TEXAS DEPARTMENT OF AGRICULTURE AGENCY SUMMARY
Texas General Land Office

Texas Department of Agriculture

Background/Authorities

The Texas Department of Agriculture (TDA) is a multi-faceted agency that promotes, regulates, and certifies the state’s agricultural products under the authority granted in Act of June 10, 1981, the 67th Legislature, chapter 388, 4 (1), 1981 Texas General Laws, codified as Texas Agriculture Code. The agency’s responsibilities include monitoring gas pump regulations, certifying organic growers, promoting Texas products, and the administration of nutrition programs. Agency functions are divided among support-oriented programs/divisions.

This evaluation only addresses sites owned by TDA. As described in detail below, the agency leases numerous facilities in locations across the state for cattle inspections, seed testing, pesticide research, and agricultural production.

Five leased livestock export facilities are located in Brownsville, Laredo, Eagle Pass, Houston, and El Paso. These facilities are where livestock are inspected and passed from Texas sellers to international buyers.

A pesticide laboratory (College Station) provides pesticide support functions including pesticide residue and product formulation analyses.

A 65.5-acres site leased from Texas Juvenile Justice Department (TJJD) supports agricultural production research and experimentation and an additional 5.5 acres serves as a meteorology lab.

TDA headquarters are located in the Stephen F. Austin Building in Austin. TDA’s Regional Office, Sub-Offices, and Nutrition Sub-Offices, located throughout the state are in leased or Texas Facilities Commission owned buildings.

Real Property Assets

TDA’s single real property asset is the William H. Pieratt Seed Testing Laboratory located in Giddings.

Asset Description

The William H. Pieratt Seed Testing Laboratory, located east of Giddings at the intersection of US 290 and CR 226, is a triangular-shaped 2.56-acre site supporting two buildings with 11,053 square feet of office space.

GLO Recommendations

Retain the William H. Pieratt Seed Testing Laboratory for continued agency operations.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.
## TDA Properties to be Retained

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1567</td>
<td>William H. Pieratt Seed Testing Lab</td>
<td>Research Lab</td>
<td>Research Lab</td>
<td>2.56</td>
<td>$740,000.00</td>
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<td>2.56</td>
<td>$740,000.00</td>
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</table>
TEXAS DEPARTMENT OF AGRICULTURE PROPERTIES
Texas Department of Agriculture
Texas General Land Office

William H. Pieratt Seed Testing Laboratory

Location:
3750 East Austin Avenue (US 290), Giddings, Lee County, Texas

Legal Description:
Volume 228, Page 163, Lee County Deed Records

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

Appraisal Date: 5/15/2013
Acres: 2.56

Blgds.: 3
Bldg Sq Ft: 11,053 sq. ft.

Sen. Dist.: 5
Rep. Dist.: 17
FAR: 0.10

% in Floodplain: 0%
Slope: Level

Zoning: Civic

Frontage: US 290 East, CR 226

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

Surrounding Uses: Industrial, Agricultural, Residential, Governmental

Current Use: Research Laboratory

Highest and Best Use: Research Laboratory

Agency Projected Use: Research Laboratory

Total Market Value: $740,000
The Texas Department of Agriculture utilizes this site as an office and research laboratory. It is located southwest corner of East Austin Avenue (US 290) and CR 226 in Giddings. The site is improved with two office buildings, a small storage shed, and asphalt parking. The surrounding land use include governmental, industrial, agricultural, and residential developments.

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

GLO Recommendation:
Retain for continued agency operations.
TEXAS SCHOOL FOR THE
BLIND AND
VISUALLY IMPAIRED
AGENCY SUMMARY
Agency Summary

Background/Authorities

The Texas School for the Blind and Visually Impaired (TSBVI) provides educational programs for blind and visually impaired students in Texas. Founded in 1856, it is authorized by Education Code § 30.021.

Decisions relative to departmental operations, including disposition of real property, are made by the school superintendent and board of directors.

The agency is subject to the regulations of Texas Revised Civil Statutes Article 601b, which requires that the Texas Facilities Commission acquire or lease all real property for TSBVI. The purchase of real properties requires legislative authority. Sale of agency properties is regulated by Texas Natural Resources Code § 31.158, et seq., which requires that all sales authorized by the legislature be administered by the Texas General Land Office (GLO).

Real Property Assets

The Texas School for the Blind and Visually Impaired owns two tracts of land totaling approximately 290.58 acres. This report evaluates these properties. The school does not lease any property.

TSBVI provides a full-time educational program to pupils at the Austin site. The school serves blind and visually impaired students, most of whom live in TSBVI facilities throughout the year. Additionally, TSBVI provides consultation services and materials to local schools with visually impaired and blind students.

The Texas School for the Blind and Visually Impaired has occupied the Austin site since 1916 and intends to continue current operations. The school is the sole location of agency administration and educational services. Periodic additions and renovations have been made, and the layout and design are suitable and appropriate to its use. The site is easily accessible to students, and convenient to commercial services.

The agricultural tract on FM 608, south of Roscoe, Nolan County, Texas, is comprised of 247 acres and is used for raising cotton. It is level, rural acreage with no improvements. The surrounding area is farmland, and there are no known, or pending developments which would affect existing utilization.

GLO RECOMMENDATIONS

The GLO recommends retaining both properties in their present use.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.
<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
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<td>228</td>
<td>Texas School for the Blind - Austin</td>
<td>School for the Blind</td>
<td>School for the Blind</td>
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<td>$65,475,000.00</td>
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<td>227</td>
<td>Texas School for the Blind - Roscoe</td>
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<td>Farmland</td>
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<td>290.58</td>
<td>$65,747,000.00</td>
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</table>
TEXAS SCHOOL FOR THE BLIND AND VISUALLY IMPAIRED PROPERTIES
Texas School for the Blind - Austin

Location: 1100 West 45th Street, Austin, Travis County, Texas

Legal Description: George Spear League, Travis County Deed Records

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

Appraisal Date: 2/25/2013 Acres: 43.58
Bldgs.: 36 Bldg Sq Ft: 337,788 sq. ft.
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.18
Total Market Value: $65,475,000
% in Floodplain: 0% Slope: Level
Frontage: W. 45th St, Bumet Rd
Zoning: Unzoned

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

Surrounding Uses: Residential, Commercial, Medical, Office
Current Use: School for the Blind and Visually Impaired
Highest and Best Use: School for the Blind and Visually Impaired
Agency Projected Use: School for the Blind and Visually Impaired
Analysis

The Texas School for the Blind and Visually Impaired utilizes this site as a state school for the blind and visually impaired. It is located on the north side of West 45th Street, between North Lamar Boulevard and Burnet Road, in Austin. The site is improved with 36 buildings, exterior lighting, and asphalt parking. The surrounding land uses include medical, office, residential, and commercial developments.

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

GLO Recommendation:
Retain for continued agency operations.
Texas School for the Blind and Visually Impaired

Texas School For The Blind - Roscoe

Location:
FM 608, Roscoe, Nolan County, Texas

Legal Description:
Volume Y, Page 520, Nolan County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Revenue Designation
Easements: Utility

Appraisal Date: 1/30/2013 Acres: 247.00
Bldgs.: 0 Bldg Sq Ft: 0 sq. ft.
Sen. Dist.: 28 Rep. Dist.: 71 FAR: 0.00
Total Market Value: $272,000
% in Floodplain: 0% Slope: Level
Frontage: FM 608
Zoning: Unzoned

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

Surrounding Uses: Agricultural, Residential
Current Use: Farmland
Highest and Best Use: Farmland
Agency Projected Use: Farmland
Texas General Land Office
Texas School for the Blind and Visually Impaired

Analysis

The Texas School for the Blind and Visually Impaired utilizes this site to generate income from the cultivation of cotton and wheat stubble. It is located along FM 608 in Roscoe. The site is unimproved. The surrounding land uses include agricultural and residential developments.

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

GLO Recommendation:
Retain for continued agency operations.
CREDIT UNION
DEPARTMENT
AGENCY SUMMARY
Background/Authorities

The Texas Credit Union Department (TCU) regulates and supervises all state-chartered credit unions to ensure financial soundness. The agency was created in 1969 with the passage of Senate Bill 317 by the 61st Legislature. Senate Bill 317 was later codified into Vernon's Texas Civil Statutes, Articles 246-1 et.seq., then recodified as Title 2, Chapter 15, of the Texas Finance Code in 1997 by the 75th Legislature.

The statutory function of TCU is to supervise and regulate credit unions to include: safeguarding the public interest; promoting public confidence in Texas credit unions; protecting savings of members; providing rulemaking and discretionary authority for flexibility in credit union operations; and maintaining sound growth and integrity of the industry. TCU also clarifies and updates laws governing Texas chartered credit unions.

Real Property Assets

TCU owns one property, the Texas Credit Union Department Building in Austin.

Asset Description

The building is a one-story, steel-frame, brick-veneer structure located on a .37-acre tract at 914 East Anderson Lane in Austin one-half mile east of IH-35 and five miles north of the Central Business District and Capitol Complex.

The building is the headquarters for state-chartered credit union regulatory and supervisory activities and is the focal point for all of the Department personnel, logistic, budgeting, fiscal, and associated services. The building contains a conference room utilized as a training facility for credit union examiners and as a meeting room for the department’s quarterly commission meeting.

GLO Recommendations

The GLO recommends the Texas Credit Union property be maintained for continued use.

AGENCY COMMENTS

No comments were received from TCU.
<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
</tr>
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<tr>
<td>1586</td>
<td>Texas Credit Union</td>
<td>Credit Union Office</td>
<td>Credit Union Office</td>
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<td>$523,000.00</td>
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<td>Department</td>
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<td></td>
<td></td>
<td></td>
<td>0.37</td>
<td>$523,000.00</td>
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</tbody>
</table>
CREDIT UNION DEPARTMENT PROPERTIES
Texas Credit Union Department

Location:
914 East Anderson Lane, Austin, Travis County, Texas

Legal Description:
Volume 6126, Page 27, Travis County Deed Records

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

Appraisal Date: 3/5/2013 Acres: 0.37
Bldgs.: 1 Bldg Sq Ft: 4,184 sq. ft.
Sen. Dist.: 14 Rep. Dist.: 46 FAR: 0.26
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: East Anderson Lane
Utilities: Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses: Commercial, Vacant
Current Use: Credit Union Office
Highest and Best Use: Credit Union Office
Agency Projected Use: Credit Union Office

Total Market Value: $523,000
Analysis

The Texas Credit Union Department utilizes this site as a credit union office. It is located on East Anderson Lane (US 183) in Austin. The site is improved with one office building and asphalt parking. The surrounding land uses include vacant land and commercial developments.

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

GLO Recommendation:
Retain for continued agency operations.
TEXAS SCHOOL
FOR THE DEAF
AGENCY SUMMARY
Texas General Land Office

Texas School for the Deaf

Agency Summary

Background/Authorities

The Texas School for the Deaf (TSD) was established by the Sixth Legislature in 1856, and operates as an independent school district under the authority of Chapter 567, Section 11.03(l), of the Texas Education Code. The enabling legislation for TSD comes from Education Code, § 30.051 through §30.059.

Under this code the agency is mandated to provide the following:

- comprehensive educational services to deaf or hard of hearing students on a day or residential basis;
- short-term services to allow deaf students to better achieve educational results in their community;
- services to students who are deaf with additional disabilities, but not those with severe to profound emotional, behavioral or cognitive deficits;
- primary deaf-education resources for school districts to promote excellence in education of the deaf;
- training and staff development resources for state-wide providers of educational and related services to the deaf and hard of hearing;
- research and demonstration facilities to improve teaching methods that meet the current and future needs of persons who are deaf and hard of hearing; and
- collaborative services to meet the

transition needs of deaf and hard of hearing students who have already graduated from high school and have vocational training, independent living, social, and leisure skill needs.

Administrative Divisions
The school is divided into five divisions;

Executive, Instructional, Residential, Support, and Business Services.

Real Property Asset
The TSD is located on 61.86 acres. The site is one mile south of Ladybird Lake at 1102 South Congress Avenue.

The original school was established in 1856. With emphasis on vocational training, the school utilized its assets for a variety of agricultural and industrial activities. The site has excellent access to downtown. The surrounding land-use types include residential, commercial, and multi-family properties.

GLO Recommendations
GLO recommends retaining this property at its present use.

AGENCY COMMENTS
All agency comments and updates have been incorporated into the evaluation.
<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
</tr>
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<tbody>
<tr>
<td>225</td>
<td>Texas School for the Deaf</td>
<td>School for the Deaf</td>
<td>School for the Deaf</td>
<td>68.5</td>
<td>$69,550,000.00</td>
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<td></td>
<td></td>
<td><strong>68.5</strong></td>
<td>$69,550,000.00</td>
</tr>
</tbody>
</table>
TEXAS SCHOOL FOR THE DEAF PROPERTIES
Texas General Land Office
Texas School for the Deaf

Texas School for the Deaf

Location:
1102 South Congress Avenue, Austin, Travis County, Texas

Legal Description:
Volume M, Page 155, Travis County Deed Records

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

Appraisal Date: 11/9/2012  Acres: 68.50
Sen. Dist.: 14  Rep. Dist.: 51  FAR: 0.22
% in Floodplain: 7%  Slope: Moderate
Zoning: Unzoned

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

Surrounding Uses: Residential, Commercial, Office
Current Use: School for the Deaf
Highest and Best Use: School for the Deaf
Agency Projected Use: School for the Deaf

Bldgs.: 47  Bldg Sq Ft: 599,945 sq. ft.
Total Market Value: $69,550,000
Frontage: Congress Ave, South 1st St
Analysis

The Texas School for the Deaf utilizes this site to operate an educational and residential program for deaf and hard of hearing students from across the State of Texas. It is located on South Congress Avenue in downtown Austin. The site is improved with 47 buildings, a central surveillance system, a computer monitoring system, chain-link fencing, and asphalt parking. The surrounding land uses include residential, commercial, and office developments.

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

GLO Recommendation:
Retain for continued agency operations.
TEXAS PARKS AND WILDLIFE DEPARTMENT AGENCY SUMMARY
Texas General Land Office

Texas Parks and Wildlife Department

Agency Summary

Background/Authorities

The Texas Parks and Wildlife Department (TPWD) provides outdoor recreational opportunities by managing and protecting wildlife and wildlife habitat and acquiring and managing an inventory of parkland. TPWD inherited the functions of former state entities created to protect Texas natural resources. In 1895 the legislature created the Fish and Oyster Commission to regulate the fishing industry. In 1907 the Game Department was added to that Commission. The State Parks Board was created as a separate entity in 1923 and in the 1930's, projects of the Federal Civilian Conservation Corps added substantial acreage to the State's parkland. The term oyster was dropped from the wildlife agency's name in 1951, and in 1963, the Parks Board and Game and Fish Commission were merged to form the Texas Parks and Wildlife Department. The legislature placed authority for managing the fish and wildlife resources in all Texas counties with the TPWD when it passed the Wildlife Conservation Act of 1983.

TPWD responsibilities include the protection and promotion of the State's natural and cultural heritage; to provide opportunities for outdoor recreation; to promote education; research, and stewardship of environmental resources; and to promote the conservation of natural, and recreational resources.

An executive director, who carries out the policies set by the Texas Park and Wildlife Commission, heads TPWD. The Commission is comprised of nine members, appointed (to overlapping six-year terms) by the Governor, with the advice and consent of the Senate.

The organizational structure of TPWD includes the executive office and 10 divisions:

- Wildlife
- Coastal Fisheries
- Inland Fisheries
- Law Enforcement
- State Parks
- Infrastructure
- Communication
- Administrative Resources
- Human Resources
- Information Technology

TPWD has 29 Registration and Title Offices across the state. The offices are located in:

Abilene, Amarillo, Austin (HQ), Beaumont, Brownsville, Brownwood, Bryan, College Station, Corpus Christi, El Paso, Fort Worth, Garland, Houston (North), Houston (South), Kerrville, LaMarque, Lubbock, Lufkin, Midland, Mount Pleasant, Rockport, Rusk, San Angelo, San Antonio, Temple, Tyler, Victoria, Waco, and Wichita Falls.

TPWD Evaluation Consideration

The Texas Parks and Wildlife Department manages a wide range of real property holdings and employs a broad scope of responsibility over its uses.

The agency has not historically measured the success of its operations in terms of intensity of use or commercial return. Rather, TPWD measures successful utilization in terms of preservation of habitat,
a dedication to quality of life, and resource protection matters. The inherent conflict between the GLO’s valuation of highest and best use and TPWD’s preservation philosophy creates a paradox in the evaluation process. The GLO has approached this conflict by incorporating TPWD’s mission as a decisive factor in generating land use recommendations.

Property Management

The Executive Director of the Texas Parks and Wildlife Department may, with the approval of the Parks and Wildlife Commission, sell, lease, or exchange real property that is no longer suitable for the purpose for which it was acquired (Parks and Wildlife Act Sec. 11.001). Additionally, H.B. 2108 and S.B. 872 further expands TPWD’s ability to dispose of real property no longer needed by authorizing TPWD to provide funds to local governments when they agree to assume responsibility for Department facilities.

Real Property Assets

GLO completed evaluations on 161 TPWD tracts throughout the state. Under the Texas Natural Resources Code, Section 31.151, et seq., each state agency is to maintain records of all owned real property and report the information to the GLO Asset Management Division for review and record keeping.

GLO Recommendations

GLO makes land-use recommendations to sell or lease the following TPWD property:

McKinney Falls Park excess acreage disconnected from the main park acreage.

GLO further recommends retaining the remainder of TPWD properties for agency operations.

AGENCY COMMENTS

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

TEXAS FACILITIES COMMISSION COMMENTS

Current and future GLO evaluations identifying unused or underused state-owned properties should be assessed within the context of meeting State government’s facility requirements throughout Texas. In this regard, TFC has made recommendations to State leadership to evaluate lease consolidations in the following cities: Austin, Beaumont, Corpus Christi, Dallas, Houston, and San Antonio.
### TPWD Properties Recommended for Sale or Lease

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<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
<th>Acres Recommended</th>
<th>Value of Acres Recommended</th>
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<tbody>
<tr>
<td>72</td>
<td>McKinney Falls Park/State HQ</td>
<td>State Park/HQ</td>
<td>State Park/Office or Light Industrial</td>
<td>727.93</td>
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<td>7.0</td>
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<td>727.93</td>
<td>$23,993,949.00</td>
<td>7.0</td>
<td>$84,000.00</td>
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### TPWD Properties to be Retained

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<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
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<tbody>
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<td>153</td>
<td>A. E. Wood Fish Hatchery</td>
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<td>2275</td>
<td>A. E. Wood Fish Hatchery - Stokes Park</td>
<td>State Park</td>
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<td>100</td>
<td>Abilene State Park</td>
<td>State Park</td>
<td>State Park</td>
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<td>2100</td>
<td>Alazan Bayou WMA</td>
<td>Wildlife Management Area</td>
<td>Wildlife Management Area</td>
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<td>2625</td>
<td>Albert and Bessie Kronkosky SNA</td>
<td>State Natural Area</td>
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<td>2489</td>
<td>Artificial Reef Staging Area/Brazoria County Pier</td>
<td>Vacant</td>
<td>Marina and Fishing Pier</td>
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<td>Atkinson Island WMA</td>
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<td>110</td>
<td>Balmorhea State Park</td>
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<td>97</td>
<td>Bastrop State Park</td>
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<td>State Park</td>
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<tr>
<td>2246</td>
<td>Big Bend Ranch State Park</td>
<td>State Park and Museum Center</td>
<td>State Park and Museum Center</td>
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<td>2052</td>
<td>Big Lake Bottom WMA</td>
<td>Wildlife Management Area</td>
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<td>104</td>
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<tr>
<td>GLO ID#</td>
<td>Site Name</td>
<td>Current Use</td>
<td>Highest and Best Use</td>
<td>Total Acres</td>
<td>Total Market Value</td>
</tr>
<tr>
<td>--------</td>
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<tr>
<td>122</td>
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<td>Boca Chica State Park</td>
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<td>Brazoria County Access</td>
<td>County Park Leased to Brazoria County</td>
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<td>103</td>
<td>Caddo Lake State Park</td>
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<td>Total Market Value</td>
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<td>McKinney Falls Park/State Headquarters</td>
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TEXAS PARKS AND WILDLIFE DEPARTMENT PROPERTIES FOR SALE OR LEASE
McKinney Falls Park/State Headquarters

Location:
5808 McKinney Falls Parkway and 4200 Smith School Road, Austin, Travis County, Texas

Legal Description:
Volume 4191, Page 1562, Volume 5163, Page 584, Travis County Deed Records

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

Appraisal Date: 7/19/2012 Acres: 727.93
Sen. Dist.: 21 Rep. Dist.: 51 FAR: 0.01
% in Floodplain: 12% Slope: Level
Zoning: Special
Frontage: Smith School Rd, McKinney Falls Pky
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Commercial, Residential, Vacant
Current Use: State Park/Headquarters
Highest and Best Use: State Park/Headquarters/Industrial/Office
Agency Projected Use: State Park/Headquarters/Industrial/Office

Bldgs.: 28 Bldg Sq Ft: 402,265 sq. ft.
Building Value: $15,556,949
Land Value: $8,435,000
Total Market Value: $23,993,949

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Analysis

The Texas Parks and Wildlife Department utilizes these sites as a state headquarters and a state park. The headquarters is located on Smith School Road and the park is located on McKinney Falls Parkway in Austin. The sites are improved with 28 buildings, fencing, and asphalt parking. The surrounding land uses include vacant land, industrial, residential, and commercial developments. Parcel A is 720.93 acres and Parcel B is 7 acres.

The appraisal indicates the highest and best use is to continue in the present use for Parcel A and for industrial or office development for Parcel B. The GLO recommends sale of the underutilized Parcel B.

This property was recommended for disposition in the 2011 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations.
Dispose of the underutilized Parcel B.

Agency Comments:
TEXAS PARKS AND WILDLIFE DEPARTMENT PROPERTIES TO BE RETAINED
Texas Parks and Wildlife Department
Texas General Land Office

A. E. Wood Fish Hatchery

Location:
507 Staples Road (FM 621), San Marcos, Hays County, Texas

Legal Description:
Volume 135, Page 414, Hays County Deed Records

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

Appraisal Date: 5/8/2013 Acres: 118.38
Sen. Dist.: 21 Rep. Dist.: 45 FAR: 0.01
% in Floodplain: 17% Slope: Moderate
Zoning: Commercial
Frontage: Staples Rd (FM 621)
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial, Recreational, School
Current Use: Fish Hatchery
Highest and Best Use: Fish Hatchery
Agency Projected Use: Fish Hatchery

Bldgs.: 7 Bldg Sq Ft: 71,909 sq.ft.
Total Market Value: $21,257,900

The Texas Parks and Wildlife Department utilizes this site as a state fish hatchery and research facility. Located on the northeast side of Staples Road (FM 621) in San Marcos, the site is improved with seven structures and a seven-acre reservoir. The surrounding land uses include a school, residential, industrial, 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 Parks and Wildlife Department

Texas General Land Office

A. E. Wood Fish Hatchery - Stokes Park

Location:
Cape Road, San Marcos, Hays County, Texas

Legal Description:
Volume 986, Page 793, Hays County Deed Records

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

Appraisal Date: ....5/8/2013  Acres: .... 5.58
Sen. Dist.: ....21 Rep. Dist.: ....45 FAR: .... 0.00
% in Floodplain: ....100%  Slope:............Level
Zoning: .............................................Agriculture
Frontage: ...........................................Cape Road
Utilities: ...................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................Residential, Commercial, School, Governmental
Current Use: ......................................State Park
Highest and Best Use: ................................State Park
Agency Projected Use: ................................State Park

Bldgs.: ...........0  Bldg Sq Ft ...... 0 sq.ft.
Total Market Value: $146,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located east of I-35 and bisected by Cape Road along the San Marcos River in San Marcos, there are no improvements on the site. It is currently being leased by the City of San Marcos for a city park. The surrounding land uses include a school, governmental, commercial, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department  
Texas General Land Office

Abilene State Park

Location:
FM 89, Buffalo Gap, Taylor County, Texas

Legal Description:
Volume 266, Page 430, Taylor County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
       Easements: Utility

Appraisal Date: 8/23/2012  Acres: 440.37
Sen. Dist.: 24 Rep. Dist.: 71 FAR: 0.001
% in Floodplain: 5%  Slope: Steep
Zoning: Unzoned
Frontage: FM 89
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 25  Bldg Sq Ft: 17,473 sq.ft.

Total Market Value: $1,218,000

The Texas Parks and Wildlife Department utilizes this site as a state park offering hiking, nature study, and swimming. Located 16 miles southwest of Abilene on the south side of FM 89 the site is improved with 25 structures, fencing, a swimming pool, and surface parking. The surrounding land is utilized as ranchland and wildlife habitat. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a state park.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department
Texas General Land Office

Alazan Bayou WMA

Location:
FM 2782, Nacogdoches, Nacogdoches County, Texas

Legal Description:

Encumbrances
Physical: Poor Drainage
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 8/27/2012 Acres: 2,543.24
Sen. Dist.: 3 Rep. Dist.: 11 FAR: 0.001
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: FM 2782
Utilities: Electricity, Gas, Telephone, Water
Surrounding Uses: Woodlands, Residential, Rangeland
Current Use: Wildlife Management Area
Highest and Best Use: Wildlife Management Area
Agency Projected Use: Wildlife Management Area

Bldgs.: 5 Bldg Sq Ft: 5,307 sq.ft.
Total Market Value: $3,435,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on FM 2782 in Nacogdoches, the site is improved with five buildings. The surrounding land uses include rangeland, 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.
Texas Parks and Wildlife Department
Texas General Land Office

Albert and Bessie Kronkosky SNA

Location:
State Highway 46, Boerne, Bandera County, Texas

Legal Description:
Volume 1255, Page 420, Kendall County Official Records & Volume 900, Page 341, Bandera County Official Records

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

Appraisal Date: 5/22/2013
Acres: 3,757.34
Sen. Dist.: 24
Rep. Dist.: 53
FAR: 0.001
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 46
Utilities: Electricity, Gas, Telephone, Water Well, Septic Tank
Surrounding Uses: Residential, Vacant, None, None
Current Use: State Natural Area
Highest and Best Use: State Natural Area
Agency Projected Use: State Natural Area

Bldgs.: 9
Bldg Sq Ft: 11,035 sq.ft.
Total Market Value: $23,840,000

The Texas Parks and Wildlife Department utilizes this site as a state natural area. The site is home to endangered species, plants, and habitats, as well as Native American campgrounds with archeological significance. Located on the northwest side of State Highway 46 in Kendall and Bandera Counties, the site is improved with nine buildings, chain-link fencing, and rough cut roads. The surrounding land uses include vacant land and residential developments.

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

Recommendation:
Retain for continued agency operations.
Artificial Reef Staging Area/Brazoria County Pier

Location:
Community of Fisherman's Isle, CR 441D,
Fisherman's Isle, Brazoria County, Texas

Legal Description:
Windst Subdivision, P. Williams Svy, Lots 1, 2 & 3,
Abst 137, Brazoria County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 2.44
Sen. Dist.: 17 Rep. Dist.: 25 FAR: 0.01
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: CR 441D
Utilities: Electricity, Telephone
Surrounding Uses: Residential, Agricultural
Current Use: Vacant
Highest and Best Use: Marina and Fishing Pier
Agency Projected Use: Marina and Fishing Pier

Bldgs.: 1 Bldg Sq Ft: 1,450 sq.ft.
Total Market Value: $80,000

The Texas Parks and Wildlife Department acquired this site to be utilized as a marina and fishing pier. Located on the north side of CR 441D in the community of Fisherman's Isle, the mostly vacant site is improved with one building that does not add measureable value. The surrounding land is utilized for wetlands, residential development, and agriculture.

The appraisal indicates the highest and best use is as a marina and fishing pier.

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department  
GLO ID#: 2085
Texas General Land Office

Atkinson Island WMA

Location:
Mouth of the Houston Ship Channel, LA Porte, Harris County, Texas

Legal Description:
Johnson Hunter Survey Abstract 35, Harris County Deed Records

Encumbrances
Physical: Floodplain
Legal:
- Deed Restrictions: Mineral Rights Reserved
- Easements: Utility, ROW

Appraisal Date: 1/16/2013  
Acres: 151.96
Sen. Dist.: 11  
Rep. Dist.: 128 FAR: 0.00
% in Floodplain: 100%  
Slope: Level
Zoning: Unzoned
Frontage: An island accessible by boat
Utilities: None
Surrounding Uses: Commercial, Industrial
Current Use: Wildlife Management Area
Highest and Best Use: Wildlife Management Area
Agency Projected Use: Wildlife Management Area

Bidgs.: 0  
Bidg Sq Ft: 0 sq.ft.

Total Market Value: $99,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located at the mouth of the Houston Ship Channel in La Porte, the site is unimproved and only accessible by boat. The surrounding land uses include industrial and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Balmorhea State Park

Location:
SH 17 South, Toyahvale, Reeves County, Texas

Legal Description:
Volume 123, Page 291, Reeves County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause
       Easements: Utility

Appraisal Date: 11/12/2012  Acres: 43.10
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.01
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: SH 17 South
Utilities:
       Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses:
       Agricultural, Residential, Commercial, Rangeland
Current Use:
       State Park
Highest and Best Use:
       State Park
Agency Projected Use:
       State Park

Bldgs.: 10  Bldg Sq Ft  21,260 sq.ft.

Total Market Value: $369,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the south side of State Highway 17 in Toyahvale, the site is improved with 10 buildings and asphalt parking. The surrounding land uses include rangeland, agricultural, commercial, and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a state park.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Bastrop State Park

Location:
100 Park Road 1, Bastrop, Bastrop County, Texas

Legal Description:
Volume 96, Page 482, Volume 173, Page 767,
Volume 273, Page 779, Bastrop County Deed Records

Encumbrances
Physical: Topography
Legal: Deed Restrictions: Restricted Use
       Easements: Utility

Appraisal Date: 7/27/2012 Acres: 6,667.88
Sen. Dist.: 14 Rep. Dist.: 17 FAR: 0.001
% in Floodplain: 0% Slope: Steep
Zoning: Unzoned
Frontage: US Hwy 21, Loop 150
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Ranching
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 1 at US Highway 21 and Loop 150 in Bastrop, the site is improved with 28 buildings, asphalt parking, golf course, and swimming pool. The surrounding land uses include ranching, commercial, and residential developments. There is a deed restriction requiring the site to be used as a public park. Much of the park was severely damaged in the 2011 Bastrop County fire.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Big Bend Ranch State Park

Location:
FM 170 (River Road), Presidio, Presidio County, Texas

Legal Description:

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

Appraisal Date: 11/14/2012  Acres: .310,134.46
Sen. Dist.:  29 Rep. Dist.:  74 FAR:  0.001
% In Floodplain: 10%  Slope: Steep
Zoning: Unzoned
Frontage: FM 170
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank
Surrounding Uses: Ranching, Recreational
Current Use: State Park and Museum Center
Highest and Best Use: State Park and Museum Center
Agency Projected Use: State Park and Museum Center

Bldgs.: 25  Bldg Sq Ft:  66,372 sq.ft.
Total Market Value:  $86,940,000

The Texas Parks and Wildlife Department utilizes this site as a state park and museum center. Located on FM 170 (River Road) in Presidio, the site is improved with 25 buildings and asphalt parking. The surrounding land uses include ranching 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 Parks and Wildlife Department

Texas General Land Office

Big Lake Bottom WMA

Location:
CR 2901, Palestine, Anderson County, Texas

Legal Description:
Volume 1260, Page 135, Anderson County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Restricted Use
Easements: Pipeline

Appraisal Date: ...8/1/2012  Acres: ......3,894.00
Sen. Dist.:......3 Rep. Dist.:......8 FAR: ...... 0.00
% in Floodplain: ......98%  Slope:...............Level
Zoning: ...........................................Unzoned
Frontage: .................................CR 2901, CR 2906
Utilities: ......................................................None
Surrounding Uses: ..................Agricultural, Woodlands, Residential
Current Use: .........................................Wildlife Management Area
Highest and Best Use: ..................Wildlife Management Area
Agency Projected Use: ..................Wildlife Management Area

Bldgs.: ........0  Bldg Sq Ft ..... 0 sq.ft.
Total Market Value:  $4,675,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on County Road 2901 in Palestine, the site is unimproved and located in a floodplain. The surrounding land uses include agricultural and residential developments. There is a deed restriction requiring the site to be used as a wildlife habitat.

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

Recommendation:
Retain for continued agency operations.
Big Spring State Park

Location:
FM 700 and US Highway 87, Big Spring, Howard County, Texas

Legal Description:
Volume 484, Page 514, Volume 109, Page 29, Volume 129, Page 120, Howard County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Restricted Use
Easements: Utility

Appraisal Date: 5/30/2013  Acres: 381.99
Sen. Dist.: 31 Rep. Dist.: 72 FAR: 0.0004
% in Floodplain: 0%  Slope: Sleep
Zoning: Unzoned
Frontage: FM 700, US Hwy 87
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Commercial, Industrial, Medical
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 7  Bldg Sq Ft 6,729 sq.ft.
Total Market Value: $390,000

The Texas Parks and Wildlife Department utilizes this site as a day-use only state park offering picnicking, hiking and nature study. Located within the city limits in the west part of Big Spring on FM 700 and US Highway 87, the site is improved with seven buildings including a concession, and manager’s residence and pavilion. The surrounding land is utilized for residential, commercial, and industrial development, and a prison facility.

The appraisal indicates the highest and best use is to continue in the present use. There is a deed restriction clause preventing any other use than as a state park.

Recommendation:
Retain for continued agency operations.
Black Gap WMA

Location:
FM 2627 East, Marathon, Brewster County, Texas

Legal Description:

Encumbrances
Physical: Environmental Concern
Legal: \textit{Deed Restrictions}: None
\textit{Easements}: Utility

Appraisal Date: 11/12/2012 \textbf{Acres:} 102.973.73
\textbf{Bidgs.:} \ldots 8 \textbf{Bldg Sq Ft \ldots} 13,925 sq.ft.
\textbf{Total Market Value:} \$30,000,000

\begin{itemize}
  \item Sen. Dist.: \ldots 19
  \item Rep. Dist.: \ldots 74
  \item FAR: \ldots 0.001
  \item \% in Floodplain: \ldots 1\%
  \item \textit{Slope}: \ldots Steep
  \item \textit{Zoning}: \ldots Unzoned
  \item Frontage: \ldots \ldots FM 2627 East
  \item Utilities: Electricity, Telephone, Water Well, Septic Tank
  \item \textit{Surrounding Uses}: Ranching, Recreational
  \item \textit{Current Use}: Wildlife Management Area
  \item \textit{Highest and Best Use}: Wildlife Management Area
  \item \textit{Agency Projected Use}: Wildlife Management Area
\end{itemize}

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area and for recreational use. Located along both sides of FM 2627 East in Marathon, the site is improved with eight buildings and asphalt parking. The surrounding land uses include ranching and recreational developments.

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

Recommendation:
\textit{Retain for continued agency operations.}
Texas Parks and Wildlife Department

Texas General Land Office

Blanco State Park

Location:
101 Park Road 23, Blanco, Blanco County, Texas

Legal Description:
Volume 50, Page 73, Volume 53, Page 521, Blanco County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Access

<table>
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<tr>
<th>Appraisal Date</th>
<th>Acres</th>
<th>Bldgs.</th>
<th>Bldg Sq Ft</th>
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<td>% in Floodplain</td>
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<td>Agency Projected Use: State Park</td>
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The site is utilized as a Texas Parks and Wildlife Department state park and has frontage on both sides of Park Rd 23 and the Blanco River. Approximately 90% of the park is in the 100-year floodplain. It is improved with sixteen buildings supporting park usage. The surrounding land is utilized for residential and commercial development, and rangeland.

The appraisal indicates the highest and best use is to continue in the present use. The park is fully developed for recreational purposes.

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Boca Chica State Park

Location:
State Highway 4, Port Isabel, Cameron County, Texas

Legal Description:
Volume 711, Page 10, Volume 710, Page 734,
Volume 2850, Page 326, Volume 2705, Page 219,
Volume 20, Pages 11-14, Volume 3176, Page 293,
Cameron County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, ROW

Appraisal Date: 4/30/2013 Acres: 1,055.76
Sen. Dist.: 27 Rep. Dist.: 37 FAR: 0.00
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: SH 4
Utilities: Electricity, Telephone
Surrounding Uses: Residential, Native Land
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 0 Bldg Sq Ft: 0 sq.ft.
Total Market Value: $2,530,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the north and south sides of State Highway 4 in Port Isabel, the site is unimproved and has a long-term lease with U.S. Fish and Wildlife Services. The surrounding land uses include rangeland and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Bonham State Park

Location:
1363 State Park #24 (FM 271), Bonham, Fannin County, Texas

Legal Description:
Volume 226, Page 212, Fannin County Deed Records

Encumbrances

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

Appraisal Date: 10/2/2012 Acres: 261.00
Sen. Dist.: 2 Rep. Dist.: 62 FAR: 0.001
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: FM 271
Utilities: Electricity, Telephone, Water, Septic Tank

Surrounding Uses: Residential
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 17 Bldg Sq Ft: 16,604 sq.ft.
Total Market Value: $1,007,000

The site is utilized by the Texas Parks and Wildlife Department as a state park offering camping, picnicking, water sports, and outdoor activities. Established in 1934 through the efforts of former Speaker Sam Rayburn, it honors James Butler Bonham, a hero of the Alamo. Located in northeast Texas on FM 271, the site is improved with 18 buildings. The surrounding land is utilized for residential development.

The appraisal indicates the highest and best use is to continue in the present use. A reversion clause precludes any use other than a historic site and state park.

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department
Texas General Land Office

Brazoria County Access

Location:
CR 257, Hitchcock, Brazoria County, Texas

Legal Description:
Volume 86366, Page 332, Brazoria County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 16.86
Sen. Dist.: 11 Rep. Dist.: 25 FAR: 0.01
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: CR 257
Utilities: Electricity, Telephone, Water, Septic Tank

Surrounding Uses: Residential, Recreational
Current Use: County Park Leased to Brazoria County
Highest and Best Use: County Park Leased to Brazoria County
Agency Projected Use:

The Texas Parks and Wildlife Department leases this site to Brazoria County for use as a county park. Located on the south side of CR 257 in southeast Brazoria County, the site is improved with five buildings and surface parking. The site is in close proximity to the Intercoastal Waterway, and several protected bay areas that render this property a poor candidate for development.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Brazos Bend State Park

Location:
21901 FM 762, Needville, Fort Bend County, Texas

Legal Description:
Volume 702, Page 185, Volume 703, Page 144, Fort Bend County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: 05/30/2013
Acres: 4,975.00
Sen. Dist.: 17
Rep. Dist.: 85
FAR: 0.0001
% in Floodplain: 88%
Slope: Moderate
Zoning: Unzoned
Frontage: FM 762

Utilities: Electricity, Gas, Water
Surrounding Uses: Ranching, Residential, Agricultural
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 32
Bldg Sq Ft: 26,404 sq.ft.

Total Market Value: $9,156,000

The Texas Parks and Wildlife Department utilizes this site as a state park offering camping, biking, water sports, nature trails, and bird watching. All trails are ADA accessible. Located on FM 762 in Needville, the site is improved with 32 buildings, fencing, and surface parking. The surrounding land is utilized for agriculture, ranching, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Buescher State Park

Location:
100 Park Road 1E, Smithville, Bastrop County, Texas

Legal Description:
Volume 96, Page 595, Volume 97, Page 40, Bastrop County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Restricted Use
Easements: Utility

Appraisal Date: 7/27/2012
Acres: 1,054.04
Sen. Dist.: 14 Rep. Dist.: 17 FAR: 0.001
% in Floodplain: 15%
Slope: Steep
Zoning: Unzoned
Frontage: FM 153
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank
Surrounding Uses: Ranching, Residential, Medical
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 18
Bldg Sq Ft: 12,699 sq.ft.
Total Market Value: $3,300,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on FM 153, north of US Highway 71 in Smithville, the site is improved with 18 buildings, security lighting, and asphalt parking. The surrounding land uses include ranching, medical, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Caddo Lake State Park

Location:
245 Park Road 2, Karnack, Harrison County, Texas

Legal Description:

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 9/6/2012
Acres: 484.18
Sen. Dist.: 1 Rep. Dist.: 9 FAR: 0.001
% in Floodplain: 90% Slope: Steep
Zoning: Unzoned
Frontage: FM 2918, SH 43
Utilities: Electricity, Wastewater, Water Well
Surrounding Uses: Agricultural, Woodlands, Residential, Commercial
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 18 Bldg Sq Ft: 19,978 sq.ft.
Total Market Value: $1,190,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on FM 2918 in Karnack, the site is improved with 18 buildings and asphalt parking. The surrounding land uses include woodlands, agricultural, commercial, and residential developments. There is a reversion clause in the deed stating that 85 acres will revert back to the Grantor if not used as a state park.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department
GLO ID#: 2416
Texas General Land Office

Caddo Lakes WMA

Location:
FM 43 and FM 727, Karnack, Marion County, Texas

Legal Description:
Volume 571, Page 636, Volume 570, Page 142,
Volume 603, Page 854, Marion County Deed Records

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

Appraisal Date: 9/11/2012 Acres: 6,820.51
Sen. Dist.: 1 Rep. Dist.: 9 FAR: 0.001
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: FM 43, FM 727
Utilities: Electricity, Wastewater, Water Well
Surrounding Uses: Recreational, Woodlands
Current Use: Wildlife Management Area
Highest and Best Use: Wildlife Management Area
Agency Projected Use: Wildlife Management Area

Bldgs.: 1 Bldg Sq Ft: 2,013 sq.ft.
Total Market Value: $3,875,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located in Harrison and Marion Counties on FM 43 and FM 727 in Karnack, the site is improved with one building, fencing, and asphalt parking. The surrounding land uses include woodlands and recreational developments.

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

Recommendation:
Retain for continued agency operations.
Candy Abshire WMA

Location:
FM 562 and Plummer Road, Anahuac, Chambers County, Texas

Legal Description:
Volume 101, Page 386, Volume 271, Page 789, Chambers County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, Pipeline

Appraisal Date: 12/3/2012
Acres: 208.77
Sen. Dist.: 4 Rep. Dist.: 23 FAR: 0.00
% in Floodplain: 50%
Zoning: Unzoned
Frontage: FM 562, Plummer Rd
Utilities: Electricity, Water, Septic Tank
Surrounding Uses: Industrial, Commercial, Residential
Current Use: Wildlife Management Area
Highest and Best Use: Wildlife Management Area
Agency Projected Use: Wildlife Management Area

Bldgs.: 0
Bldg Sq Ft: 0 sq.ft.
Total Market Value: $290,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located on the east side of FM 562 and the west side of Plummer Camp Road in Anahuac, the site is unimproved. The surrounding land uses include industrial, commercial, and residential developments. Most of the property is located in floodplain.

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

Recommendation:
Retain for continued agency operations.
Caprock Canyons State Park

Location:
FM 1065, Quitaque, Briscoe County, Texas

Legal Description:
Volume 75, Page 442, Volume 80, Page 196, Volume 81, Page 82, Briscoe County Deed Records

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

Appraisal Date: 9/12/2012 Acres: 13,960.64
Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.0001
% in Floodplain: 5% Slope: Steep
Zoning: Unzoned
Frontage: FM 1065
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank
Surrounding Uses: Ranching, Agricultural
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 18 Bldg Sq Ft: 29,147 sq.ft.
Total Market Value: $11,731,000

The site is utilized as the Texas Parks and Wildlife Department state park. Offering camping, nature trails, picnic areas, and water sports activities at Lake Theo, it is located three miles north of Quitaque on the west side of FM 1065. Endangered species inhabit the site. The site is improved with 15 buildings, shade shelters, and buffalo working pens. The surrounding land is utilized as crop and ranchland. A total of 2,300 acres is encumbered by a five-year grazing lease.

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

Recommendation:
Retain for continued agency operations.
Caprock Canyons Trailways

Location:
64 Mile Trail Way through Briscoe, Hall, and Floyd Counties, Quitaque, Brisco County, Texas

Legal Description:
Volume 236, Page 218-224, Briscoe, Hall, and Floyd County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: None

Appraisal Date: 4/3/2013
Acres: 1,200.00

Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.00
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned

Frontage: SH 86, US Hwy 287
Utilities: None

Surrounding Uses: Native Land, Rangeland, Recreational
Current Use: State Park Trailway
Highest and Best Use: State Park Trailway
Agency Projected Use: State Park Trailway

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

Total Market Value: $865,000

The Texas Parks and Wildlife Department utilizes this site as a state park trailway. Consisting of a 64 mile trailway through Briscoe, Floyd, and Hall Counties, the trailhead is located on US Highway 287. The site is inhabited by endangered species such as the Texas Garter Snake, Bald Eagle, Palo Duro Moccas, and the Terae Horned Lizard. There are 10 dry toilets on the trails. The surrounding land uses include rangeland, native land, and recreational developments.

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

Recommendation:
Retain for continued agency operations.
Chaparral WMA

Location:
FM 133, Artesia Wells, Dimmit County, Texas

Legal Description:
Volume 151, Page 239, La Salle County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, Pipeline

Appraisal Date: 5/30/2013
Acres: 15,200.00
Sen. Dist.: 19 Rep. Dist.: 80 FAR: 0.0001
% in Floodplain: 2%
Slope: Moderate
Zoning: Unzoned
Frontage: FM 133
Utilities: Electricity, Gas, Telephone, Water, Water Well, Septic Tank
Surrounding Uses: Ranching
Current Use: Wildlife Management Area
Highest and Best Use: Wildlife Management Area
Agency Projected Use: Wildlife Management Area

Bldgs.: 11
Bldg Sq Ft: 15,243 sq.ft.
Total Market Value: $19,256,000

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. Located in southwest La Salle and southeast Dimmit Counties on the north line of FM 133 and the site is improved with eleven buildings. The surrounding land consists mostly of large acreage ranches. The subject serves as a wildlife research and demonstration area where trained biologists can study and evaluate wildlife management practices.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department  
Texas General Land Office  

Chinati Mountain State Natural Area

Location:
Caliche Road, Presidio, Presidio County, Texas

Legal Description:
Volume 296, Page 511, Presidio County Deed Records

Encumbrances
Physical: None
Legal:  
  Deed Restrictions: Restricted Use
  Easements: Pipeline

Appraisal Date: 11/13/2012  Acres: ...37,885.44
Sen. Dist.: ....19 Rep. Dist.: ....74 FAR: ... 0.0001
% in Floodplain: ....0%  Slope: .......Steep
Zoning: ...........................................Unzoned
Frontage: .................................Caliche Road, FM 170
Utilities: ......................................................Electricity, Telephone, Water Well, Septic Tank
Surrounding Uses: ..............................................................Ranching, Recreational
Current Use: ..............................................................State Natural Area
Highest and Best Use: ..............................................................State Natural Area
Agency Projected Use: ..............................................................State Natural Area

Bldgs.: ........4  Bldg Sq Ft ...... 3,894 sq.ft.
Total Market Value: $1,450,000

The Texas Parks and Wildlife Department utilizes this site as a state natural area. Located 17 miles northwest of Presidio on Caliche Road, the site is improved with four cabins, five pavilions, working pens, windmills, a pipeline water system, and fencing. It was donated to the TPWD in May 1996 with a restriction that limits the use of the site to a "natural area." This restriction is intended to preserve scenic aesthetic qualities and limit the use to public viewing. The surrounding land uses include recreational and ranching developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Cleburne State Park

Location:
5800 Park Road 21, Cleburne, Johnson County, Texas

Legal Description:
Volume 12, Page 312, Volume 301, Page 10, Volume 369, Page 205, Johnson County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 11/30/2012 Acres: 528.77
Sen. Dist.: 22 Rep. Dist.: 58 FAR: 0.001
% in Floodplain: Slope: Steep
Zoning: Unzoned
Frontage: Park Rd 21, US Hwy 67
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Ranching, Residential
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 18 Bldg Sq Ft: 17,334 sq.ft.
Total Market Value: $3,302,000

The site is utilized as a Texas Parks and Wildlife Department state park offering camping, nature trails, picnicking and water sports activities. Located on Park Road 121, twelve miles southwest of Cleburne, it is improved with twenty buildings. The surrounding land is utilized for agriculture, ranching and residential development. There is a reversion clause in the deed precluding any use other than as a state park.

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

Recommendation:
Retain for continued agency operations.
Colorado Bend State Park

Location:
FM 580, San Saba, San Saba County, Texas

Legal Description:
Volume 185, Page 370, Volume 194, Page 145, Volume 254, Page 513, San Saba County Deed Records

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

Appraisal Date: 8/10/2012 Acres: 5,316.08
Sen. Dist.: 24 Rep. Dist.: 59 FAR: 0.01
% in Floodplain: 15% Slope: Steep
Zoning: Unzoned
Frontage: FM 580, US Hwy 190
Utilities: Electricity, Telephone, Water Well, Septic Tank
Surrounding Uses: Ranching, Recreational, Residential
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 13 Bldg Sq Ft: 9,153 sq.ft.
Total Market Value: $13,634,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on FM 580 in San Saba, the site is improved with 13 buildings. The eastern part of the site is utilized as critical habitat for the Black Capped Vireo, Golden Cheeked Warbler and the Bald Eagle. The surrounding land uses include ranching 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 Parks and Wildlife Department

Copper Breaks State Park

Location:
777 Park Road 62, Quanah, Hardeman County, Texas

Legal Description:
Volume 196, Page 599, Volume 199, Page 114, Hardeman County Deed Records

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

Appraisal Date: 9/12/2012  Acres: 1,898.77
Sen. Dist.: 28 Rep. Dist.: 68 FAR: 0.001
% in Floodplain: 5% Slope: Steep
Zoning: Unzoned
Frontage: Park Road 62, SH 6
Utilities: Electricity, Telephone, Water Well, Septic Tank
Surrounding Uses: Agricultural, Rangeland
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: 

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 62 in Quanah, the site is improved with eight buildings. 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.
Corpus Christi Wildlife Refuge

Location:
Park Road 25, Mathis, San Patricio County, Texas

Legal Description:
File 498949, San Patricio County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 50.00
Sen. Dist.: 21 Rep. Dist.: 43 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Park Road 25
Utilities: Electricity
Surrounding Uses: Recreational, Agricultural, Residential
Current Use: Wildlife Refuge/Treatment Plant Site
Highest and Best Use: Agriculture
Agency Projected Use: Wildlife Refuge/Treatment Plant Site

Bldgs.: 0 Bldg Sq Ft: 0 sq.ft.
Total Market Value: $95,000

Texas Parks and Wildlife Department acquired this site September 2001. Located three miles southwest of Mathis on State Park Road 25, the site is utilized as a wildlife refuge and the newly constructed sewage treatment plant for the Lake Corpus Christi State Park. The surrounding land is utilized for recreation, agriculture, and residential development.

The appraisal indicates the highest and best use for the site is the current use.

Recommendation:
Retain for continued agency operations.
Daingerfield State Park

Location:
455 Park Road 17, Daingerfield, Morris County, Texas

Legal Description:
Volume 30, Page 575, Volume 31, Page 291, Morris County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, Pipeline

Appraisal Date: 7/19/2012  Acres: 506.91
Sen. Dist.:......1 Rep. Dist.:......5 FAR: 0.001
% in Floodplain: 15%  Slope: Moderate
Zoning: Unzoned
Frontage: SH 49/11
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Woodlands
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 14  Bldg Sq Ft: 15,608 sq.ft.
Total Market Value: $2,240,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on the north side of State Highway 49/11 in Daingerfield, the site is improved with 14 buildings, fencing, and asphalt parking. The surrounding land uses include woodlands and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department
Texas General Land Office

Davis Hill State Park

Location:
CR 2252, Cleveland, Liberty County, Texas

Legal Description:
Volume 1003, Page 95, Volume 1103, Page 172,
Volume 1039, Page 143, Volume 1045, Page 394,
Volume 1036, Page 908, Liberty County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 1/15/2013  Acres: 1,738.34
Sen. Dist.: 3 Rep. Dist.: 18 FAR: 0.00
% in Floodplain: 60%  Slope: Moderate
Zoning: Unzoned
Frontage: CR 2252
Utilities: Electricity, Telephone, Water
Surrounding Uses: Woodlands, Residential
Current Use: Wildlife Habitat Area
Highest and Best Use: Wildlife Habitat Area
Agency Projected Use: Wildlife Habitat Area

Bldgs.: 0  Bldg Sq Ft: 0 sq.ft.
Total Market Value:  $1,740,000

The Texas Parks and Wildlife Department currently utilizes this site as a wildlife habitat area. It is closed to the public. Located on CR 2252 north of State Highway 105 in Cleveland, the site is unimproved. The surrounding land uses include woodlands and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Parks and Wildlife Department

Texas General Land Office

Davis Mountains State Park

Location:
State Highway 118 North, Fort Davis, Jeff Davis County, Texas

Legal Description:

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

Appraisal Date: 11/15/2012  Acres: 2708.90
Sen. Dist.: 29 Rep. Dist.: 74 FAR: 0.0004
% in Floodplain: 7%  Slope: Steep
Zoning: Unzoned
Frontage: Park Road 3, SH 118 North
Utilities: Electricity, Telephone, Water Well, Septic Tank
Surrounding Uses: Rangeland, Residential
Current Use: State Park
Highest and Best Use: State Park
Agency Projected Use: State Park

Bldgs.: 18  Bldg Sq Ft: 47,168 sq.ft.
Total Market Value: $6,827,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located at the intersection of State Highway 17 and State Highway 118 in Fort Davis, the site is improved with 19 buildings and asphalt parking. The surrounding land uses include rangeland and residential developments.

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

Recommendation:
Retain for continued agency operations.