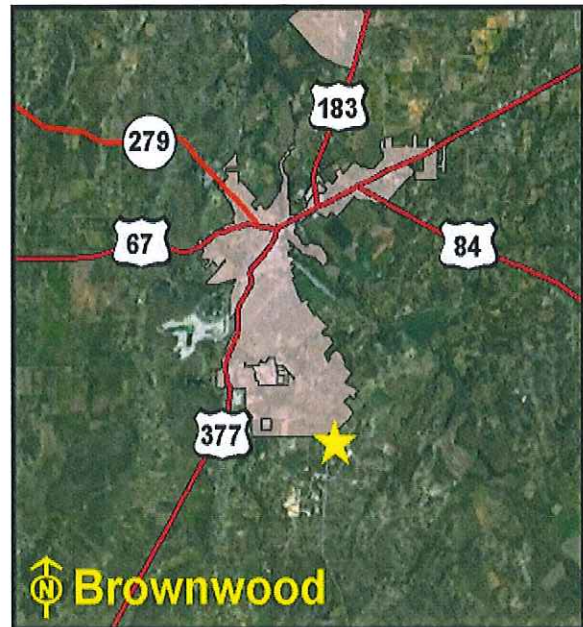
Volume 835, Page 144, Brown County Deed Records

**Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 4,894.64**Sen. Dist.:**.....24 **Rep. Dist.:**.....60 **FAR:** .... 0.001**% in Floodplain:**.....5% **Slope:**.....Moderate**Zoning:** .....Unzoned**Frontage:** .....FM 2126, FM 45**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Vacant, Residential, Governmental, Ranching**Current Use:** .....Military Facility**Highest and Best Use:** .....Military Facility**Agency Projected Use:** .....Military Facility**Bldgs.:** .....15 **Bldg Sq Ft** ..... 125,393 sq.ft.**Total Market Value:** .....\$16,776,000

The site is utilized as an Adjutant General's Department training camp facility. Located just south of Brownwood at the corner of FM 2126 and FM 45, the site is improved with fifteen buildings and surface parking. Surrounding land uses include residential, the Federal National Guard Lands, private ranches and the city landfill.

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

**Recommendation:*****Retain for continued agency operations.***



## Texas General Land Office

## Camp Mabry - Austin

**Location:**

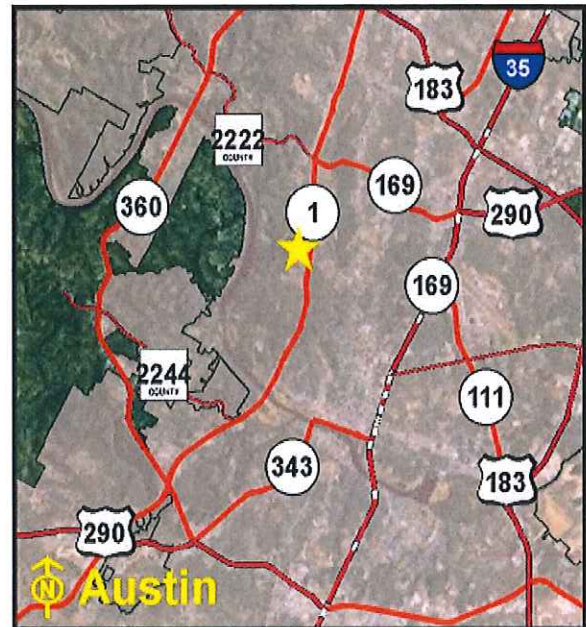
2200 35th Street, Austin, Travis County, Texas

**Legal Description:**

Volume 5096, Page 817, Travis County Deed Records

**Encumbrances**

Physical: None

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

Location Map

Appraisal Date: .....5/3/2013 Acres: ..... 375.58

Sen. Dist.:.....14 Rep. Dist.:.....48 FAR: ..... 0.05

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

Zoning: .....Residential

Frontage: .....35th Street, MoPac

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

Surrounding Uses: .....Residential

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....80 Bldg Sq Ft .....1,006,240 sq.ft.

Total Market Value: \$40,880,000

The site is utilized as an Adjutant General's Department Headquarters. Located on the northwest corner of MoPac and West 35th Street in Central Austin, the site is improved with 80 buildings, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry, or habitat for the Golden Cheeked Warbler, and the Black Capped Vireo. Surrounding land use is primarily residential.

A number of the historical buildings are being restored or renovated as funding becomes available.

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

## Corpus Christi Armory

**Location:**

1430 Horne Road, Corpus Christi, Nueces County,  
Texas

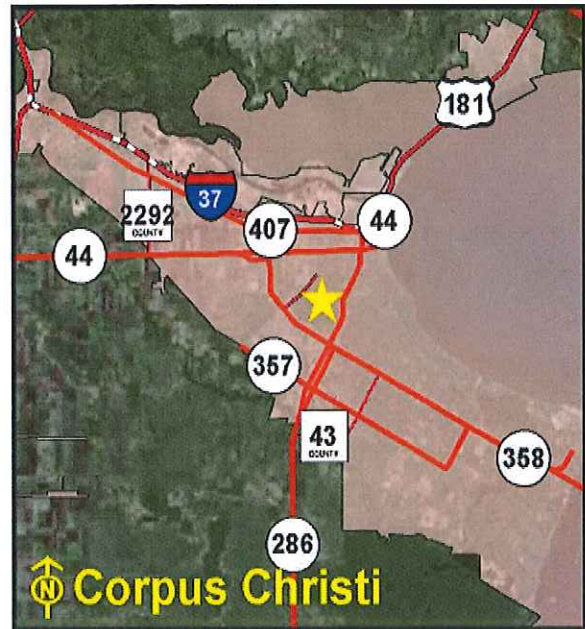
**Legal Description:**

Volume 1027, Page 4, Volume 676, Page 187,  
Nueces County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 9.21

**Sen. Dist.:**.....20 **Rep. Dist.:**.....34 **FAR:** ..... 0.02

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

**Zoning:** .....Residential

**Frontage:** .....Horne Road

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Governmental, Recreational, Residential, Vacant

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....3 **Bldg Sq Ft** ..... 65,129 sq.ft.

**Total Market Value:** ..... \$1,700,000

The site is utilized as an Adjutant General's Department armory facility. The Annex, GLO identification #2302, is included in the appraisal and is now combined with this analysis. Located along the north side of Horne Road in Corpus Christi, a portion of the site is deed restricted to use as a military facility. The site is improved with three buildings, surface parking, exterior lighting, and perimeter fencing. Surrounding land uses are governmental, recreational, residential, and a fire station.

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

## Corsicana Armory

**Location:**

3100 West 7th Avenue, Corsicana, Navarro County,  
Texas

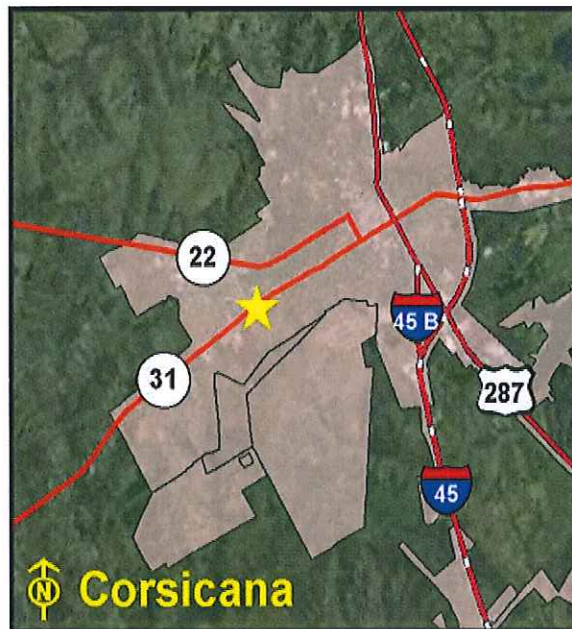
**Legal Description:**

Volume 552, Page 441, Navarro County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 3.45

**Sen. Dist.:**.....22 **Rep. Dist.:**.....8 **FAR:** ..... 0.12

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

**Zoning:** .....Residential

**Frontage:** ...West 7th Avenue, South 40th Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, School

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....6 **Bldg Sq Ft** ..... 18,629 sq.ft.

**Total Market Value:** .....\$280,000

The site is utilized as an Adjutant General's Department armory facility. It is located between South 41st and South 40th Street, on the south side of West 7th Avenue in Corsicana. The site is improved with six buildings, parking, chain link fencing and gates. Surrounding land uses include Navarro College and single-family residential tracts.

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

## Decatur Armory

**Location:**

2300 FM 730 North/Trinity Road, Decatur, Wise County, Texas

**Legal Description:**

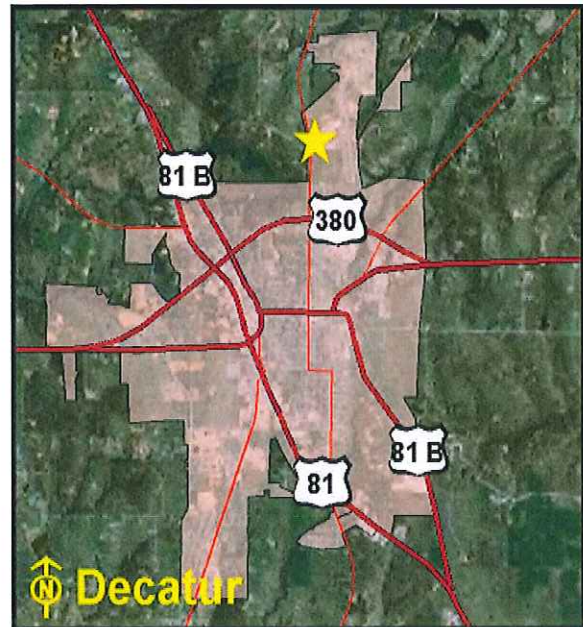
Volume 267, Page 169, Wise County Deed Records

**Encumbrances**

Physical: Topography

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 16.95

**Sen. Dist.:**.....30 **Rep. Dist.:**.....61 **FAR:** ..... 0.02

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

**Zoning:** .....Unzoned

**Frontage:** .....FM 730 North/Trinity Road

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Governmental, Vacant, Agricultural

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 15,929 sq.ft.

**Total Market Value:** .....\$350,000

The site is utilized as an Adjutant General's Department armory facility. Located at the corner of Airport Drive and FM 730 on the north side of Decatur, the site is improved with one armory building, fenced vehicle storage area, and surface parking. Surrounding land uses include agricultural operations, a City Maintenance Facility, and an airport.

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

## Denison Armory

**Location:**

1700 Loy Lake Road, Denison, Grayson County,  
Texas

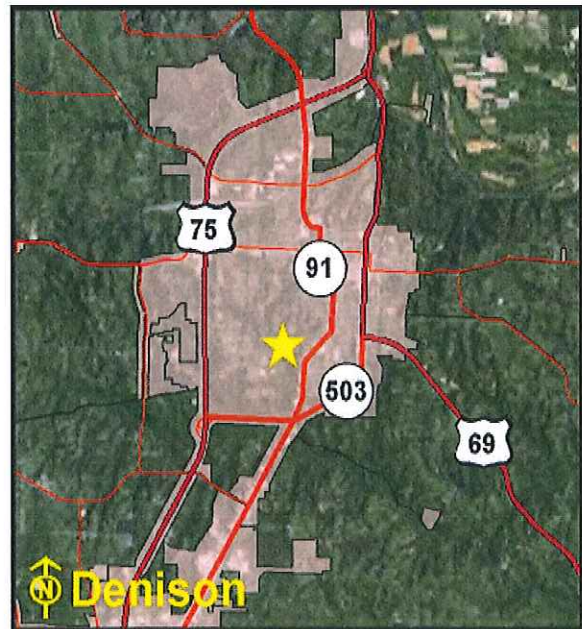
**Legal Description:**

Volume 578, Page 277, Grayson County Deed  
Records

**Encumbrances**

Physical: Floodplain

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 4.32

**Sen. Dist.:**.....30 **Rep. Dist.:**.....62 **FAR:** ..... 0.10

**% in Floodplain:**.....41% **Slope:**.....Level

**Zoning:** .....Residential

**Frontage:** .....Loy Lake Road, Waterloo Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, Recreational

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 18,477 sq.ft.

**Total Market Value:** .....\$258,500

The site is utilized as an Adjutant General's Department armory facility. Located on Loy Lake Road in Denison, the site is improved with one armory building, security lighting, and surface parking. Surrounding land uses include residential and recreational developments.

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

**Recommendation:**

**Retain for continued agency operations.**

## Texas General Land Office

## Eagle Mountain Lake Base

**Location:**

FM 1220 and FM 718, Eagle Mountain, Tarrant County, Texas

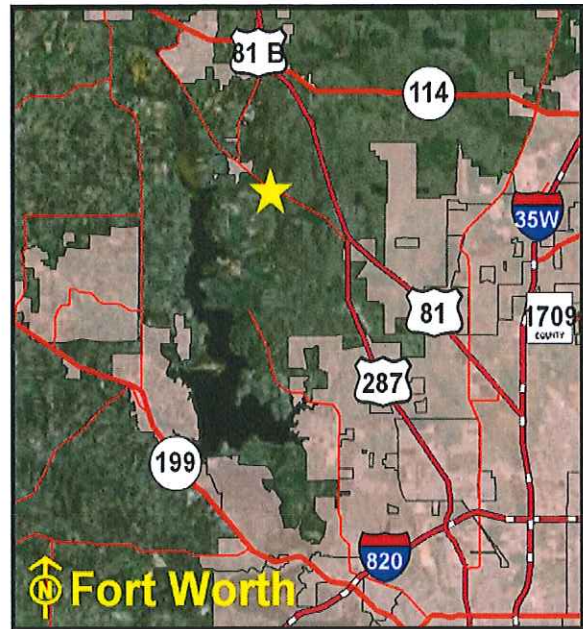
**Legal Description:**

Volume 3212, Page 365, Tarrant County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 1,270.87

**Sen. Dist.:**.....12 **Rep. Dist.:**.....99 **FAR:** ..... 0.00

**% in Floodplain:**.....12% **Slope:** .....Moderate

**Zoning:** .....Unzoned

**Frontage:** .....FM 1220, FM 718

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

**Surrounding Uses:** .....Agricultural, Residential

**Current Use:** .....Military Training Site/Agricultural Lease

**Highest and Best Use:** .....Military Training Site/Agricultural Lease

**Agency Projected Use:** .....Military Training Site/Agricultural Lease

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

**Total Market Value:** .....\$12,060,000

The site is utilized as an Adjutant General's Department military training facility. Located southeast of Newark in the Eagle Mountain area, the site is improved with fencing only. Surrounding land uses include agricultural production, a ministry facility, a closed airfield, and a railroad right-of-way. The deed stipulates a reversion if used for any purpose other than for the military.

The appraisal indicates the highest and best use is for speculative investment with interim agriculture use. The GLO recommends to continue in the present use.

**Recommendation:**

***Retain for continued agency operations.***



## Texas General Land Office

## El Campo Armory

**Location:**

801 Armory Road, El Campo, Wharton County, Texas

**Legal Description:**Volume 219, Page 477-478, Volume 253, Page 89,  
Wharton County Deed Records**Encumbrances**

Physical: None

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

Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 19.72**Sen. Dist.:**.....18 **Rep. Dist.:**.....85 **FAR:** ..... 0.03**% in Floodplain:**.....0% **Slope:**.....Level**Zoning:** .....Unzoned**Frontage:** .....Armory Road**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Residential, Recreational, Agricultural, Commercial**Current Use:** .....Military Facility**Highest and Best Use:** .....Military Facility**Agency Projected Use:** .....Military Facility**Bldgs.:** .....5 **Bldg Sq Ft** ..... 23,555 sq.ft.**Total Market Value:** .....\$530,000

The site is utilized as an Adjutant General's Department armory facility. Located in Wharton County along the south right-of-way of Armory Road and CR 406, five miles south of downtown El Campo, the site is improved with five buildings, security fencing, security lighting, and surface parking. Surrounding land uses include recreational, residential, commercial, and agricultural tracts.

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

## El Paso Armory

**Location:**

9100 Gateway Boulevard North (Patriot Fairway), El Paso, El Paso County, Texas

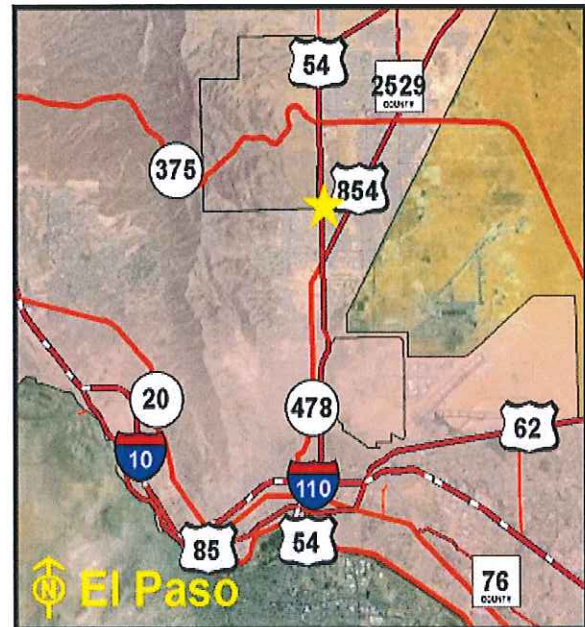
**Legal Description:**

Volume 1206, Page 369, El Paso County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 20.00

**Sen. Dist.:**.....29 **Rep. Dist.:**.....77 **FAR:** ..... 0.07

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

**Zoning:** .....Residential

**Frontage:** .....Gateway Blvd, Hondo Pass Dr

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Vacant, Residential, Commercial, Civic

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....6 **Bldg Sq Ft** ..... 61,546 sq.ft.

**Total Market Value:** .....\$5,510,000

The site is utilized as an Adjutant General's Department military facility. Located at the corner of Gateway Boulevard and Hondo Pass Drive on the north side of El Paso, the site is improved with six buildings, surface parking, a storage yard, and a chain link security fence. Surrounding land uses include residential, commercial, retail, and a waste management facility.

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

**Recommendation:**

**Retain for continued agency operations.**



## Texas General Land Office

## Fort Worth Armory

**Location:**

5104 Sandage Avenue, Fort Worth, Tarrant County,  
Texas

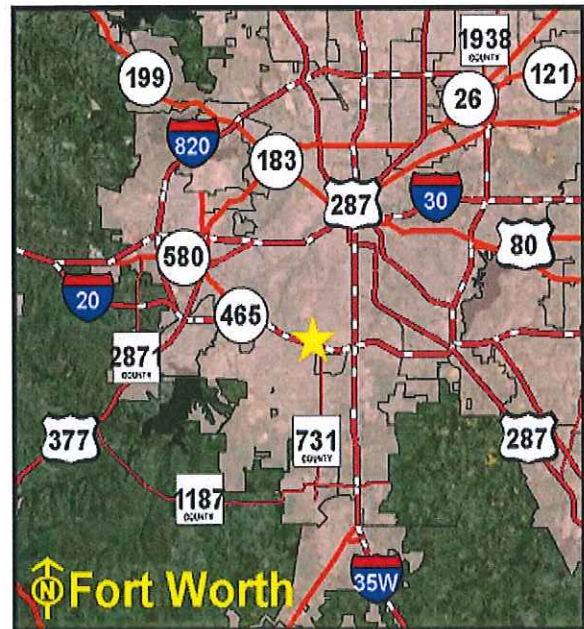
**Legal Description:**

Volume 2672, Page 129, Tarrant County Deed  
Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 2.55

**Sen. Dist.:**.....10 **Rep. Dist.:**.....90 **FAR:** ..... 0.27

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

**Zoning:** .....Residential

**Frontage:** .....Sandage Avenue, Covert Avenue

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, Vacant, Commercial

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility/Light Industrial

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 29,886 sq.ft.

**Total Market Value:** .....\$670,000

The site is utilized as an Adjutant General's Department armory facility. Located at the corner of Sandage Avenue and Covert Avenue in the southern portion of Fort Worth, the site is improved with two buildings, surface parking, and perimeter fencing. Surrounding land uses are residential, retail, and commercial developments.

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

**Recommendation:**

***Retain for continued agency operations.***

## Texas General Land Office

## Fredericksburg Armory

**Location:**

598 Armory Road, Fredericksburg, Gillespie County,  
Texas

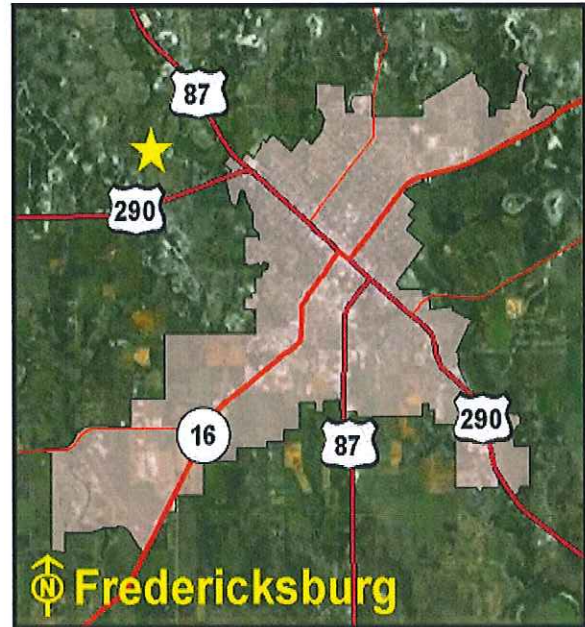
**Legal Description:**

Volume 65, Page 230, Gillespie County Deed Records

**Encumbrances**

Physical: Floodplain

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 14.32

**Sen. Dist.:**....24 **Rep. Dist.:**.....73 **FAR:** ..... 0.02

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

**Zoning:** .....Unzoned

**Frontage:** .....Armory Road

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Agricultural, Residential, Industrial

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....3 **Bldg Sq Ft** ..... 17,332 sq.ft.

**Total Market Value:** .....\$390,000

The site is utilized as an Adjutant General's Department armory facility. Located on the north side of Armory Road, on the western edge of Fredericksburg, the site is improved with three buildings. Surrounding land uses include agriculture, residential and light industrial. The deed includes a reversion clause that causes the property to revert to the grantor if not used for an armory.

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

## Gatesville Armory

**Location:**

3301 East Main Street/HWY 84, Gatesville, Coryell County, Texas

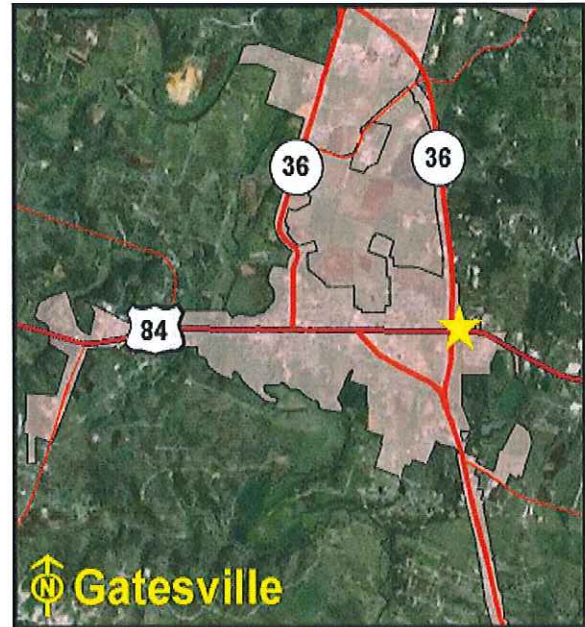
**Legal Description:**

Volume 78, Page 468, Coryell County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 3.82

**Sen. Dist.:**.....24 **Rep. Dist.:**.....59 **FAR:** ..... 0.14

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

**Zoning:** .....Commercial

**Frontage:** .....East Main Street/HWY 84

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Commercial, Vacant, Residential, Industrial

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 23,899 sq.ft.

**Total Market Value:** .....\$360,000

The site is utilized as an Adjutant General's Department armory facility. Located northeast of the intersection of East Main Street and State HWY 36 in Gatesville, the site is improved with an armory building and a vehicle maintenance building. Surrounding land uses include commercial, residential and industrial.

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

## Greenville Armory

**Location:**

9314 Jack Finney Boulevard, Greenville, Hunt County, Texas

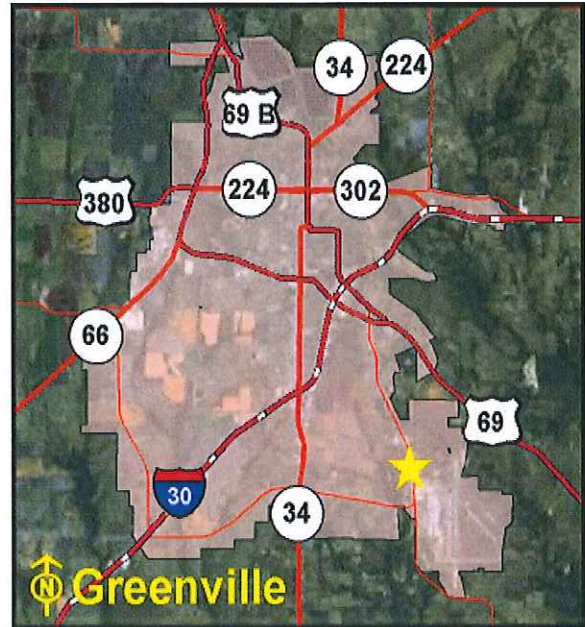
**Legal Description:**

Volume 261, Page 897, Hunt County Deed Records

**Encumbrances**

Physical: None

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



Location Map

Appraisal Date: 5/3/2013 Acres: 15.06

Sen. Dist.: 2 Rep. Dist.: 2 FAR: 0.04

% in Floodplain: 0% Slope: Level

Zoning: Agriculture

Frontage: Jack Finney Boulevard

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Recreational, School

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

Bldgs.: 1 Bldg Sq Ft 25,956 sq.ft.

Total Market Value: \$778,000

The site is utilized as an Adjutant General's Department armory facility. Located on FM 1570 known as Jack Finney Boulevard in Greenville, the site is improved with one building, surface parking, and chain link security fence. Surrounding land uses include Hunt County Fair Grounds, the rodeo arena, Paris Jr. College, and a large industrial complex.

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

## Hondo Armory

**Location:**

2404 18th Street, Hondo, Medina County, Texas

**Legal Description:**

Volume 163, Page 161, Medina County Deed Records

**Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 10,465 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.05	<b>Total Market Value:</b> ..... \$157,000
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Special		
<b>Frontage:</b> .....	18th Street, Avenue Y		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The site is utilized as an Adjutant General's Department armory facility. Located on the west side of Hondo, north of US HWY 90 on 18th Street, the site is improved with one armory building. Surrounding land uses include Medina Electric Cooperative, residential, commercial, and industrial development. The entire site is within the 100-year floodplain.

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

**Recommendation:***Retain for continued agency operations.*

## Texas General Land Office

## Houston Reserve Center

**Location:**

West Rankin Road and Cambury Drive, Houston,  
Harris County, Texas

**Legal Description:**

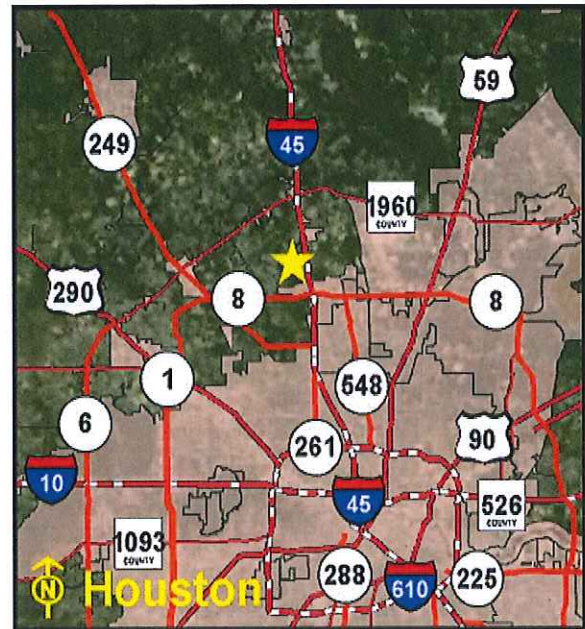
Document W937675, Harris County Deed Records

**Encumbrances**

Physical: Floodplain

Legal: *Deed Restrictions:* None

*Easements:* Utility, Pipeline



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 18.19

**Sen. Dist.:**.....15 **Rep. Dist.:**...141 **FAR:** ..... 0.04

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

**Zoning:** .....Unzoned

**Frontage:** .....West Rankin Road, Cambury Drive

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Commercial, Residential, None, None

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....4 **Bldg Sq Ft** ..... 172,184 sq.ft.

**Total Market Value:** .....\$8,610,000

This site is utilized as an Armed Forces Reserve center by the Adjutant General's Department. Located at the northeast corner of the intersection of West Rankin Road and Cambury Drive in Houston, the property is improved with four buildings. Surrounding land uses include commercial and residential development, and a retail shopping center.

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

**Recommendation:**

**Retain for continued agency operations.**



## Texas General Land Office

## Kilgore Armory

**Location:**

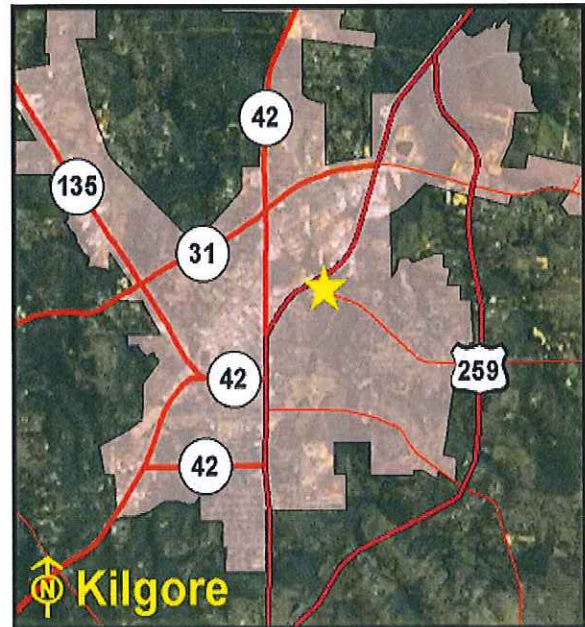
1807 Stone Road, Kilgore, Gregg County, Texas

**Legal Description:**

Volume 331, Page 547, Gregg County Deed Records

**Encumbrances**

Physical: Topography

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

Location Map

<b>Appraisal Date:</b> .....5/3/2013	<b>Acres:</b> ..... 9.97	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 25,760 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....7	<b>FAR:</b> ..... 0.06	<b>Total Market Value:</b> ..... \$257,600
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		
<b>Zoning:</b> .....	Commercial		
<b>Frontage:</b> .....	Stone Road		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Woodlands, Office, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The site is utilized as an Adjutant General's Department armory facility. Located on Stone Road in Kilgore, the site is improved with two buildings, surface parking, chain link fencing, and security lighting. Surrounding land uses include office buildings, a bank, and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. A reversion clause in the deed requires return to the City of Kilgore if used for any purpose than as an armory.

**Recommendation:*****Retain for continued agency operations.***

## Texas General Land Office

## La Marque Armory

**Location:**

3006 Gulf Freeway (IH 45), La Marque, Galveston County, Texas

**Legal Description:**

Volume 1639, Page 563-567, Galveston County Deed Records

**Encumbrances**

Physical: None

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



Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 3.36	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 21,390 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.15	<b>Total Market Value:</b> ..... \$750,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....IH 45, Westward Avenue			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Commercial, Residential			
<b>Current Use:</b> .....Military Facility			
<b>Highest and Best Use:</b> .....Military Facility			
<b>Agency Projected Use:</b> .....Military Facility			

The site is utilized as an Adjutant General's Department military facility. Located on the east right of way of the Gulf Freeway in west La Marque, the site is improved with two buildings, exterior lighting, chain link fencing, and surface parking. Surrounding land use includes 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.***



## Texas General Land Office

## Mexia Armory

**Location:**

500 East Tyler Street, Mexia, Limestone County,  
Texas

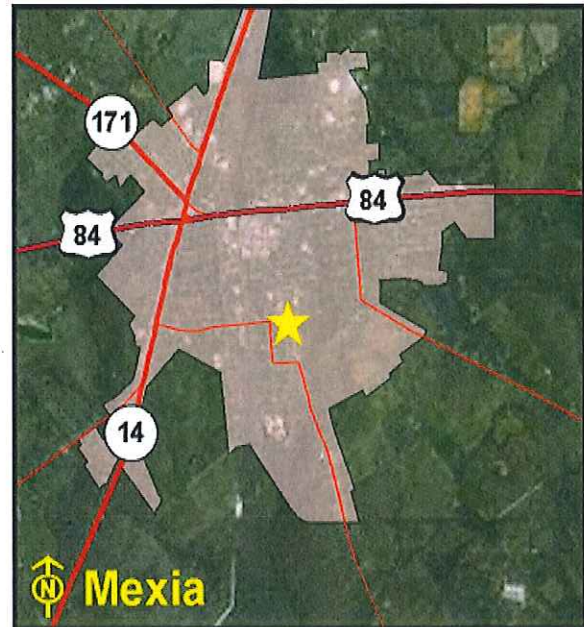
**Legal Description:**

Volume H, Page 31, Limestone County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 5.73

**Sen. Dist.:**.....5 **Rep. Dist.:**.....12 **FAR:** ..... 0.06

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

**Zoning:** .....Unzoned

**Frontage:** .....Tyler Street, Bonham Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, Commercial, Recreational, Office

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 15,799 sq.ft.

**Total Market Value:** .....\$237,000

The site is utilized as an Adjutant General's Department armory facility. Located on the southeast corner of the intersection of East Tyler Street and South Bonham Street in Mexia, the site is improved with one building, a helipad, and a fenced area for storage of vehicles. Surrounding land uses include residential, commercial, recreational, and office development.

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

**Recommendation:**

***Retain for continued agency operations.***

## Texas General Land Office

## Midland Regional Airport Armory

**Location:**

Midland Regional Airport, Midland, Midland County,  
Texas

**Legal Description:**

Volume 2412, Page 193, Midland County Deed  
Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 11.69

**Sen. Dist.:**.....31 **Rep. Dist.:**.....82 **FAR:** ..... 0.07

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

**Zoning:** .....Industrial

**Frontage:** .....Loop 40, Wright Drive

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Military, Industrial, Commercial, Office

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 34,590 sq.ft.

**Total Market Value:** .....\$3,500,000

The site is utilized as an Adjutant General's Department armory facility. Located on the west side of Midland in the Midland International Airport Industrial Park subdivision, the site is improved with one armory building, a fenced storage yard for equipment, and surface parking. Surrounding land uses are the Armed Forces Reserve Center, a Vietnam Memorial site, an office warehouse, an industrial warehouse, and Atmos Gas.

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

## New Braunfels Armory

**Location:**

2253 IH-35 South, New Braunfels, Comal County,  
Texas

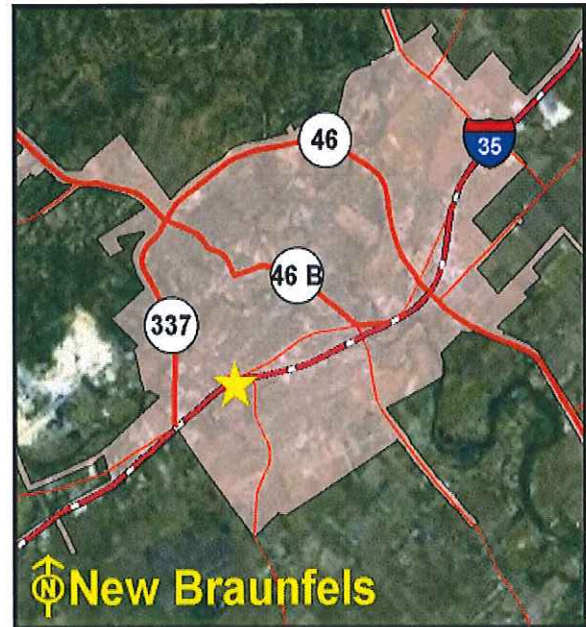
**Legal Description:**

Volume 105, Page 437, Comal County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:*  
*Easements:* Utility



Location Map

Appraisal Date: 5/3/2013 Acres: 7.17

Sen. Dist.: 25 Rep. Dist.: 73 FAR: 0.09

% in Floodplain: 0% Slope: Level

Zoning: Residential

Frontage: IH-35 South, Armory Road

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial, Agricultural

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

Bldgs.: 3 Bldg Sq Ft 28,107 sq.ft.

Total Market Value: \$632,000

The site is utilized as an Adjutant General's Department armory facility. Located on the east side of IH 35 north of the San Antonio Street exit in New Braunfels, the site is a large facility improved with three buildings. Recently, the rear of the site was leased to the City of New Braunfels as a storage yard for sand and gravel. Surrounding land uses are residential, light industrial, and commercial development.

The appraisal indicates the highest and best use is for light industrial or commercial.

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Palestine Armory

**Location:**

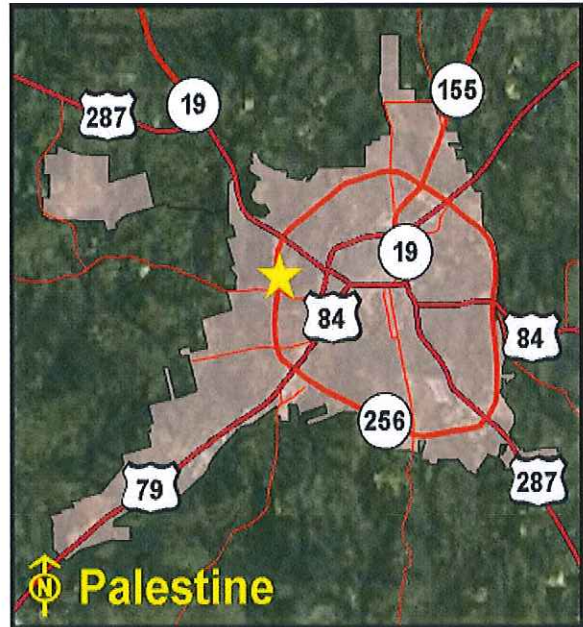
601 Armory Road, Palestine, Anderson County, Texas

**Legal Description:**

Volume 813, Page 13, Anderson County Deed Records

**Encumbrances**

Physical: None

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

Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 6.01	<b>Bldgs.:</b> .....6	<b>Bldg Sq Ft</b> ..... 21,141 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.08	<b>Total Market Value:</b> ..... \$300,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		
<b>Zoning:</b> .....	Residential		
<b>Frontage:</b> .....	Armory Road		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Recreational, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The site is utilized as an Adjutant General's Department armory facility. Located on the northeast and southeast corners of the intersection of Loop 256 and Armory Road in Palestine, the site is improved with six structures, a fenced area for storage of vehicles, and surface parking. Surrounding land uses include residential and a city park.

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

**Recommendation:***Retain for continued agency operations.*



## Texas General Land Office

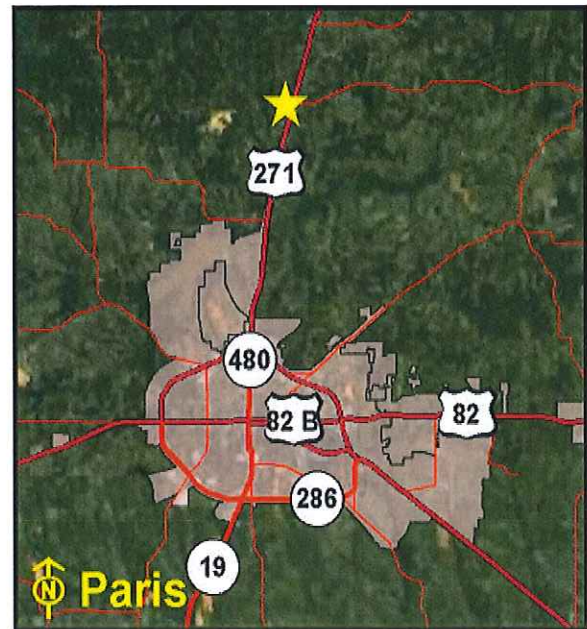
## Paris Armory/Camp Maxey

**Location:**

US HWY 271, Powderly, Lamar County, Texas

**Legal Description:**Volume 483, Page 315, Volume 470, Page 331,  
Lamar County Deed Records**Encumbrances**

Physical: Floodplain

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

Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 6,534.92	<b>Bldgs.:</b> .....9	<b>Bldg Sq Ft</b> ..... 72,419 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> .... 0.001	<b>Total Market Value:</b> ..... \$9,016,000
<b>% in Floodplain:</b> .....3%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....US HWY 271			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Residential, Commercial, Rangeland, Recreational			
<b>Current Use:</b> .....Military Facility			
<b>Highest and Best Use:</b> .....Light Industrial/Mixed Recreational/Residential Development			
<b>Agency Projected Use:</b> .....Military Facility			

The site is utilized as an Adjutant General's Department military training facility. It is located in Powderly, nine miles north of Paris on US HWY 271. GLO identification #1644 is included in the appraisal and is now combined with this site. There are two tracts, parcel A, being 70 acres and parcel B, being 6,407.02 acres. The site is improved with nine structures that contribute value to parcel A. Various agencies utilize the acreage for training. Surrounding land uses include residential and commercial development, and recreational activity.

The appraisal indicates the highest and best use for Parcel A is light industrial for Parcel B, mixed recreational/residential development.

**Recommendation:*****Retain for continued agency operations.***



## Texas General Land Office

## Pasadena Armory

**Location:**

2915 San Augustine Avenue, Pasadena, Harris County, Texas

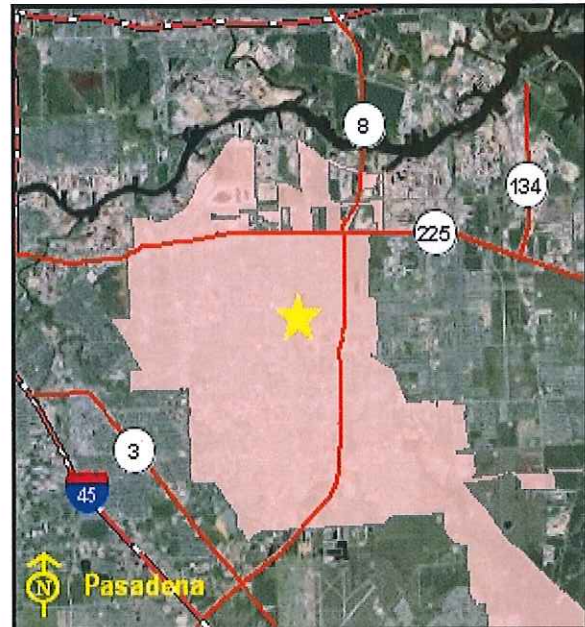
**Legal Description:**

Volume 2915, Page 124, Harris County Deed Records

**Encumbrances**

Physical: Floodplain

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



Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 3.55	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 19,148 sq.ft.
<b>Sen. Dist.:</b> .....6	<b>Rep. Dist.:</b> ...144	<b>FAR:</b> ..... 0.12	<b>Total Market Value:</b> ..... \$287,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Unzoned		
<b>Frontage:</b> .....	San Augustine Ave, Starkey St		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The site is utilized as an Adjutant General's Department armory facility. Located at the northeast corner of San Augustine Avenue and Starkey Street in Pasadena, the site is improved with two buildings and is considered typical. Surrounding land uses include commercial, residential, and government development.

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

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Rosenberg Armory

**Location:**

2020 Wallace Wehring Drive, Rosenberg, Fort Bend County, Texas

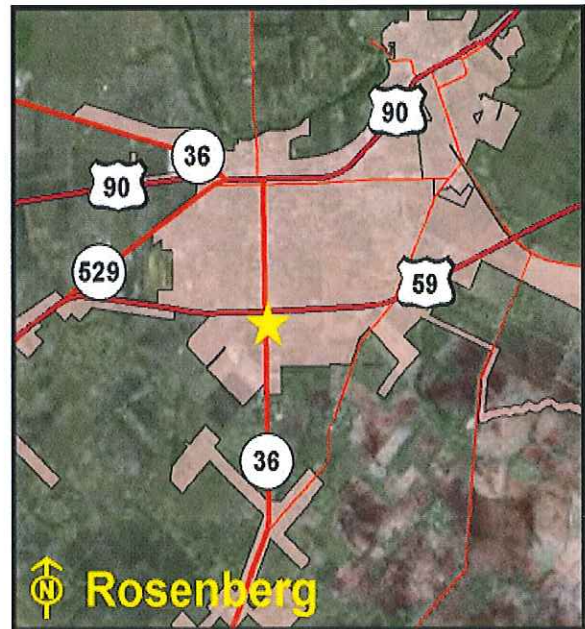
**Legal Description:**

Volume 2132, Page 1053, Fort Bend County Deed Records

**Encumbrances**

Physical: Floodplain

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



Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 10.00

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

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

**Zoning:** .....Unzoned

**Frontage:** .....Wallace Wehring Drive, HWY 36

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Commercial, Civic, Recreational, Residential

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 21,999 sq.ft.

**Total Market Value:** .....\$710,000

The site is utilized as an Adjutant General's Department armory facility. Located at the east end of Wallace Wehring Drive on the south side of Rosenberg, the site is improved with one building, exterior lighting, chain link fencing, and surface parking. There is a reversion clause stating that if not used for an armory for more than 12 consecutive months, the land will revert to the City of Rosenberg. Surrounding land uses include residential and commercial development, farmland, Rosenberg Civic Center, and Seabourne Creek Park.

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

**Recommendation:**

***Retain for continued agency operations.***



## Texas General Land Office

## San Angelo Armory

**Location:**

4149 North US Highway 67, San Angelo, Tom Green County, Texas

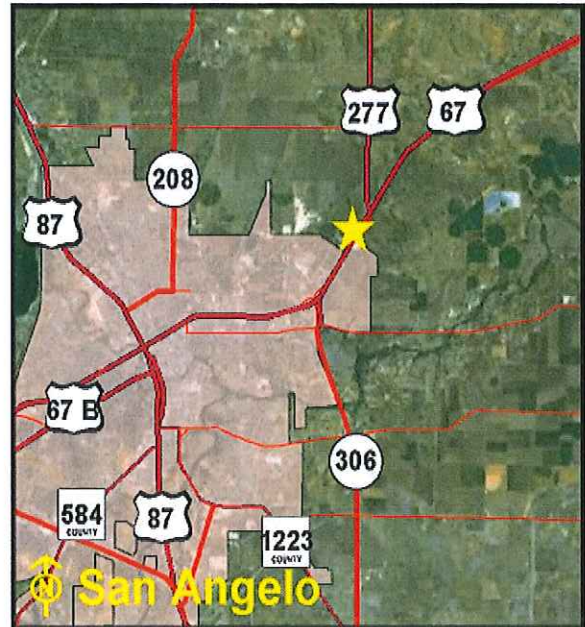
**Legal Description:**

Volume 369, Page 119, Tom Green County Deed Records

**Encumbrances**

Physical: None

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



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 10.36

**Sen. Dist.:**.....28 **Rep. Dist.:**.....72 **FAR:** ..... 0.07

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

**Zoning:** .....Unzoned

**Frontage:** .....North US HWY 67

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Vacant, Industrial, Governmental

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 30,907 sq.ft.

**Total Market Value:** .....\$1,661,000

The site is utilized as an Adjutant General's Department military training facility. Located on the east side of San Angelo on North US HWY 67, the site is improved with an armory building, vehicle maintenance building, chain link fencing, an equipment storage yard, and surface parking. Surrounding land uses include a concrete batch plant, warehouse buildings, and a county jail facility.

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

**Recommendation:**

***Retain for continued agency operations.***



## Texas General Land Office

## San Antonio Armory - Two Units

**Location:**

Ackerman Road, San Antonio, Bexar County, Texas

**Legal Description:**

Volume 3631, Page 149, Bexar County Deed Records

**Encumbrances**

Physical: None

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

Location Map

**Appraisal Date:** ....5/3/2013 **Acres:** ..... 216.49**Sen. Dist.:**.....19 **Rep. Dist.:**...119 **FAR:** .... 0.001**% in Floodplain:**.....0% **Slope:**.....Level**Zoning:** .....Special**Frontage:** .....Ackerman Road**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Industrial, Vacant, Residential**Current Use:** .....Military Facility**Highest and Best Use:** .....Military Facility**Agency Projected Use:** .....Military Facility**Bldgs.:** .....17 **Bldg Sq Ft** ..... 104,800 sq.ft.**Total Market Value:** .....\$4,400,000

The site is utilized as an Adjutant General's Department helicopter and an armory facility. Located southeast of the intersection of Loop 410 and I-10 on Ackerman Road in San Antonio, the site is a large facility of 200 acres and is improved with 17 buildings. The area is primarily industrial in nature with some residential and vacant tracts throughout. Commercial development is predominantly located along IH 10. The property will revert to the grantor if not used as a military facility.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restrictions.

**Recommendation:*****Retain for continued agency operations.***

## Texas General Land Office

## Seguin Armory

**Location:**

1002 South Guadalupe Street, Seguin, Guadalupe County, Texas

**Legal Description:**

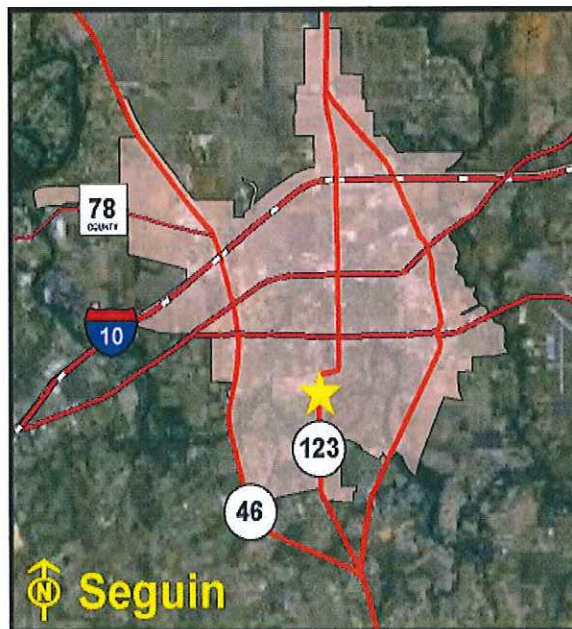
Volume 340, Page 325, Guadalupe County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility, ROW



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 4.21

**Sen. Dist.:**.....21 **Rep. Dist.:**.....44 **FAR:** ..... 0.09

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

**Zoning:** .....Special

**Frontage:** .....South Guadalupe Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Commercial, Recreational, Residential

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 16,410 sq.ft.

**Total Market Value:** .....\$411,000

The site is utilized as an Adjutant General's Department armory facility. Located on South Guadalupe Street next to Max Starcke Park, south of downtown Seguin, the site is improved with two buildings. Surrounding land uses include the city park and small older commercial buildings.

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

**Recommendation:**

**Retain for continued agency operations.**



## Texas General Land Office

## Stephenville Armory

**Location:**

899 East Road, Stephenville, Erath County, Texas

**Legal Description:**

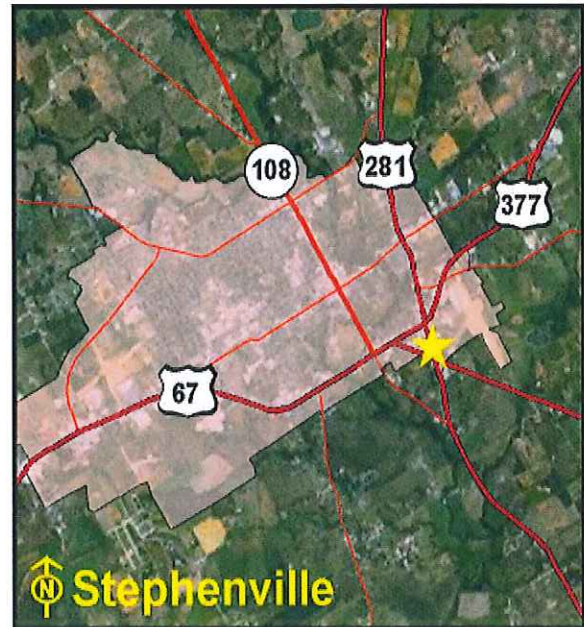
Volume 351, Page 60, Erath County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....5/3/2013	<b>Acres:</b> ..... 9.06	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 19,952 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.05	<b>Total Market Value:</b> ..... \$449,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Industrial			
<b>Frontage:</b> .....US HWY 67, US HWY 281			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Water, Septic Tank			
<b>Surrounding Uses:</b> .....Governmental, Commercial, Industrial			
<b>Current Use:</b> .....Military Facility			
<b>Highest and Best Use:</b> .....Military Facility			
<b>Agency Projected Use:</b> .....Military Facility			

The site is utilized as an Adjutant General's Department armory facility. Located at the intersection of HWY 67 and HWY 281 in Stephenville, the site is improved with two buildings, an armory and a equipment storage building. Surrounding land uses include a DPS office, industrial, and commercial.

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

**Recommendation:***Retain for continued agency operations.*



## Texas General Land Office

## Victoria Armory

**Location:**

106 East Mockingbird Lane, Victoria, Victoria County, Texas

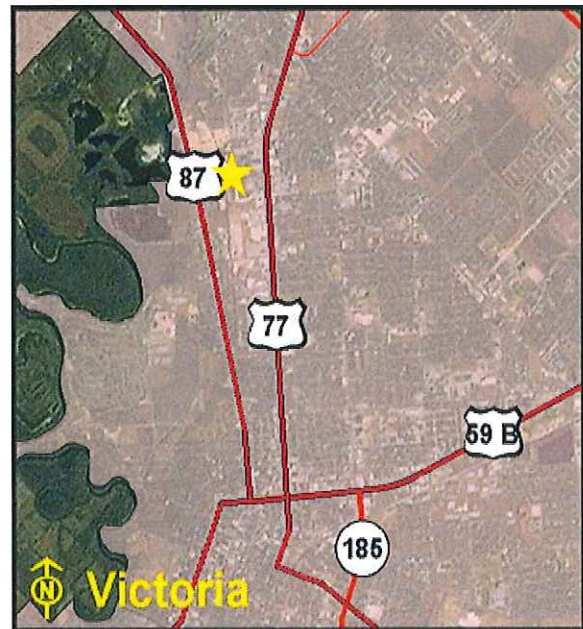
**Legal Description:**

Volume 417, Page 432, Volume 448, Page 3, Volume 495, Page 184, Volume 487, Page 137, Victoria County Deed Records

**Encumbrances**

Physical: None

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



Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 4.45

Sen. Dist.: ....18 Rep. Dist.: ....30 FAR: ..... 0.09

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

Zoning: .....Unzoned

Frontage: .....East Mockingbird Lane

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

Surrounding Uses: .....Vacant, Residential, Commercial

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....1 Bldg Sq Ft ..... 16,437 sq.ft.

Total Market Value: \$409,000

The site is utilized as an Adjutant General's Department armory facility. Located on the north side of Mockingbird Lane in the west part of Victoria, the site is improved with one building. Surrounding land uses include apartments, and residential and commercial sites.

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

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Waco Armory

**Location:**

2120 North 41st Street, Waco, McLennan County,  
Texas

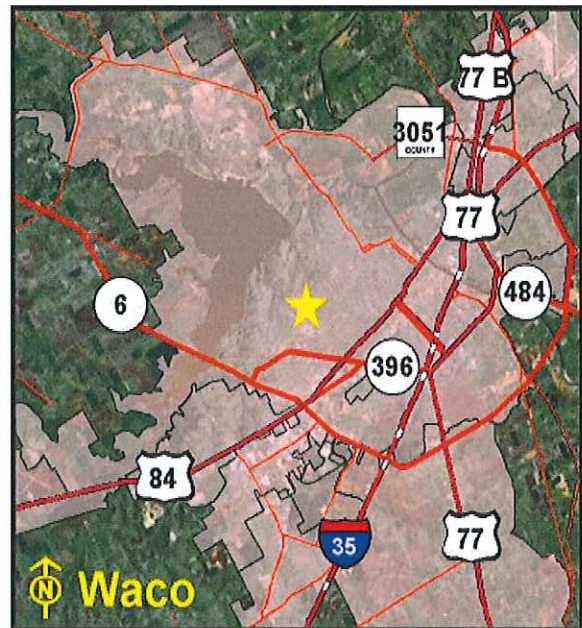
**Legal Description:**

Volume 398, Page 158, McLennan County Deed  
Records

**Encumbrances**

Physical: None

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



Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 8.12

Sen. Dist.: ....22 Rep. Dist.: ....56 FAR: ..... 0.23

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

Zoning: .....Residential

Frontage: .....North 41st Street, Cobbs Street

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

Surrounding Uses: .....Residential, Governmental, School

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....3 Bldg Sq Ft ..... 80,641 sq.ft.

Total Market Value: \$1,950,000

The site is utilized as an Adjutant General's Department armory facility. Located on the southwest corner of the intersection of North 41st Street and Cobbs Drive on the west side of Waco, the site is improved with four buildings, surface parking, and security fencing. Surrounding land uses include residential development, schools, a baseball field, the Waco Fire Department, and government businesses.

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

## Waxahachie Armory

**Location:**

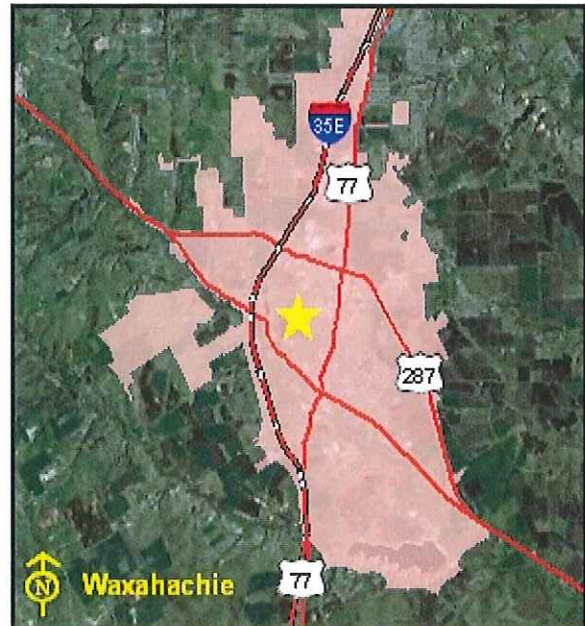
628 Grand Avenue, Waxahachie, Ellis County, Texas

**Legal Description:**

Volume 392, Page 288, Ellis County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None  
Easements: Utility

Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 7.17

Sen. Dist.:....22 Rep. Dist.:....10 FAR: ..... 0.08

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

Zoning: .....Special

Frontage: .....Grand Avenue, Highland Street

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

Surrounding Uses: .....Residential, Vacant, School

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....2 Bldg Sq Ft ..... 24,714 sq.ft.

Total Market Value: \$345,000

The site is utilized as an Adjutant General's Department armory facility. Located on the east side of Grand Avenue just north of the intersection of Grand Avenue and Sycamore Street in Waxahachie, the site is improved with an armory and a vehicle storage building. Surrounding land uses include the Southwestern Assembly of God University, residential development, and a church.

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

## Weatherford Armory

**Location:**

916 Charles Street, Weatherford, Parker County,  
Texas

**Legal Description:**

Volume 7, Page 2, Parker County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 5.65

Sen. Dist.:....30 Rep. Dist.:....61 FAR: ..... 0.08

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

Zoning: .....Residential

Frontage: .....Charles Street

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

Surrounding Uses: .....Residential, School

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....2 Bldg Sq Ft ..... 15,208 sq.ft.

Total Market Value: \$306,700

The site is utilized as an Adjutant General's Department armory facility. Located on Charles Street in Weatherford, the site is improved with two buildings and surface parking. Surrounding land uses include residential and school district buildings.

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

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Weslaco Super Armory

## Location:

1100 Vo-Tech Drive, Weslaco, Hidalgo County, Texas

## Legal Description:

Volume 28, Page 115, Hidalgo County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility, ROW



Location Map

Appraisal Date: ....5/3/2013 Acres: ..... 20.00

Sen. Dist.:...27 Rep. Dist.:...35 FAR: ..... 0.10

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

Zoning: .....Industrial

Frontage: .....Vo-Tech Drive, Pike Boulevard

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

Surrounding Uses: .....Vacant, Commercial, Residential, Governmental

Current Use: .....Military Facility

Highest and Best Use: .....Military Facility

Agency Projected Use: .....Military Facility

Bldgs.: .....2 Bldg Sq Ft ..... 87,362 sq.ft.

Total Market Value: \$5,000,000

The site is utilized as an Adjutant General's Department armory facility. Located on Vo-Tech Drive in northeast Weslaco, the site is improved with two buildings, security lighting, fencing, and surface parking. Surrounding land uses include Vo-Tech Education Center, Weslaco Motors, industrial, residential development, and the Mid Valley Airport. There is a reversion clause that states the use must be an armory site or the land reverts to the City of Weslaco.

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

## Recommendation:

*Retain for continued agency operations.*



## Texas General Land Office

## Wylie Armory

**Location:**

700 North Spring Creek Parkway, Wylie, Collin County, Texas

**Legal Description:**

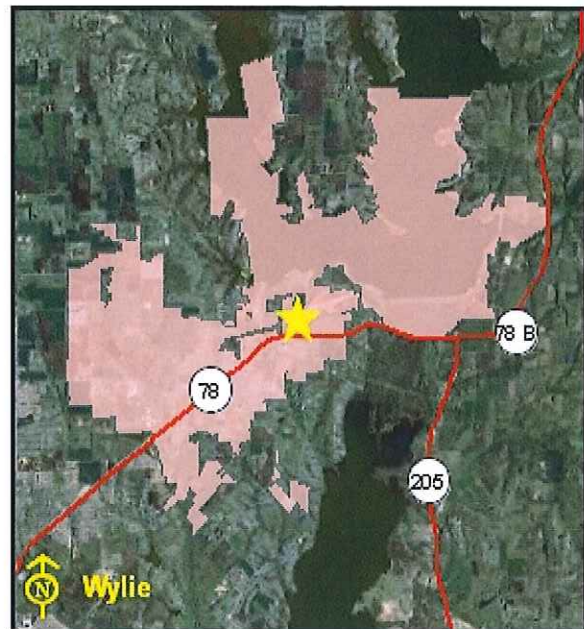
Volume 3268, Page 895, Collin County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** .....5/3/2013 **Acres:** ..... 11.38

**Sen. Dist.:**.....30 **Rep. Dist.:**.....89 **FAR:** ..... 0.12

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

**Zoning:** .....Industrial

**Frontage:** .....North Spring Creek Parkway

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Vacant, Commercial

**Current Use:** .....Military Facility

**Highest and Best Use:** .....Military Facility

**Agency Projected Use:** .....Military Facility

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 52,573 sq.ft.

**Total Market Value:** .....\$1,160,000

The site is utilized as an Adjutant General's Department armory facility. Located north of Wylie on North Spring Creek Parkway, the site is improved with two buildings, exterior lighting, perimeter fencing, and surface parking. Surrounding land uses include residential development and a Wal-Mart.

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

**Recommendation:**

***Retain for continued agency operations.***