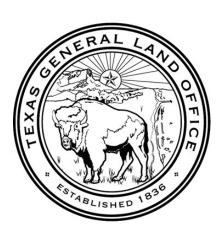
Real Property Evaluation Reports

Texas Department of Agriculture
Texas Department of Criminal Justice
Texas Department of Public Safety
Texas State Library & Archives Commission
Texas Youth Commission



For the 79th Legislature
Prepared by
Texas General Land Office
Jerry Patterson, Commissioner



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2006

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 79th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Department of Agriculture, Texas Department of Criminal Justice, Texas Department of Public Safety, Texas Parks and Wildlife Department, Texas State Library & Archives Commission, and Texas Youth Commission.

This report is mandated by the Texas Natural Resources Code, Sections 31.157, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

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

Sincerely,

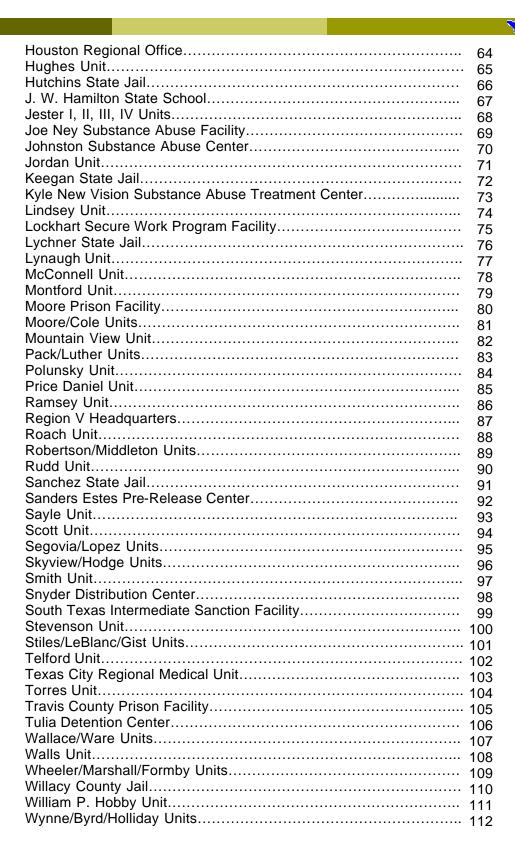
JERRY PATTERSON

Commissioner, General Land Office



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OVERVIEW

THE EVALUATION PROCESS

AN OVERVIEW



CONTENTS

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

- ◆ Texas Department of Agriculture
- ♦ Texas State Library and Archives Commission
- ◆ Texas Department of Criminal Justice
- ◆ Texas Department of Public Safety
- ◆ Texas Youth Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

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

Real Property Assets:

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

GLO Analysis and Recommendations

Following summary is an analysis of salient real property factors and GLO's recommendations regarding future disposition of the property. Recommendations are based on the following:

- an examination of appraisal data
- on-site inspections by evaluation staff
- ♦ 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 Building and Procurement Commission Recommendations

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

EVALUATION REPORTS

TEXAS DEPARTMENT OF AGRICULTURE AGENCY SUMMARY

4

Texas General Land Office

Agency Summary

Background/Authorities

The Texas Department of Agriculture multi-faceted (TDA) а agency is promoting, regulating, and certifying the states 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. Its responsibilities range from monitoring gas pump regulations to certifying organic growers, to promoting Texas food, fiber, and wine. Agency functions are divided among divisions that include support-oriented, those that are program-based and those concerned with policy and intergovernmental affairs.

This evaluation only addresses sites owned by TDA. The agency also rents space in other locations across the state but owns no improvements on those properties. Six of the leased sites are livestock export facilities. TDA facilitates livestock exports by providing foreign buyers and Texas exporters pen facilities where livestock can be inspected and sellers passed from Texas international buyers. The facilities are located in Brownsville, Laredo, Eagle Pass, Houston, El Paso, and Del Rio. The agency also maintains leased seed labs in Stephenville and Lubbock. These facilities ensure successful production of food and fiber by sampling A pesticide and testing seeds. laboratory provides support functions, which include pesticide residue analysis and pesticide product formulation

analysis. This lab leases space in College Station.

TDA maintains five regional offices located throughout the state in Lubbock, Dallas, Houston, San Antonio, and San Juan. Sub-offices are located in Amarillo, El Paso, Tyler, and Corpus Christi. TDA headquarters are located in the Stephen F. Austin Building, within the Capitol Complex, in Austin. All of the agency's administrative offices are in buildings leased or owned by the Texas Building and Procurement Commission.

TDA leases 65.5-acres from Texas Youth Commission (TYC) for agricultural production and experimentation. The lease goes through 2006. TDA leased an additional 5.5 acres from TYC for a metrology lab until 2041.

Real Property Assets

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

Asset Description

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

Texas Department of Agriculture

Texas General Land Office



GLO Recommendations

Retain for continued agency operations.

AGENCY COMMENTS

All agency comments have been incorporated in the evaluation.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas Department of Agriculture's property.

TEXAS DEPARTMENT OF AGRICULTURE PROPERTY

GLO ID#: 1567

William H. Pieratt Seed Testing Laboratory

Location:

US 290 E and CR 226, Giddings, Lee County, Texas

Legal Description:

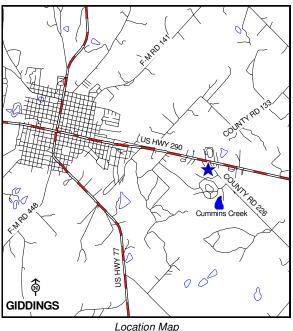
Volume 228 Page 163 Lee County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



2.56 Bldg. Area:.... 11,053 sq. ft. Appraisal Date:3/1/2006 Acres: Bldgs.:2 **Sen. Dist.:**5 **Rep. Dist.:**17 **FAR:**... 0.10 Building Value: \$0 % in Floodplain:..... 0% Slope:Level Improvement Value:.... \$0 Zoning:Unzoned Land Value: \$720,000 **Frontage:**US 290 East, CR 226 Total Market Value: \$720,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water Line Current Use: Research Laboratory Highest and Best Use: Research Laboratory Agency Projected Use: Research laboratory

Analysis

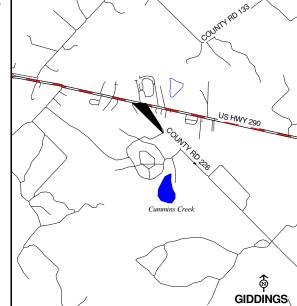
The Texas Department of Agriculture currently uses this site to accommodate a seed research laboratory. It is located just southeast of the City of Giddings. Surrounding land uses include industrial, agriculture and residential. Site improvements consist of two buildings. One of the buildings has had some upgrading, and the parking area has been repaved. The appraiser valued the property as a whole and the buildings and improvements were not given a separate value.

The appraisal indicates the highest and best use is also the current use. The economy of Lee County is primarily based on agribusiness, varied manufacturing, and oil and gas operations. The highest demand for vacant commercial sites appears to be along Hwy 290.

Site Map

GLO Recommendation:

Retain for continued agency operations.



TEXAS DEPARTMENT OF CRIMINAL JUSTICE AGENCY SUMMARY



Agency Summary

Background/Authorities

The Texas Department of Criminal Justice (TDCJ) was formed in 1989 when the Legislature combined three agencies formerly named the Texas Board of Pardons and Paroles, the Adult Probation Commission, and Department of Corrections. TDCJ follows the Department of Corrections' powers, duties, and obligations, pursuant to Texas Government Code Annotated, Sec. 491.001-500.096 (Vernon's 1992), Article 42.18 TX., Adult Parole and Mandatory Supervision Law, Article 41.12 TX. Adult Probation, Article 42.13, TX. Community Justice Assistance Division, Chapter 507, Texas Government Code, State Jail Division.

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

TDCJ, under the supervision of the Board of Criminal Justice (Board), has management and control of all matters pertaining to the operation and regulations of the department. TDCJ may lease state-owned lands under its management and control of the fair market value according to Sec. 496.003 of the Government Code and may grant easements according to Sec. 496.004 of the Government Code. Proceeds from these leases and easements are deposited into the

State Treasury to the appropriate special account as authorized in Chapter 34 of the Texas Natural Resources Code.

HB 1979 (74th Legislature, 1995) authorized the Board to sell state-owned real property under the Board's management and control at fair market value. The Texas General Land Office (GLO) is responsible for selling the property on behalf of the Board using procedures under Sec. 31.158 (c) of the Texas Natural Resources Code.

Real Property Assets

TDCJ has 84 properties ranging from 0.91 acres to 20,527.74 acres. TDCJ currently utilizes over 127,000 acres, both owned and leased, in its agricultural operations. Several TDCJ units are in suburban growth corridors. Many of the units are located in and around the greater Houston area, including Jester I, II, III, IV Units and Central Unit, both in Fort Bend County, as well as the Scott Unit in Brazoria TDCJ has determined the County. minimum size for a prison unit is 300 acres, including the compound area, operational area and security buffer area.



GLO Recommendations

A "sell or lease" recommendation is used in the following cases:

- If land is determined to be underused based on it's highest and best use and there are no plans for expansion,
- The property is not needed for a security buffer as required by TDCJ, and the property could sustain an alternate use; or
- if the land is unused by the agency.

The GLO recommends that if a bonifide market interest is expressed in any TDCJ property, regardless of the GLO recommendations, the agency should consider selling or leasing the property subject to determining the following:

- The extent to which TDCJ needs the land
- and the impact to the agency if the property were disposed of,
- The extent to which the State benefits from
- · the property's current use, and
- The land's suitability for alternate use.

A "retain" recommendation is assigned to properties in the following circumstances:

 If use of the site is meeting the agency's authorized purpose in an effective and efficient manner while being used for its highest and best legal use. Currently the GLO recommends selling two TDCJ properties. The GLO recommends TDCJ sell the Mineral Wells vacant site containing 16.37 acres. The GLO recommends the sale of a portion of the Estelle Unit. It is recommended 895.99 acres of the Estelle Unit be sold.

AGENCY COMMENTS

The agency has reported some discrepancies in the acreage of a few properties. The GLO is working with the agency to reconcile the numbers. The GLO used the numbers from the State Real Property Inventory for this report.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas Department of Criminal Justice properties.

TDCJ Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
702	*Estelle Unit	Correctional Facility/Agriculture	Correctional Facility/Agriculture	5,374.72	\$70,456,000.00	895.99	\$1,456,000.00
2381	Mineral Wells Site - Vacant	Vacant	Vacant	16.37	\$157,600.00	16.37	\$23,000.00
Total: 1 +	1 partial			5,391.09	\$70,613,600.00	912.36	\$1,479,000.00

^{*} Partial Site – Value of acres recommended reflect the per acre value of the entire site from the original appraisal.

TDCJ Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2214	Allred Unit	Prison Facility	Prison Facility	320.00	\$80,431,331.00
2002	Baker-Hughes Unit	Administrative/Indu stry Headquarters	Administrative /Industry Headquarters	72.55	\$9,235,000.00
2314	Bartlett State Jail	Correctional Facility	Correctional Facility	61.77	\$9,652,718.00
2056	Boyd/Teague Unit	Prison Facility	Prison Facility/ Agriculture	733.56	\$14,735,000.00
2320	Bradshaw State Jail	State Jail	State Jail	99.74	\$12,070,000.00
2350	Bridgeport Unit	Correctional Facility	Correctional Facility	38.29	\$9,525,000.00
2057	Briscoe Unit	Correctional Facility	Correctional Facility	425.90	\$17,880,000.00
718	Central Unit	Correctional Facility	Correctional Facility	325.74	\$30,495,000.00
2318	Chase Field Unit	Correctional Facility	Correctional Facility	270.77	\$46,285,000.00
717	Clemens Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	8,007.73	\$23,650,000.00
1996	Clements & Neal Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	592.28	\$113,703,000.00
2349	Cleveland Pre-Release Center	Pre Release Center	Pre Release Center	39.50	\$9,128,766.00
706	Coffield/Beto/Gurney/Mich aels/Powledge Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	20,527.74	\$234,059,000.00
2215	Connally Unit	Correctional Facility	Correctional Facility	813.35	\$97,700,000.00
2191	Cotulla Detention Center	Detention Center	Detention Center	36.00	\$6,370,000.00
2212	Dalhart Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	1,520.42	\$20,050,000.00
716	Darrington Unit	Correctional Facility	Correctional Facility	6,770.13	\$32,438,000.00
2312	Dawson State Jail	State Jail	State Jail	0.91	\$32,209,623.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2308	Diboll Detention Center	Correctional Facility	Correctional Facility	100.00	\$7,638,654.00
2309	Dominguez State Jail	Correctional Facility	Correctional Facility	71.72	\$15,500,000.00
2188	Duncan Unit	Correctional Facility	Correctional Facility	25.00	\$4,850,000.00
715	Eastham Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	12,788.86	\$43,170,000.00
707	Ellis Unit and Adjacent E&R Trust Tract	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	11,426.68	\$41,226,500.00
702	* Estelle Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	4,478.34	\$4,560,000.00
714	Ferguson Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	4,354.74	\$44,395,000.00
2190	Fort Stockton Detention Center	Correctional Facility	Correctional Facility	25.01	\$5,220,000.00
704	Gatesville/Hilltop/Murray/ Woodman Units	Correctional Facility/Agriculture	Agriculture/ Rural Res.	1,199.81	\$51,184,000.00
2025	Gib Lewis Unit	Correctional Facility	Correctional Facility	360.00	\$27,556,925.00
2201	Glen Ray Goodman Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	493.84	\$4,063,303.00
2199	Glossbrenner Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	283.33	\$4,380,000.00
713	Goree Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	714.54	\$9,577,800.00
2202	Halbert Substance Abuse Facility	Correctional Facility	Correctional Facility	300.00	\$5,750,000.00
2204	Havins Unit	Correctional Facility	Correctional Facility	300.00	\$8,500,000.00
1997	Hightower/Henle/Plane Units	Correctional Facility	Correctional Facility	394.39	\$34,043,758.00
2486	Houston Regional Office	TDCJ Regional Office	Commercial/ Regional Offc	2.49	\$840,000.00
1998	Hughes Unit	Correctional Facility	Correctional Facility	390.00	\$58,000,000.00
2310	Hutchins State Jail	State Jail	State Jail	68.90	\$17,508,000.00
2209	J. W. Hamilton State School	Correctional Facility	Correctional Facility	349.63	\$11,855,000.00
712	Jester I, II, III, IV Units	Correctional Facility	Correctional Facility	940.04	\$73,635,000.00
2196	Joe Ney Substance Abuse Facility	Correctional Facility	Correctional Facility	24.44	\$6,075,000.00
2198	Johnston Substance Abuse Center	Substance Abuse Facility	Substance Abuse Facility	365.96	\$6,215,000.00
2197	Jordan Unit	Correctional Facility	Correctional Facility	1,211.36	\$19,200,000.00
2321	Keegan State Jail	State Jail	State Jail	0.81	\$7,626,000.00
	Kyle New Vision Substance Abuse Center	Correctional Facility	Correctional Facility	12.20	\$10,679,792.00
2316	Lindsey Unit	Correctional Facility	Correctional Facility	64.40	\$8,707,394.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2313	Lockhart Secure Work Program Facility	Correctional Facility	Correctional Facility	31.13	\$17,535,520.00
2323	Lychner State Jail	Correctional Facility	Correctional Facility	63.97	\$27,897,000.00
2211	Lynaugh Unit	Correctional Facility	Correctional Facility	1,312.43	\$19,312,500.00
2059	McConnell Unit	Correctional Facility	Correctional Facility	300.00	\$55,380,000.00
2194	Montford Unit	Correctional Facility	Correctional Facility	1,303.50	\$37,600,000.00
2322	Moore Prison Facility	Prison Facility	Prison Facility	209.71	\$9,952,000.00
2207	Moore/Cole Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	698.41	\$16,460,000.00
705	Mountain View Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	97.28	\$7,100,000.00
703	Pack/Luther Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	7,003.01	\$57,165,000.00
2195	Polunsky Unit	Prison Facility	Prison Facility	472.25	\$47,854,302.00
2001	Price Daniel Unit	Prison Facility	Prison Facility	579.36	\$16,900,000.00
710	Ramsey Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	16,843.95	\$44,360,000.00
2319	Region V Headquarters	Regional HQ	Regional HQ	0.60	\$150,000.00
2054	Roach Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	1,651.00	\$21,182,000.00
2058	Robertson/Middleton Units	Correctional Facility	Correctional Facility	402.23	\$66,420,000.00
2205	Rudd Unit	Correctional Facility	Correctional Facility	303.85	\$4,600,000.00
2311	Sanchez State Jail	Correctional Facility	Correctional Facility	102.00	\$11,077,000.00
2351	Sanders Estes Pre- Release Center	Correctional Facility	Correctional Facility	40.00	\$16,625,000.00
2206	Sayle Unit	Correctional Facility	Correctional Facility	402.36	\$5,937,195.00
709	Scott Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	5,766.41	\$12,975,000.00
2208	Segovia/Lopez Units	Correctional Facility	Correctional Facility	300.00	\$17,000,000.00
2003	Skyview/Hodge Units	Correctional Facility	Correctional Facility	58.04	\$25,878,400.00
2187	Smith Unit	Correctional Facility	Correctional Facility	562.58	\$36,200,000.00
2000	Snyder Distribution Center	Office/Warehouse	Office/ Warehouse	20.00	\$4,500,000.00
	South Texas Intermediate Sanction Facility	State Jail & Trmt Center	State Jail and Treatment Center	0.54	\$3,174,563.00
2213	Stevenson Unit	Correction al Facility	Correctional Facility	464.03	\$25,534,000.00
2055	Stiles/LeBlanc/Gist Units	Correctional Facility	Correctional Facility	775.55	\$60,975,136.00
2216	Telford Unit	Prison/Agriculture	Prison\ Agriculture	1,205.79	\$100,000,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained	
2317	Texas City Regional Medical Unit	Medical Facility	Medical Facility	42.80	\$11,314,000.00	
2203	Torres Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	350.00	\$18,427,500.00	
2253	Travis County Prison Facility	Correctional Facility	Correctional Facility	95.04	\$12,804,544.00	
2192	Tulia Detention Center	Correctional Facility	Correctional Facility	25.00	\$5,967,000.00	
2210	Wallace/Ware Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	768.23	\$24,820,000.00	
711	Walls Unit	Correctional Facility	Correctional Facility	54.36	\$11,321,500.00	
2200	Wheeler/Marshall Formby Units	Correctional Facility	Correctional Facility	601.63	\$15,150,000.00	
2315	Willacy County Jail	Correctional Facility	Correctional Facility	100.00	\$6,820,000.00	
1999	William P. Hobby Unit	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	388.04	\$16,530,000.00	
708	Wynne/Byrd/Holliday Units	Correctional Facility/Agriculture	Correctional Facility/ Agriculture	1,417.00	\$46,125,000.00	
Total: 82 + 1	Total: 82 + 1 partial site 126,214.95 \$2,270,598,724.00					

^{*} Partial site

TEXAS DEPARTMENT OF PUBLIC SAFETY PROPERTIES RECOMMENDED FOR SALE OR LEASE

Estelle Unit

Location:

FM 980, Huntsville, Walker County, Texas

Legal Description:

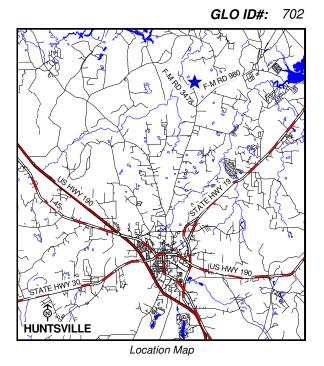
Manning Svy A 31 B Sparks Svy A 48 Rogers Svy A 44 Cleasap Svy A 119 Walker County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW



Appraisal Date: 3/14/2006 Acres: 5,458.73	Bldgs.: 73 Bldg. Area: 910,270 sq. ft.
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.01	Building Value: \$64,440,000
% in Floodplain: 61% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$6,016,000
Frontage:FM 980	Total Market Value: \$70,456,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Prison Facility
Highest and Best Use:	Prison Facility/Development
Agency Projected Use:	Prison Facility

Analysis

TDCJ utilizes this site to support a 2,758-bed correctional facility for male inmates. The 5374.72-acre site is located 16 miles north of Huntsville on FM 980 in Walker County. TDCJ uses 4562.739 acres for developed prison facilities and agriculture, and the remaining 895.99 acres is considered unused timber land. GLO received authorization from the Governor in 2005 to sell the unused timber land.

The highest and best use as determined by the appraisal is for continued use as a prison facility and agricultural production. Since TDCJ is using all but the timberland for agency operations including its own farming and ranching purposes, it is complying with the highest and best use determination; this portion of the tract should be retained. The previously authorized 895.99 acres of timberland should be sold. This tract has been surveyed and is ready for disposition.

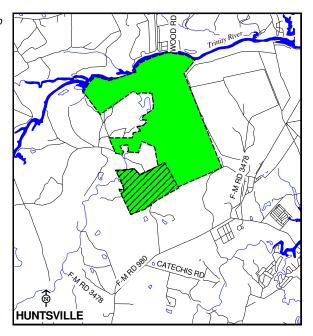
GLO Recommendation:

Site Map

Retain 4,562.739 acres containing the compound and agricultural operation. GLO recommends sale of the 895.99 acreage of timberland.

Agency Comments:

TDCJ disagrees with the GLO recommendation to dispose of the 895.99 acres. They indicate it is being used as crop rotation land with plans for cultivation.



GLO ID#: 2381

Mineral Wells Site - Vacant

Location:

Grant Rd in Ft. Wolters Industrial Park, Mineral Wells, Parker County, Texas

Legal Description:

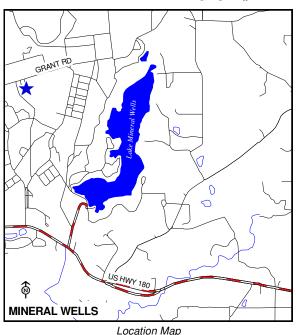
Volume 1734 Page 1054 Parker County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Bldg. Area:.... 43,842 sq. ft. **Appraisal Date:**3/2/2006 **Acres:** 16.37 **Bldgs.:**8 Sen. Dist.:30 Rep. Dist.:61 FAR:... 0.06 Building Value: \$134.600 % in Floodplain:..... 0% Slope:Level \$0 Improvement Value:.... Land Value: Zoning:Industrial \$23,000 Frontage:Heintzelman Rd, Grant Rd Total Market Value: \$157,600 Utilities: Electricity, Gas, Telephone, Wastewater, Water Current Use: Vacant Highest and Best Use: Speculative Investment Agency Projected Use: Vacant

Analysis

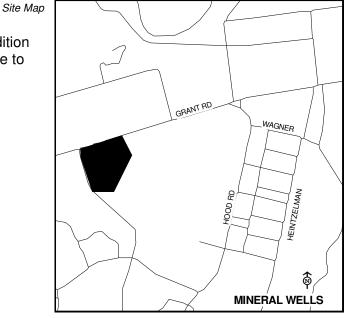
This site was transferred to TDCJ by the United States Government, Administrator of General Services (GSA), in May 1990. This site is located at what was formerly the Ft. Wolters Army Base, used as a helicopter training base during the Vietnam War. The property was conveyed with a reversion clause that requires the land be used only for a detention facility. The GSA is responsible for invoking the reversion provisions. TDCJ does not have plans to utilize this site and has requested GSA accept a deed returning the tract to the Federal Government. GSA has agreed to accept the tract if TDCJ conducts environmental studies and is responsible for any required remediation at the site.

The appraisal indicates the highest and best use is for industrial development. However, TDCJ can not sell the land due to the reversion clause. The buildings and infrastructure are in a state of disrepair. TCDJ never occupied the site and therefore should not be held liable for any environmental studies nor remediation.

GLO Recommendation:

Due to deed restrictions, limitations and the condition of the improvements, TDCJ should return this site to the U.S. Government, Administrator of General Services.

Agency Comments:



TEXAS DEPARTMENT OF CRIMINAL JUSTICE PROPERTIES TO BE RETAINED

Allred Unit

Location:

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

Legal Description:

Volume 1621 Page 34 Wichita County Deed Records

Encumbrances

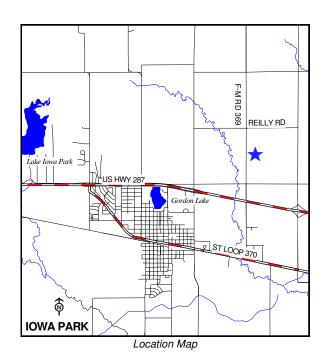
2/2/2006 4-4---

Physical: None

Annuaisal Data.

Legal: Deed Restrictions: None

Easements: Utility



o Acres: 320.00	Blags.:23 Blag. Area	:1,026,012 sq.π.
69 FAR: 0.07	Building Value:	\$80,175,331
Slope:Level	Improvement Value:	\$0
Unzoned	Land Value:	\$256,000
FM 369 N	Total Market Value:	\$80,431,331
	Electricity, Gas, Telephone,	Wastewater, Water
	Commercial, Agri	cultural, Residential
		Prison Facility
		Prison Facility
		Prison Facility
	69 FAR: 0.07 Slope:LevelUnzonedFM 369 N	Slope: Unzoned Land Value: Lan

220 00

TDCJ uses this site to support a 2,832-bed maximum security prison for male offenders. This 320-acre tract is located four miles northwest of Wichita Falls. The property is improved with 23 buildings. The buildings are situated on a 75-acre tract with the remainder being used for agricultural and buffer zone purposes. Surrounding land use is commercial, agricultural and residential.

The appraisal indicates the highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Baker-Hughes Unit

Location:

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

Legal Description:

Volume 76 Page 271 Walker County Deed Records

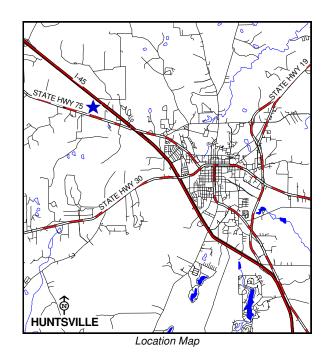
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Datas 2/21/2006 Agrees

Easements: Utility



Appraisal Date:3/31/20	006 Acres: /2.55	Blags.: 10 Blag. Area:	367,286 sq.1t.
Sen. Dist.:5 Rep. Dis	t.:13 FAR: 0.12	Building Value:	\$8,910,000
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Special	Land Value:	\$325,000
Frontage:	Spur 59	Total Market Value:	\$9,235,000
Utilities:		Electricity, Gas, Telephone, Wast	tewater, Water
Surrounding Uses:		Residential, Commercial, Industri	al, Agricultural
Current Use:		Administrative/Industry	Headquarters
Highest and Best Use:		Administrative/Industry	Headquarters
Agency Projected Use:		Administrative/Industry	Headquarters

70 EE

TDCJ currently uses the Baker-Hughes Complex for administrative and industry headquarters. This complex, purchased in 1988, is located two miles northwest of Huntsville. It is improved with 10 buildings. Surrounding land uses include commercial, light industrial, agriculture and rural residential development. There is also timber land and pasture land in the area. The site fronts the southwest side of IH 45 access road or Spur 59.

The appraisal indicates the highest and best use is to continue in the present use as improved. GLO concurs with this agreement and considers the site 100% developed and fully utilized.

Recommendation:

Bartlett State Jail

Location:

1018 Arnold Dr (CR 320), Bartlett, Williamson County, Texas

Legal Description:

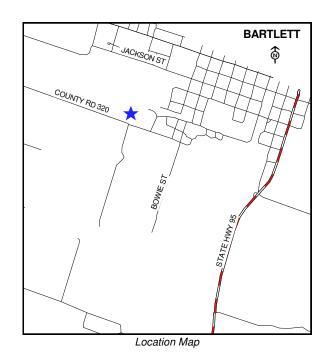
Volume 2591 Page 437 Williamson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:1/4/200	06 Acres: 61.//	Bidgs.: 10 Bidg. Area:	141,807 sq.ft.
Sen. Dist.:5 Rep. Dist.	.:20 FAR: 0.05	Building Value:	\$9,492,718
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	. \$160,000
Frontage:	Arnold Dr (CR 320)	Total Market Value:	\$9,652,718
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Agricultura	l, Residential
Current Use:		Correc	tional Facility
Highest and Best Use: .		Correc	ctional Facility
Agency Projected Use: .		Correc	ctional Facility

TDCJ uses this site to support a state jail. It is located in Bartlett on Arnold Dr or CR 320. The building and parking area occupy approximately 27 acres. The remaining acreage is used as a buffer zone since there are many residential sites abutting the property. Other land uses in the area are agricultural and residential.

The appraisal indicates the highest and best use is to continue in the present use as a state jail. The subject is partially within the city limits on the southwest side of Bartlett. Bartlett has not enjoyed the rapid growth rate of other cities closer to Austin such as Georgetown, Round Rock and Pflugerville.

Recommendation:

Boyd/Teague Unit

Location:

Hwy 84, Fairfield, Freestone County, Texas

Legal Description:

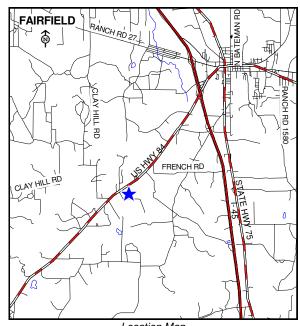
JT Faulkenbury Svy A-233 A Anglin Svy A-46 Issac Caradine Svy A-116 RP Kelly Svy A-351and EL Hale Svy A-295 Freestone County

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location	wap

Appraisal Date: 12/14/2005 Acres: 733.56	Bldgs.: 19 Bldg. Area: 274,695 sq.ft.
Sen. Dist.:5 Rep. Dist.:12 FAR: 0.01	Building Value: \$14,000,000
% in Floodplain:2% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$735,000
Frontage:Hwy 84	Total Market Value: \$14,735,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Ranching, Residential, Agricultural, Woodlands
Current Use:	Prison Facility
Highest and Best Use:	Prison Facility/Agriculture
Agency Projected Use:	Prison Facility

TDCJ uses this 733.65-acre site to support a 1,330-bed medium-security prison for male offenders. Located five miles southwest of Fairfield on Hwy 84, it is improved with 19 buildings. Surrounding land uses are timber/woodlands, agricultural, ranching and residential. The prison compound is situated on approximately 37 acres with the remainder of acreage in agricultural land or native hardwood timber. Approximately 473 acres are considered unused timber land. The majority of this timber is hardwood.

The appraisal indicates the highest and best use is to continue use as a prison and agriculture production. A portion of this property was recommended for sale on the 2005 Report to the Governor. The sale recommendation was disapproved and GLO feels the entire site should be retained.

Recommendation:

Bradshaw State Jail

Location:

3900 West Loop 571, Henderson, Rusk County, Texas

Legal Description:

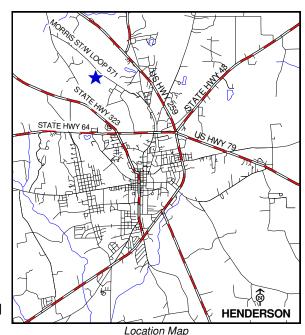
Volume 2083 Page 482 Rusk County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Appraisal Date:2/27/20	006 Acres: 99.74	Bldgs.:14 Bldg. Area:	225,738 sq.ft.
Sen. Dist.:1 Rep. Dis	t.:11 FAR: 0.04	Building Value:	\$11,900,000
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$170,000
Frontage:	West Loop 571	Total Market Value:	\$12,070,000
Utilities:		Electricity, Gas, Telephone, W	astewater, Water
Surrounding Uses:		Agricultural, Woodlands, Indu	strial, Residential
Current Use:			State Jail
Highest and Best Use:			State Jail
Agency Projected Use:			State Jail

This is a new site acquired in June 1998. The 99.74-acre tract is used to support a state jail with 14 buildings. The subject surrounding land use is predominately woodlands mixed with small tracts consisting of rural residential sites, agricultural, and industrial uses. The tract lies adjacent to the city limits of Henderson and is not currently zoned.

The appraisal indicates the highest and best use is to continue as a state jail. If vacant, it would be advantageous to hold for future speculative investment for either rural residential sites or commercial/industrial use. Even though only half the site is utilized, TDCJ policy requires a reasonable security buffer around its units. GLO agrees and therefore recommends retaining the site.

Recommendation:

Bridgeport Unit

Location:

4000 N. 10th St, Bridgeport, Wise County, Texas

Legal Description:

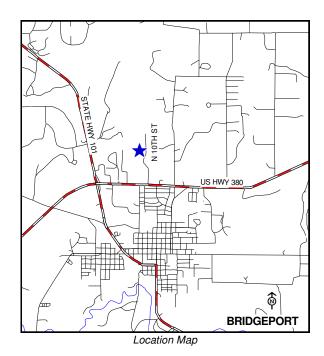
Volume 799 Page 788 Wise County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 11/30/2005 Acres:	38.29	Bldgs.:7 Bldg. Area:	99,313 sq.ft.
Sen. Dist.: 61 FAR:	0.06	Building Value:	\$9,367,000
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:Re	esidential	Land Value:	\$158,000
Frontage:N	. 10th St	Total Market Value:	\$9,525,000
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:			Rangeland
Current Use:		Corre	ctional Facility
Highest and Best Use:		Corre	ctional Facility
Agency Projected Use:		Corre	ctional Facility

TDCJ uses this site near Bridgeport as a correctional facility. It is improved with seven buildings and infrastructure. The site is operated as a state jail under contract by The GEO Group Inc. Surrounding land use is primarily rangeland.

The appraisal indicates the highest and best use is to continue in the present use. Wise County is experiencing some growth due to its proximity to the Dallas/Ft. Worth area.

Recommendation:

Briscoe Unit

Location:

SH 85, Dilley, Frio County, Texas

Legal Description:

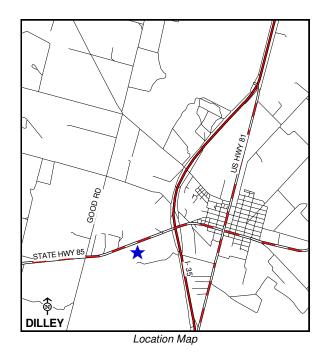
Volume 307 Page 10 Frio County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/14/2006 Acres: 425.90	Bldgs.: 24 Bldg. Area: 294,944 sq.ft.
Sen. Dist.: 21 Rep. Dist.: 80 FAR: 0.02	Building Value: \$17,369,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$511,000
Frontage: SH 85	Total Market Value: \$17,880,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Commercial, Industrial
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this site to support a 1,342-bed medium security correctional facility for male offenders. The unit is located southwest of Dilley off SH 85. The prison compound is situated on 38 acres with the remaining acres used for agricultural operations. The City of Dilley donated the 425.9 acres of land to TDCJ and retained a 40.85-acre easement for a water treatment plant. Surrounding land uses include agricultural, light industrial and commercial tracts. Agricultural operations at this unit include hay production and edible crops.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

GLO ID#: 718

Texas General Land Office

Central Unit

Location:

Hwy 90 and Hwy 6, Sugarland, Fort Bend County,

Legal Description:

A.Hodge League Abstract 9 Fort Bend County

Encumbrances

Physical: None

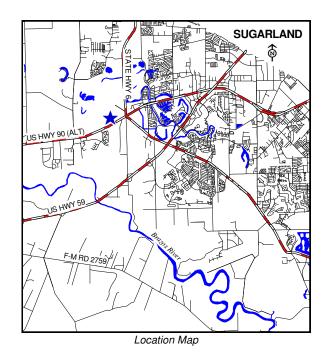
% in Floodplain: 8%

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/30/2006 **Acres:** 325.74 **Sen. Dist.:**.....17 **Rep. Dist.:**.....26 **FAR:** 0.04

Zoning:Unzoned **Frontage:**Hwy 90, Hwy 6



Bldgs.:98 Bldg. Area:	476,117 sq.ft.
Building Value:	\$20,345,000
Improvement Value:	\$0
Land Value:	\$10,150,000

Total Market Value:.....\$30,495,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water

Slope: Moderate

TDCJ uses this site, one of the oldest in the system, to support an 878-bed minimum security correctional facility for male offenders. It is located two miles west of Sugarland on Hwy 90 and Hwy 6 in Ft. Bend County, and is improved with 98 buildings. The prison compound is located on 118 acres with the remainder used for agricultural operations. Surrounding land use includes residential. agricultural, vacant, the Sugarland Municipal Airport, and another TDCJ unit as well.

The highest and best use as indicated by the appraisal is for mixed use. Ft. Bend County is one of the fastest growing areas in the state. The current use as a prison and for agricultural production is now considered an interim use. However, since TDCJ is using the property for a prison and its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Chase Field Unit

Location:

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

Legal Description:

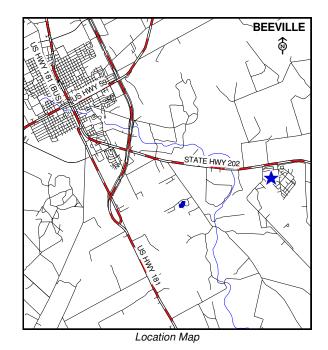
Volume 512 Page 404 Bee County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date:3/15/200	6 Acres: 2/0.//	Bidgs.:101 Bidg. Ar	ea:1,199,987 sq.ft.
Sen. Dist.:21 Rep. Dist.	:35 FAR: 0.10	Building Value:	\$45,960,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$325,000
Frontage:	SH 202	Total Market Value:	\$46,285,000
Utilities:	Electricity,	Gas, Telephone, Wastewat	er, Water, Water Well
Surrounding Uses:		Agricultural, Resi	dential, Governmental
Current Use:			Correctional Facility
Highest and Best Use:			Correctional Facility
Agency Projected Use:			Correctional Facility

TDCJ utilizes this 270.77-acre tract to support the following operations: Garza East and West Units, Southwest Regional Operations and Maintenance, Edmindo Mireles Training Academy, Wyndham School Regional Headquarters, Regional Medical Facilities and various other regional operations. The Garza East and West Units house 4,257 male offenders. This facility was the site of Chase Field Naval Air Station and is located 4.8 miles southeast of Beeville. Surrounding land use is agricultural, residential and governmental.

The appraisal indicates the highest and best use is to continue in the present use. There is a deed restriction in place restricting the use of this tract for any other purpose than a correctional facility. Any variation would activate the reversion clause to the United States of America.

Recommendation:

GLO ID#: 717

Texas General Land Office

Clemens Unit

Location:

SH 36, approximately 5 miles southeast of Brazoria, Lake Jackson, Brazoria County, Texas

Legal Description:

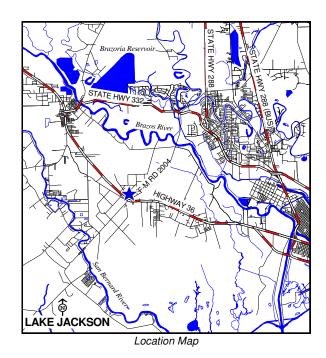
Vol 55 Pg 625 Vol 50 Pg 326 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/21/200	06 Acres: 8,007.73	Bldgs.:66 Bldg. Ar	ea: 426,352 sq.ft.
Sen. Dist.:17 Rep. Dist.	.:25 FAR: 0.01	Building Value:	\$12,750,000
% in Floodplain: 45%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$10,900,000
Frontage:	SH 36, FM 2004	Total Market Value:	\$23,650,000
Utilities:	Ele	ctricity, Gas, Telephone, W	astewater, Water Well
Surrounding Uses:		Agricultur	al, Residential, Vacant
Current Use:		Correction	nal Facility/Agriculture
Highest and Best Use: .		Correction	onal Facility/Agriculture
Agency Projected Use: .		Correction	onal Facility/Agriculture

TDCJ utilizes this site, five miles south of Brazoria, to support a 1,035-bed correctional facility for male inmates. The prison compound is on a 190-acre tract with the remainder being used for agricultural purposes and security buffer zone. Surrounding land use includes agricultural, residential and vacant tracts.

The highest and best use as indicated by the appraisal is for correctional facility and agricultural use. Since TDCJ is using the property for a prison and its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Clements & Neal Units

Location:

NE 24th and Loop 335 (Lakeside Dr), Amarillo, Potter County, Texas

Legal Description:

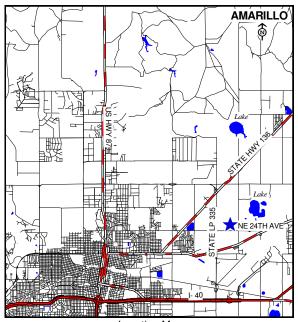
Volume 1966 Page 215 Potter County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/11/2006 Acres: 592.28	Bldgs.: 60 Bldg. Area: 1,568,905 sq.ft.	
Sen. Dist.: 31 Rep. Dist.: 87 FAR: 0.07	Building Value: \$113,200,000	
% in Floodplain:0% Slope:Level	Improvement Value: \$0	
Zoning:Agriculture	Land Value: \$503,000	
Frontage:Loop 335 (Lakeside Dr), NE 24th St Total Market Value:\$113,70		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water	
Surrounding Uses:	Agricultural, Rangeland	
Current Use:	Correctional Facility/Agriculture	
Highest and Best Use:	Correctional Facility/Agriculture	
Agency Projected Use:	Correctional Facility/Agriculture	

TDCJ uses this site to support two units, Clements and Neal. The Clements facility is a 3,198-bed unit and the Neal facility is a 1,350-bed unit, both house male offenders. The 592.28 acre site is located on Loop 335 outside of Amarillo. Surrounding land use includes agriculture and rangeland. The prison compounds are situated on 107 acres. The remaining acreage supports agricultural operations and provides a buffer.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. Since TDCJ is using the property for a prison and its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Cleveland Pre-Release Center

Location:

East Fifth St, Cleveland, Liberty County, Texas

Legal Description:

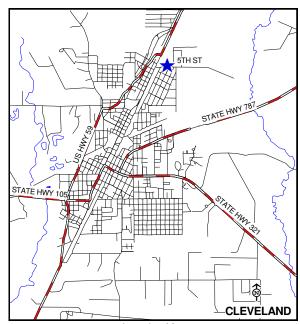
V 596 P 142 V 614 P 779 V 615 P 782 V 615 P 784 Liberty County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date:3/15/2	006 Acres: 39.50	Bldgs.:3 Bldg. Area:	106,588 sq.ft.
Sen. Dist.:4 Rep. Dis	st.:18 FAR: 0.07	Building Value:	\$9,047,766
% in Floodplain:5%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$81,000
Frontage:	East Fifth St	Total Market Value:	\$9,128,766
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Residential, Commercial, Ind	dustrial, Vacant
Current Use:		Pre F	Release Center
Highest and Best Use:		Pre I	Release Center
Agency Projected Use:		Pre I	Release Center

TDCJ uses this site in Cleveland as a pre-release center for inmates eligible for parole. It is located in the northern part of the city on East Fifth St and is improved with three buildings. The southwest corner of the site has two acres lying within a 100-year floodplain. Surrounding land use is residential, light commercial, industrial, and vacant.

The appraisal indicates the highest and best use is to continue in the present use. Cleveland is located about 40 miles to the northeast of Houston and about 30 miles from Bush Intercontinental Airport. Cleveland has experienced slow growth within the past 10 years and is undergoing little change.

Recommendation:

Coffield/Beto/Gurney/Michaels/Powle dge Units

Location:

FM 645, Palestine, Anderson & Freestone County, Texas

Legal Description:

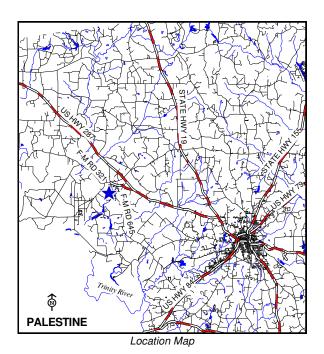
Palacios, Rionda, and Aguilara Leagues; Portions of Edens, Adams, & Harper Svys Anderson Co. Deed Records; Portions of Rionda League; Freestone Co. Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/29/200	06 Acres: 20,527.74	Bldgs.:264 Bldg. A	rea:4,063,189 sq.ft.
Sen. Dist.:3 Rep. Dist.	.:8 FAR: 0.01	Building Value:	\$215,584,000
% in Floodplain:70%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$18,475,000
Frontage:	FM 645, FM 2054	Total Market Value:	\$234,059,000
Utilities:		Electricity, Gas, Telepho	ne, Wastewater, Water
Surrounding Uses:			gricultural, Woodlands
Current Use:		Correction	onal Facility/Agriculture
Highest and Best Use:		Correcti	onal Facility/Agriculture
Agency Projected Use:		Correcti	onal Facility/Agriculture

TDCJ uses this site to support a facility with 8,661 beds for male offenders. The site is located on FM 645, 10 miles west of Palestine. There are five units on the tract: Beto, Coffield, Gurney, Powledge and Michaels. The prison compounds are situated on 2,000 acres, the remainder is used for crop production and ranching as well as a feed mill/grain storage. Surrounding land use is primarily agricultural and woodlands.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Connally Unit

Location:

FM 632, Kenedy, Karnes County, Texas

Legal Description:

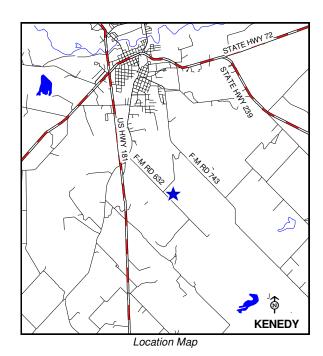
Volume 634 Page 409 Volume 639 Page 186 Karnes County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/15/2006 Acres: 813.35	Bldgs.:29 Bldg. Area: 936,568 sq.ft.		
Sen. Dist.: 21 Rep. Dist.: 35 FAR: 0.03	Building Value: \$96,600,000		
% in Floodplain:2% Slope: Moderate	Improvement Value: \$0		
Zoning:Unzoned	Land Value: \$1,100,000		
Frontage:FM 632, CR 147	Total Market Value: \$97,700,000		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	unding Uses:Residential, Agricultural		
Current Use:	e:Correctional Facility		
Highest and Best Use:	Correctional Facility		
Agency Projected Use:	Correctional Facility		

TDCJ currently uses this site to support a 2,848-bed medium security correctional facility for male offenders. The property is located three miles south of Kenedy on FM 632. This 813.35-acre unit is developed with 29 buildings and is surrounded by agriculture and rural residential tracts. The compound and agricultural operations encompass 185 acres. The remaining acreage is leased to a local producer for grazing at standard industry terms. TDCJ prison inmates are used to maintain the fields.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. The current uses comply with that determination.

Recommendation:

Cotulla Detention Center

Location:

FM 624, Cotulla, La Salle County, Texas

Legal Description:

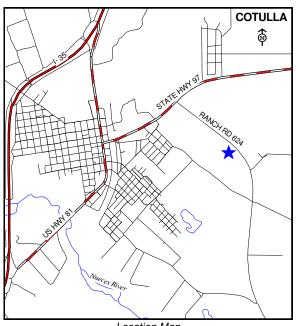
Survey 1 Abstract 450 LaSalle County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location N	Иар
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Appraisal Date:3/14/20	006 Acres: 36.00	Bldgs.:1 Bldg. Area:	74,904 sq.ft.
Sen. Dist.:21 Rep. Dis	st.:80 FAR: 0.05	Building Value:	\$6,316,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$54,000
Frontage:	FM 624	Total Market Value:	\$6,370,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Agricultural, Ranchir	ng, Residential
Current Use:		De	etention Center
Highest and Best Use:		De	tention Center
Agency Projected Use:		De	etention Center

TDCJ uses this 36-acre site to support a 606-bed correctional facility for male inmates. The property is located about three miles east of downtown Cotulla on FM 624. It is improved with one building and infrastructure. Surrounding land use is primarily agricultural, ranching and residential.

The appraisal indicates the highest and best use is to continue in the present use as a detention center. The site is fully utilized and GLO concurs with this determination.

Recommendation:

Dalhart Unit

Location:

Hwy 54 and FM 998, Dalhart, Hartley County, Texas

Legal Description:

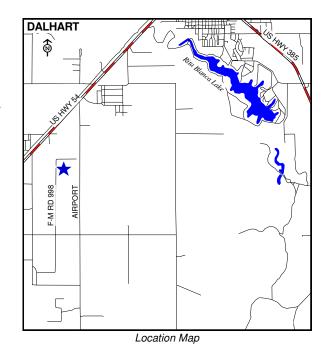
Volume 20 Page 840 Hartley County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/9/200	6 Acres: 1,520.42	Bldgs.:21 Bldg. Area:	256,839 sq.ft.
Sen. Dist.: 31 Rep. Dist.: 86 FAR: 0.01		Building Value: \$18,530,000	
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$1,520,000
Frontage:	Hwy 54 and FM 998	Total Market Value:	\$20,050,000
Utilities:		Electricity, Gas, Telephone, Wa	astewater, Water
Surrounding Uses:		Agricultura	al, Governmental
Current Use:		Correctional Fa	acility/Agriculture
Highest and Best Use:		Correctional Fa	acility/Agriculture
Agency Projected Use:		Correctional Fa	acility/Agriculture

TDCJ currently uses this site to accommodate a 1,356-bed substance abuse and medium security prison for male offenders. It is located on FM 998 about one-quarter mile south of Hwy 54. The prison compound is housed on 40 acres with the remaining acreage under an agricultural contract with a local producer at standard industry rates. TDCJ prison inmates are used in the farming operations. Surrounding land uses are farm and pastureland and to the east is the municipal airport.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. The current uses comply with that determination.

Recommendation:

GLO ID#: 716

Texas General Land Office

Darrington Unit

Location:

FM 521, Rosharon, Brazoria County, Texas

Legal Description:

Bingham League A 43 McFarland League A 86 Talley League A 130 Brazoria County Deed Records

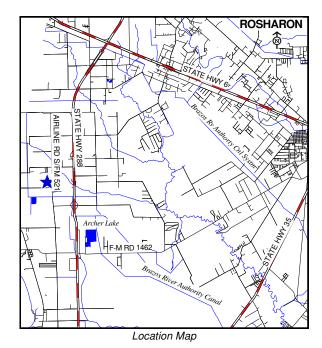
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Frontage:FM 521



Bldgs.:76 Bldg. Area:	743,027	sq.ft.
Building Value:	. \$20,70	0,000
Improvement Value:	<u>-</u>	\$0

Land Value: \$11,738,000 **Total Market Value:** \$32,438,000

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Agricultural, Residential

Highest and Best Use:Correctional Facility

Agency Projected Use:Correctional Facility

TDCJ uses this site to support a 1,702-bed maximum security prison for male offenders. It is located four miles north of Rosharon on FM 521. Surrounding land use is primarily agricultural with a few rural homesites. Improvements consist of 76 buildings with operationally-related uses. TDCJ agricultural operations include field crops, edible crops, cattle operation, poultry and swine production.

The prison compound is housed on approximately 160 acres with the remainder for agricultural purposes. There is a large floodplain area of about 6,000 acres that is considered unbuildable. The highest and best use as indicated by the appraisal is for correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Dawson State Jail

Location:

106 West Commerce St., Dallas, Dallas County, Texas

Legal Description:

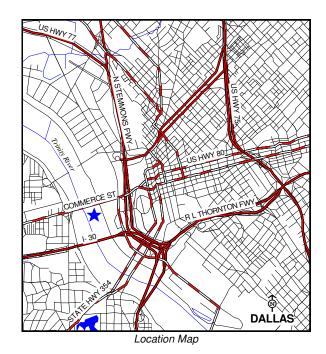
Volume 94141 Page 01899 Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:11/8/20	005 Acres: 0.91	Bldgs.:1 Bldg. Area	: 234,000 sq.ft.
Sen. Dist.:23 Rep. Dis	t.:103 FAR: 5.92	Building Value:	\$31,989,623
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$220,000
Frontage:	Commerce St	Total Market Value:	\$32,209,623
Utilities:		Electricity, Gas, Telephone,	Wastewater, Water
Surrounding Uses:		Governmental, Commercia	I, Vacant, Industrial
Current Use:			State Jail
Highest and Best Use:			State Jail
Agency Projected Use:			State Jail

TDCJ utilizes this site to support a state jail. The tract is considered to be fully utilized with a 10-story building located on 0.91 acres in downtown Dallas. Surrounding land use includes government buildings, commercial, vacant and industrial tracts.

The appraisal indicates the highest and best use is to continue in the present use due to the uniqueness of the improvements. GLO concurs with this determination.

Recommendation:

Diboll Detention Center

Location:

1604 South First St, Diboll, Angelina County, Texas

Legal Description:

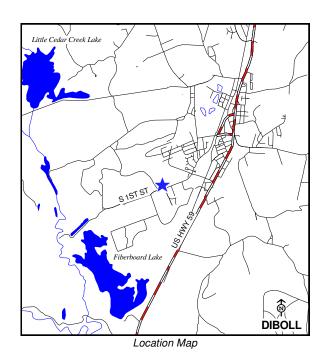
Volume 1161 Page 782 Angelina County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 1/12/2006 Acres: 100.00	Bldgs.: 8 Bldg. Area: 159,908 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 12 FAR: 0.04	Building Value: \$7,463,654
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$175,000
Frontage:South First St	Total Market Value: \$7,638,654
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Woodlands, Vacant
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

This is a relatively new site purchased in 1998 by TDCJ to expand the Diboll Unit in the City of Diboll, which is about 13 miles south of Lufkin. It houses 518 inmates. It abuts the Duncan Unit (ID #2188). The buildings are built somewhat in the center of the tract providing a buffer zone to the community. The building improvements consist of eight buildings. Surrounding land use is primarily woodland and vacant.

The appraisal indicates the highest and best use is to continue in the present use. If the site were vacant the best use would be for future residential development.

Recommendation:

Dominguez State Jail

Location:

6535 Cagnon Rd, San Antonio, Bexar County, Texas

Legal Description:

Volume 6115 Page 1925 Bexar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 3/14/2006 Acres: 71.72	Bldgs.: 14 Bldg. Area: 301,102 sq.ft.
Sen. Dist.: 19 Rep. Dist.: 117 FAR: 0.10	Building Value: \$15,250,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$250,000
Frontage:Cagnon Rd	Total Market Value: \$15,500,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Governmental, Vacant, Residential
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this site to support a 2,144-bed prison unit for male offenders. The site is located on the southwest side of San Antonio, about 0.8 mile west of Loop 1604 and one mile south of US 90. It is improved with 14 buildings and infrastructure. Surrounding land uses include undeveloped land, residential and county property. Bexar County is constructing a new county jail facility adjacent to the TDCJ site.

The tract carries a deed restriction limiting the use to a correctional facility for a period of 20 years from the date of sale which was June 1994. In light of this restriction, the highest and best use is to continue in the present use. GLO agrees with this determination.

Recommendation:

Duncan Unit

Location:

1502 South First St, Diboll, Angelina County, Texas

Legal Description:

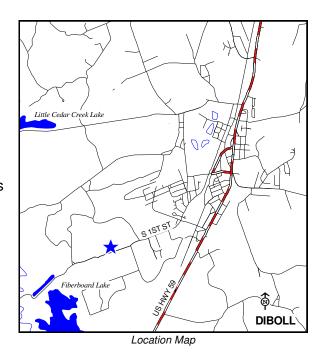
Volume 779 Page 164 Angelina County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:1/12/200	6 Acres: 25.00	Bldgs.:1 Bldg. Area:	72,293 sq.ft.
Sen. Dist.:3 Rep. Dist.	:12 FAR: 0.07	Building Value:	. \$4,770,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	. \$80,000
Frontage:	South First S	Total Market Value:	. \$4,850,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Residential, Woodlands, 0	Governmental
Current Use:		Correc	tional Facility
Highest and Best Use:		Correc	ctional Facility
Agency Projected Use:		Correc	ctional Facility

This 606-bed detention center for medium security male offenders is located in Diboll. Situated next to the TDCJ Diboll Unit, this site is fully developed with the prison compound, recreation area and unit garden area. Surrounding land uses include residential, woodlands, and the TDCJ Diboll Unit.

The appraisal indicates the highest and best use is to continue in the present use. The appraisal notes if the tract were vacant it could be developed for residential home sites, but the existing improvements were designed and built for the specific use as a prison facility.

Recommendation:

Eastham Unit

Location:

FM 230, Trinity, Houston County, Texas

Legal Description:

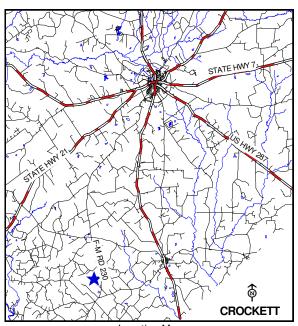
All the R Camp, M Ledbetter, C Milon, E Fitzsimmons, D Eastham, W Ford, C Colcott, & G Robbins Surveys, & parts of the J Coughran, H Glodmay, C Richards, and G Badilla Surveys; Houston Co. Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date:3/7/200	6 Acres:12,788.86	Bldgs.:158 Bldg. Are	a: 1,062,555 sq.ft.
Sen. Dist.:5 Rep. Dist.	:11 FAR: 0.01	Building Value:	\$30,370,000
% in Floodplain: 37%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$12,800,000
Frontage:	FM 230	Total Market Value:	\$43,170,000
Utilities:	Electricity,	Gas, Telephone, Wastewate	r, Water, Water Well
Surrounding Uses:			Agricultural
Current Use:		Correction	al Facility/Agriculture
Highest and Best Use:		Correction	al Facility/Agriculture
Agency Projected Use:		Correction	al Facility/Agriculture

TDCJ uses this site to support a 2,349-bed maximum security correctional facility for male offenders. This site is located 13 miles west of Trinity on FM 230 in the Weldon Community, southwest of Lovelady, Houston County. This site is improved with 158 buildings situated on a 700-acre portion of the tract. Many of the buildings suffered damage due to Hurricane Rita. TDCJ is assessing the damage now. The remaining acreage (approximately 12,089.66 acres) is utilized for agricultural operations. Surrounding land use is predominantly agricultural. The Eastham Unit agriculture operations include crop, cattle, swine and poultry production.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained. Recommendation:

GLO ID#: 707

Texas General Land Office

Ellis Unit and Adjacent E&R Trust Tract

Location:

FM 980, Huntsville, Walker County, Texas

Legal Description:

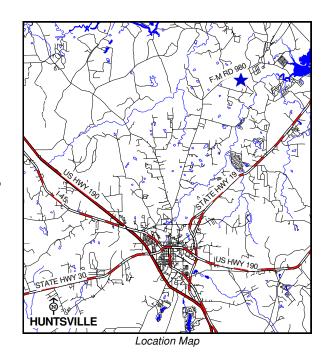
Vol 110 P 234 Vol 98 P 297 Vol 160 P 546 Vol 116 P 357 Walker County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/14/2006 Acres:11,426.68	Bldgs.: 146 Bldg. Area: 828,939 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.01	Building Value: \$29,800,000
% in Floodplain:70% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$11,426,500
Frontage:FM 980	Total Market Value: \$41,226,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this site to support a 2,177-bed maximum security correctional facility for male offenders. It is located on FM 980 about 16 miles north of Huntsville. There is an additional approximate 100 acre tract that was included in this acreage for appraisal purposes. It was donated by the E&R Trust. It is being farmed as well. Surrounding land use is primarily agricultural with some scattered residential tracts. The compound is situated on 368 acres. The majority of the acreage is cropland, upland pasture and bottomland pasture. The remaining acreage is used for agricultural operations. Approximately 70% of the site is subject to flooding.

The appraisal indicates the highest and best use is to continue in the present use as a prison and agricultural production. TDCJ is using the entire site for its own operations, therefore, complying with the highest and best use determination. GLO recommends the acreage be retained.

Recommendation:

Retain for continued agency operations.

400 207 ag ft

Texas General Land Office

Ferguson Unit

Location:

FM 1428 and FM 247, Madisonville, Madison County, Texas

Legal Description:

T Lamb, W Walker, M Rewlins, J Kendig, S McGown, P McLean, I Worsham, D Burtis, J Pierson, G Young, S Brimberry, T Carson and N Rhodes Svys; Madison County Deed Records

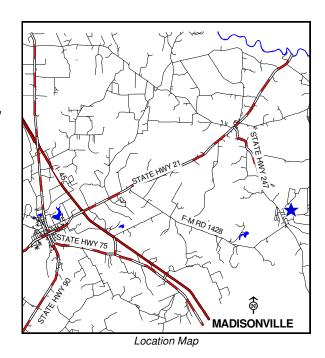
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Appreciaal Date: 0/10/0006 Acres.

Easements: Utility



Appraisal Date:3/10/20	006 Acres: 4,354.74	Blags.: 113 Blag. Area	1: 482,397 Sq.11.
Sen. Dist.:5 Rep. Dis	t.:57 FAR: 0.01	Building Value:	\$40,040,000
% in Floodplain: 43%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$4,355,000
Frontage:	FM 247	Total Market Value:	\$44,395,000
Utilities:	Electricity,	Gas, Telephone, Wastewater	, Water, Water Well
Surrounding Uses:			Agricultural
Current Use:		Correctiona	al Facility/Agriculture
Highest and Best Use:		Correction	al Facility/Agriculture
Agency Projected Use:		Correctiona	al Facility/Agriculture

TDCJ uses this site to support a 2,300-bed maximum security correctional facility for male offenders. The tract is located about 18 miles north of Huntsville on FM 247. The developed land housing the prison compound is 255 acres. The remainder of the site is used for agricultural purposes. Surrounding land use is agricultural, with the TDCJ Eastham Unit located on the northeast side.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Fort Stockton Detention Center

Location:

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

Legal Description:

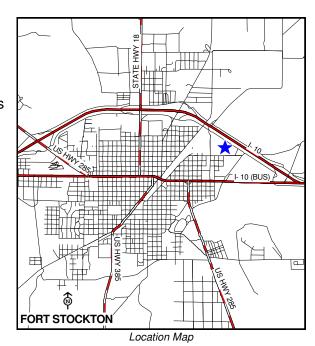
25.01 acres o/o Thurman Srvy, A #777 Pecos County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/27/200	6 Acres: 25.01	Bidgs.: Bidg. Area:	/2,41/ sq.ft.
Sen. Dist.:19 Rep. Dist.	:74 FAR : 0.07	Building Value:	\$5,157,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Commercial	Land Value:	\$63,000
Frontage:	IH 10 East	Total Market Value:	. \$5,220,000
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:		Governmental, Vaca	nt, Residential
Current Use:		Corre	ctional Facility
Highest and Best Use:		Corre	ctional Facility
Agency Projected Use:		Corre	ctional Facility

TDCJ currently uses this site to support a 606-bed correctional facility for male inmates. This 25.01-acre tract is located on the northeast side of Fort Stockton on IH 10. The site is composed of one main building and infrastructure. Surrounding land uses include the Pecos County Detention Center, vacant tracts and ranchette homesites.

The appraisal indicates the highest and best use is to continue in the present use. GLO concurs with this determination.

Recommendation:

Gatesville/Hilltop/Murray/Woodman Units

Location:

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

Legal Description:

Vol 1 P 512 Vol 226 P 603 Vol 59 P 523 Coryell County Deed Records

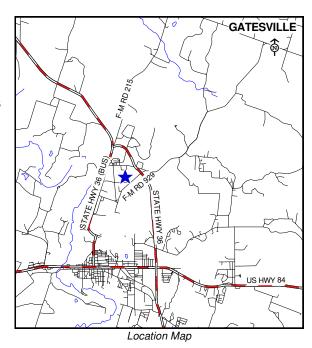
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Appreciant Date: 0/00/0006 Aprec.

Easements: Utility, ROW



Sen. Dist.:22 Rep. Dist.:59 FAR:0.01Building Value:\$49,235,000% in Floodplain:30%Slope:ModerateImprovement Value:\$0Zoning:UnzonedLand Value:\$1,949,000Frontage:SH 36, FM 929Total Market Value:\$51,184,000Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Agricultural, GovernmentalCurrent Use:Correctional Facility/AgricultureHighest and Best Use:Agriculture/Rural ResidentialAgency Projected Use:Correctional Facility/Agriculture	Appraisai Date:3/23/2006 Acres: 1,19	.8۱ Biags.:	223 Blag. Area:	1,289,158 sq.π.
Zoning: Unzoned Land Value: \$1,949,000 Frontage: SH 36, FM 929 Total Market Value: \$51,184,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Agricultural, Governmental Current Use: Correctional Facility/Agriculture Highest and Best Use: Agriculture/Rural Residential	Sen. Dist.:59 FAR:	.01 Building	Value:	\$49,235,000
Frontage: SH 36, FM 929 Total Market Value: \$51,184,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Agricultural, Governmental Current Use: Correctional Facility/Agriculture Highest and Best Use: Agriculture/Rural Residential	% in Floodplain:30% Slope: Mode	ate Improve r	ment Value:	\$0
Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Agricultural, Governmental Current Use: Correctional Facility/Agriculture Highest and Best Use: Agriculture/Rural Residential	Zoning:Unz	ned Land Val	lue:	\$1,949,000
Surrounding Uses:	Frontage:SH 36, FM	929 Total Ma	rket Value:	\$51,184,000
Current Use:	Utilities:	Electricity	/, Gas, Telephone, Wa	astewater, Water
Highest and Best Use:	Surrounding Uses:		Agricultur	al, Governmental
· ·	Current Use:		Correctional Fa	acility/Agriculture
Agency Projected Use:	Highest and Best Use:		Agriculture/	Rural Residential
	Agency Projected Use:		Correctional F	acility/Agriculture

TDCJ utilizes this site to support four prison units. It is located 3.5 miles north of Gatesville on SH 36 in Coryell County. The prison compounds are situated on approximately 271 acres. The remaining acreage is in agricultural production under contract to a local producer. TDCJ prison inmates are used in the farming operation. Over 100 acres are in the Leon River floodplain. Surrounding land uses include agricultural and other prison property.

The appraisal indicates the highest and best use is for continued use as prison facilities and for agriculture. The current uses comply with that determination.

Recommendation:

Gib Lewis Unit

Location:

FM 3497, Woodville, Tyler County, Texas

Legal Description:

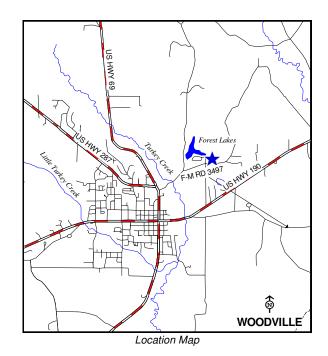
Volume 476 Page 145 Tyler County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/9/2006 Acres: 360.00	Bldgs.: 23 Bldg. Area: 561,281 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 12 FAR: 0.04	Building Value: \$27,061,925
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$495,000
Frontage:FM 3497	Total Market Value: \$27,556,925
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Woodlands, Vacant
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this 360-acre site to support a medium security prison for male offenders. TDCJ acquired this site from Tyler County in exchange for constructing FM 3497. The site is located two miles northeast of Woodville at the end of FM 3497. Surrounding land uses are residential, woodlands, and vacant tracts. It is improved with 23 buildings and infrastructure.

The appraisal indicates the highest and best use is to continue in the present use. GLO concurs with that determination.

Recommendation:

Glen Ray Goodman Unit

Location:

US 190 East, Jasper, Jasper County, Texas

Legal Description:

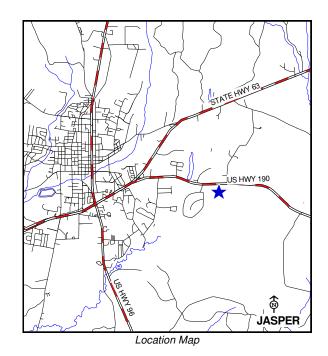
Volume 467 Page 928 Jasper County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 1/2//2006 Acres: 493.84	Bidgs.: 9 Bidg. Area: 95,261 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 9 FAR: 0.01	Building Value: \$3,075,619
% in Floodplain:0% Slope: Moderate	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$987,684
Frontage:US 190 East	Total Market Value: \$4,063,303
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Woodlands
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ currently uses this site to support a 504-bed medium security correctional facility for male offenders. The site is located about three miles east of Jasper on US 190 East. The compound is composed of nine buildings situated on approximately 61 acres. The remaining land, approximately 432.84 acres, is under contract to a local producer for grazing at standard industry rates. Surrounding land use is primarily residential and timber land. Most of the commercial development in Jasper is west of US 96 and some along US 190 West.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. The current uses comply with that determination.

Recommendation:

Glossbrenner Unit

Location:

FM 1329, San Diego, Duval County, Texas

Legal Description:

San Leandro Grant Abstract 491 Duval County Deed Records

Encumbrances

Physical: None

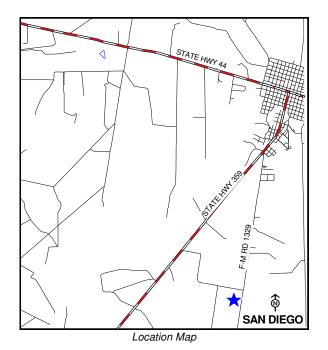
% in Floodplain: 0%

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...2/28/2006 **Acres:** 283.33 **Sen. Dist.:**21 **Rep. Dist.:**31 **FAR:** 0.01

Zoning:Unzoned



Bldgs.:5 Bldg. Area:	84,958 sq.ft.
Building Value:	\$4,000,000
Improvement Value:	\$0
Land Value:	\$380,000
Total Market Value:	\$4,380,000

Slope:....Level

TDCJ uses this 283.33-acre site to support a 504-bed substance abuse detention center for male offenders. This facility is located three miles south of San Diego on FM 1329 in Duval County, and is improved with five buildings. Surrounding land use is rural residential and agricultural property. Since the last evaluation, a 25-acre tract was conveyed to Duval County for a juvenile center.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Goree Unit

Location:

SH 75, Huntsville, Walker County, Texas

Legal Description:

E. Davids League, A-17 Walker County Deed Records

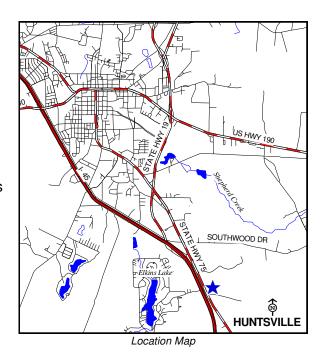
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Appreciant Date: 0/04/0006 Aprec.

Easements: Utility



Appraisal Date:3/24/2006 Acres: /14.54	Bidgs.:55 Bidg. Area: 253,355 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.01	Building Value: \$7,720,000
% in Floodplain:5% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$1,857,800
Frontage:SH 75	Total Market Value: \$9,577,800
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Woodlands, Commercial, Residential
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses the 714.54 acres to support a 1,200-bed correctional facility for male offenders, agricultural production and ranching. The unit is located south of Huntsville on Hwy 75. The developed portion of the tract consisting of 110 acres contains the buildings and infrastructure. The remainder is used for crop production and ranching. Surrounding land uses include a lumber company to the north, residential and wooded area to the east, west and south.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Halbert Substance Abuse Facility

Location:

800 Ellen Halbert Rd, Burnet, Burnet County, Texas

Legal Description:

Volume 608 Page 19 Burnet County Deed Records

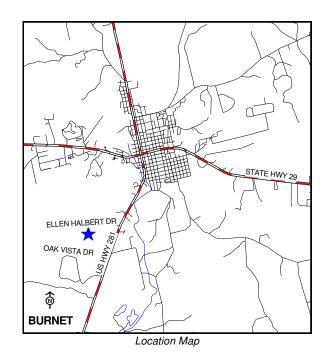
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Approince Date: 10/14/000E Acres.

Easements: Conservation



Appraisal Date: 12/14/20	JU5 Acres: 300.00	Blags.:4 Blag. Area:	84,821 sq.ft.
Sen. Dist.:24 Rep. Dis	st.:54 FAR: 0.01	Building Value:	\$4,790,000
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$960,000
Frontage:	Ellen Halbert Rd	Total Market Value:	\$5,750,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Residential, Industrial, Ranching	g, Recreational
Current Use:		Corre	ectional Facility
Highest and Best Use:		Corre	ectional Facility
Agency Projected Use:		Corre	ectional Facility

200 00

TDCJ utilizes this site to support a 499-bed substance abuse felony punishment facility and a therapeutic community model program for female offenders. The site, located in Burnet, was established in 1995. The compound occupies 10 acres. The remainder is leased for agricultural purposes at a market rate. There is a 16.62-acre conservation easement to the Lower Colorado River Authority. Surrounding land uses include residential, Burnet County Rodeo Grounds, farm and ranchland, and industrial tracts.

The highest and best use as indicated by the appraisal is for correctional facility and agricultural use. TDCJ has leased the excess land, and the size conforms with its established minimum acreage requirements to allow for a buffer area; the site should be retained.

Recommendation:

Havins Unit

Location:

FM 45 East, Brownwood, Brown County, Texas

Legal Description:

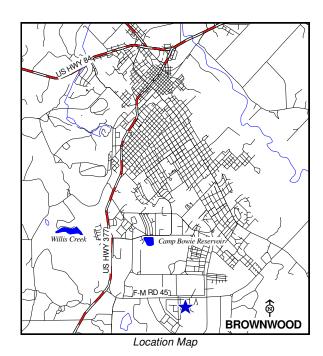
Volume 1133 Page 267 Brown County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline



Appraisal Date:2/1/200	6 Acres: 300.00	Bldgs.:10 Bldg. Area:	114,356 sq.ft.
Sen. Dist.:24 Rep. Dist.:	:60 FAR: 0.01	Building Value:	\$8,020,000
% in Floodplain:0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$480,000
Frontage:	FM 45 East	Total Market Value:	\$8,500,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Rangeland, Resid	ential, Industrial
Current Use:		Corr	ectional Facility
Highest and Best Use:		Corr	ectional Facility
Agency Projected Use:		Corr	ectional Facility

TDCJ utilizes this site to support a 524-bed substance abuse facility for male offenders. It is located five miles south of Brownwood on FM 45. The compound occupies 29 acres, the remaining acreage is leased for agricultural purposes to a private individual. There are 10 buildings and infrastructure. The surrounding land uses include native rangeland, rural residential, and across FM 45 is old Camp Bowie owned by the city and referred to as an industrial park.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. Even though TDCJ does not have an ongoing farming operation at the site, the 300 acres is within the minimum size range established by the agency. The excess acreage is used for a buffer area and should be retained.

Recommendation:

Hightower/Henley/Plane Units

Location:

Hwy 321 and FM 686, Dayton, Liberty County, Texas

Legal Description:

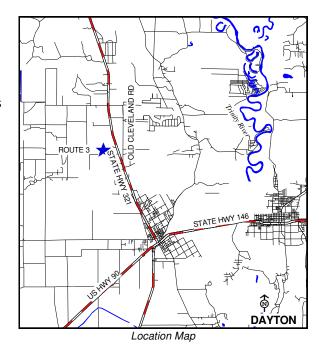
Volume 1260 Page 40 Liberty County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/15/2006	Acres: 394.39	Bldgs.:35 Bldg. Area:	. 677,904 sq.ft.
Sen. Dist.:4 Rep. Dist.:	18 FAR: 0.05	Building Value:	\$33,428,508
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$615,250
Frontage:	Hwy 321, FM 686	Total Market Value:	\$34,043,758
Utilities:		Electricity, Gas, Telephone, Wa	stewater, Water
Surrounding Uses:		Agricult	ural, Residential
Current Use:		Сої	rectional Facility
Highest and Best Use:		Co	rrectional Facility
Agency Projected Use:		Co	rrectional Facility

TDCJ uses this site to support three prison units; the Hightower and Henley Units, and the Plane State Jail. It is located five miles northwest of Dayton on Hwy 321 and FM 686. The Hightower Unit houses 1,342 medium security female offenders, while the Henley and Plane Units house 2,648 female offenders. The compounds are situated on approximately 100 acres with the remainder used for agricultural operations and a security buffer zone. Surrounding land use is mostly agricultural land and residential development.

The highest and best use as indicated by the appraisal is for correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Houston Regional Office

Location:

10110 Northwest Freeway, Houston, Harris County, Texas

Legal Description:

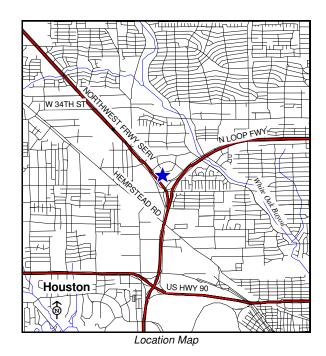
Volume 144 Page 79 Volume 149 Page 33 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date:3/28/20	06 Acres: 2.49	Bldgs.:1 Bldg. Area:	32,259 sq.ft.
Sen. Dist.:15 Rep. Dist	t.:142 FAR: 0.03	Building Value:	. \$0
% in Floodplain:0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	. \$840,000
Frontage:	Northwest Freeway	Total Market Value:	. \$840,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Commercial, Reside	ential, Medical
Current Use:		TDCJ R	egional Office
Highest and Best Use:		Commercial/R	egional Office
Agency Projected Use:		TDCJ R	egional Office

This is a new site and has not been previously evaluated. The property was transferred from DPS to TDCJ in March, 2002. It is located on Northwest Freeway just west of the Hwy 290 intersection in the northwest sector of Houston. There is a reversion clause in place stating the tract must be used for public purposes or it will revert back to DPS. It is improved with one building in average condition.

The appraisal was performed as a whole and the buildings and land were not assigned a separate value. The highest and best use is for commercial or office development to include the current use.

Recommendation:

Hughes Unit

Location:

FM 929, Gatesville, Coryell County, Texas

Legal Description:

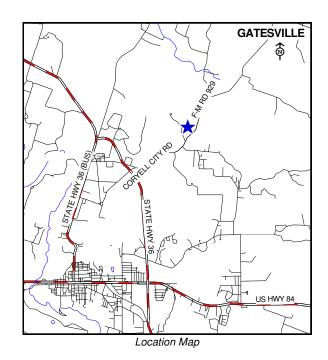
Volume 131 Page 115 Coryell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 12/15/2005 Acres: 390.00	Bldgs.: 24 Bldg. Area: 746,889 sq.ft.
Sen. Dist.: 22 Rep. Dist.: 59 FAR: 0.04	Building Value: \$57,337,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Civic	Land Value: \$663,000
Frontage:FM 929	Total Market Value: \$58,000,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Ranching, Residential
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this maximum security facility to house up to 2,828 male prisoners. The 390-acre unit is located three miles northeast of Gatesville on FM 929. Surrounding land uses include ranching and rural residential. The site is improved with 24 buildings and infrastructure.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Hutchins State Jail

Location:

1500 East Langdon Rd, Hutchins, Dallas County, Texas

Legal Description:

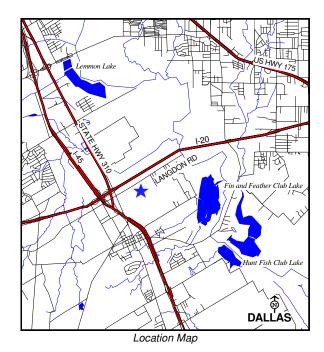
Volume 33 Page 475 Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:11/8/200	05 Acres: 68.90	Bldgs.:14 Bldg. Area:	310,130 sq.ft.
Sen. Dist.:23 Rep. Dist.	.:109 FAR: 0.10	Building Value:	\$17,008,000
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Residential	Land Value:	\$500,000
Frontage:	East Langdon Rd	Total Market Value:	\$17,508,000
Utilities:		Electricity, Gas, Telephone, Wa	astewater, Water
Surrounding Uses:		Gove	nmental, Vacant
Current Use:			State Jail
Highest and Best Use: .			State Jail
Agency Projected Use: .			State Jail

TDCJ currently uses this site to support a state jail. It is located in Hutchins in southern Dallas County. The facility occupies about 60 acres with the remaining land serving as a buffer zone. Surrounding land use includes vacant land and a County Maintenance Facility to the west.

The appraisal indicates the highest and best use is to continue in the present use. There is a deed restriction in place stating the property must be used for a jail for 20 years beginning January 11, 1994. The deed restriction requires TDCJ to pay the County a fee of \$520,000 if the use changes. GLO recommends the site be retained.

Recommendation:

J. W. Hamilton State School

Location:

200 Lee Morrison Ln, Bryan, Brazos County, Texas

Legal Description:

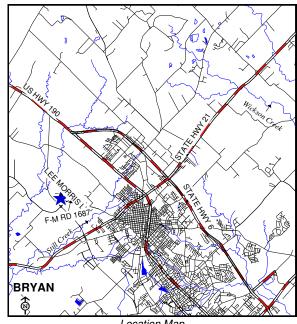
Vol 2049 Pg 316; 1613 /181; 1611/130; 1077/ 818; 760/465; 652/339; Brazos County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/28/200	06 Acres: 349.63	Bldgs.:12 Bldg. Area:	193,638 sq.ft.
Sen. Dist.:5 Rep. Dist	.:17 FAR: 0.01	Building Value:	\$10,980,000
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$875,000
Frontage:	Lee Morrison Ln	Total Market Value:	\$11,855,000
Utilities:		Electricity, Gas, Telephone, Wa	astewater, Water
Surrounding Uses:		Vacant, Industrial, Agricul	tural, Residential
Current Use:		Coı	rectional Facility
Highest and Best Use:		Co	rrectional Facility
Agency Projected Use: .		C	orrectinal Facility

TDCJ uses this site as the J. W. Hamilton, Jr., correctional facility. It is located approximately 2 miles northwest of SH 21 and Sandy Point Rd on Lee Morrison Ln. It is improved with 12 buildings and agricultural endeavors/buffer zone. Surrounding land use is vacant, industrial, agricultural, and residential.

The appraisal indicates the highest and best use is to continue as a correctional facility. The Bryan/College Station area has experienced substantial growth in the last 15 years. Much of the commercial development has occurred on Texas Avenue in Bryan and College Station, approximately three to seven miles east and southeast of the subject.

Recommendation:

Jester I,II,III,IV Units

Location:

FM 1464, Sugar Land, Fort Bend County, Texas

Legal Description:

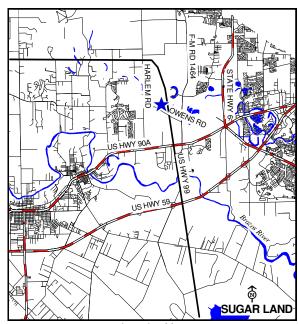
Wilkins League A 96 Morton League, A #62, Cartwright League, A #16; Fort Bend County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline



Location Map

Appraisal Date:3/30/200	06 Acres: 940.04	Bldgs.:136 Bldg. Area:	941,817 sq.ft.
Sen. Dist.:17 Rep. Dist	.:26 FAR: 0.02	Building Value:	\$44,300,000
% in Floodplain: 10%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$29,335,000
Frontage:	FM 1464, SH 99	Total Market Value:	\$73,635,000
Utilities:		Electricity, Gas, Telephone, W	astewater, Water
Surrounding Uses:	Agri	icultural, Residential, Recreation	al, Governmental
Current Use:		Correctional F	acility/Agriculture
Highest and Best Use: .		Correctional F	acility/Agriculture
Agency Projected Use: .		Correctional F	acility/Agriculture

TDCJ uses this site to support four units, Jester I, II, III, and IV. These units house 2,232 male offenders of various security levels. This tract is located six miles northwest of Sugar Land on US 90 in Fort Bend County. The prison compound is located on approximately 115 acres, there are 300 acres in the floodplain and the remaining acreage is used for agricultural operations. Surrounding land uses include governmental, agriculture, residential and recreational tracts.

This area of Fort Bend County is experiencing some of the most rapid growth and development in the state. However, TDCJ is utilizing this site and GLO feels the highest and best use is the current use.

Recommendation:

Joe Ney Substance Abuse Facility

Location:

118 Richter Ln, Hondo, Medina County, Texas

Legal Description:

Volume 216 Page 1054 Medina County Deed Records

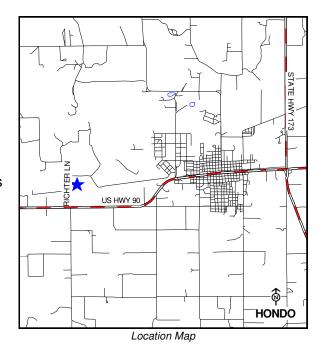
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/14/0006 Acres.

Easements: Utility



Appraisal Date:3/14/2006 A	Acres: 24.44	Blags.:5 Blag. Area:	80,574 sq.tt.
Sen. Dist.:19 Rep. Dist.:	.80 FAR: 0.08	Building Value:	. \$6,000,000
% in Floodplain: 0% S	lope:Level	Improvement Value:	. \$0
Zoning:	Civic	Land Value:	. \$75,000
Frontage:	.CR 424/Richter Ln	Total Market Value:	\$6,075,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Agricult	ural, Industrial
Current Use:		Correc	tional Facility
Highest and Best Use:		Corre	ctional Facility
Agency Projected Use:		Corre	ctional Facility

TDCJ uses this site as a substance abuse facility. The site is located two miles west of Hondo on CR 424 or Richter Ln. Improvements consists of five buildings and infrastructure. Surrounding land use is primarily agricultural and industrial in nature.

The appraisal indicates the highest and best use is to continue in the present use. The Hondo Municipal Airport is nearby and the airspace around this site is restricted against interference with incoming/outgoing aircraft. Development potential is limited by the site's proximity to the airport.

Recommendation:

Johnston Substance Abuse Center

Location:

FM 3530, Winnsboro, Wood County, Texas

Legal Description:

Volume 1319 Page 147 Wood County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 12/13/200	05 Acres: 365.96	Bldgs.:10 Bldg. Area:	93,199 sq.ft.
Sen. Dist.:1 Rep. Dist	.:5 FAR: 0.14	Building Value:	\$5,745,000
% in Floodplain: 6%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$470,000
Frontage:	FM 3530	Total Market Value:	\$6,215,000
Utilities:		Electricity, Gas, Telephone, Was	ewater, Water
Surrounding Uses:		Agricultural, Governmen	al, Residential
Current Use:		Substance	Abuse Facility
Highest and Best Use:		Substance	Abuse Facility
Agency Projected Use:		Substance	Abuse Facility

TDCJ currently uses this site to support a 504-bed substance abuse treatment unit for male probationers. This tract is located on the southeast side of Winnsboro about one-quarter mile south on Airport Road/FM 3530. The property is improved with ten buildings occupying 50 acres. This portion is considered fully utilized. Surrounding land use is agricultural and residential, and the Winnsboro Airport is to the east.

The highest and best use as indicated by the appraisal is for correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Jordan Unit

Location:

CR 12, Pampa, Gray County, Texas

Legal Description:

1211.36 acres o/o Sec 51,52,45 & 46, Block 3,I &GN RR Co. Surveys, Gray County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline, Utility



Location Map

Appraisal Date:4/9/2006 Acres: 1,211.36	Bldgs.: 22 Bldg. Area: 267,671 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.01	Building Value: \$18,715,000
% in Floodplain:0% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$485,000
Frontage:CR 12	Total Market Value: \$19,200,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Rangeland
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ utilizes this site to support a 1,008-bed medium security prison for male offenders. This site is located approximately seven miles east of Pampa off Hwy 60 on CR 12. The prison compound is situated on approximately 40 acres. The excess acreage is under contract with a private producer. TDCJ prison inmates are used in the farming operations. Surrounding land use is primarily agricultural and rangeland.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. The current uses comply with that determination.

Recommendation:

Keegan State Jail

Location:

707 Top St, Houston, Harris County, Texas

Legal Description:

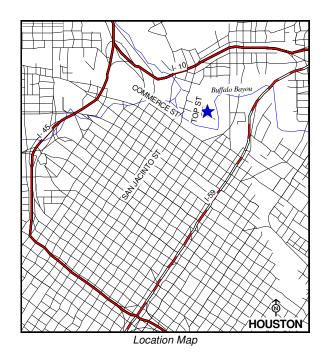
John Austin Survey Abstract 1 Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/23/20	06 Acres: 0.81	Bldgs.:1 Bldg. Area:	59,584 sq.ft.
Sen. Dist.:13 Rep. Dist	t.: 148 FAR: 1.71	Building Value:	\$0
% in Floodplain:25%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$7,626,000
Frontage:	Top St, Baker St	Total Market Value:	\$7,626,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Governme	ental, Industrial
Current Use:			State Jail
Highest and Best Use:			State Jail
Agency Projected Use:			State Jail

TDCJ uses this 0.81 acre site to support a state jail. It is located one-half mile north of the central business district of Houston on Top Street. It is improved with a one four-story building. Surrounding land use is a city warehouse to the south, a vacant parking lot to the west, and county jails to the north and east. Approximately 25% of the site is in the 100-year floodplain with the remainder in the 500-year floodplain. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue the present use. GLO concurs with the highest and best use determination. The appraiser valued the site as a whole and did not break down the individual building and land components.

Recommendation:

Kyle New Vision Substance Abuse Treatment Center

Location:

701 IH 35 South, Kyle, Hays County, Texas

Legal Description:

Volume 667 Page 283 Hays County Deed Records

Encumbrances

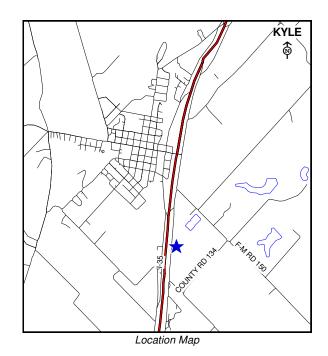
2/0/2006 Acres

Physical: None

Annuaisal Data.

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/8/20	006 Acres: 12.20	Blags.:2 Blag. Area:	118,762 sq.tt.
Sen. Dist.:25 Rep. Dis	st.:45 FAR: 0.22	Building Value:	\$9,849,792
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$830,000
Frontage:	IH 35 South	Total Market Value:	\$10,679,792
Utilities:		Electricity, Gas, Telephone, V	Vastewater, Water
Surrounding Uses:		Commercial, Rar	iching, Residential
Current Use:		C	orrectional Facility
Highest and Best Use:		C	orrectional Facility
Agency Projected Use:		C	orrectional Facility

TDCJ purchased this property, located south of Kyle on IH-35, for a pre release center in June 1998. The compound is made up of one large main building, a small shop building and other site improvements including asphalt paved roads, parking, fencing and security lighting. Surrounding land use is ranchland, rural residential and some commercial sites.

The appraisal indicates the highest and best use is commercial/light industrial to include the present use. Land uses are varied in the Kyle area with a fair amount of vacant land still being used for farming.

Recommendation:

Lindsey Unit

Location:

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

Legal Description:

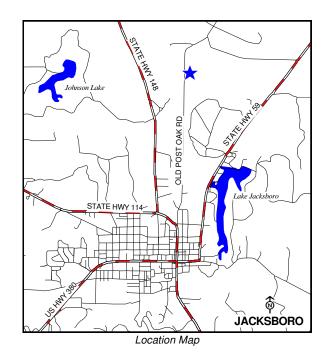
Volume 604 Page 365 Jack County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 11/22/2005 Acres: 64.40	Bldgs.: 14 Bldg. Area: 144,515 sq.ft.
Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.05	Building Value: \$8,583,394
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Residential	Land Value: \$124,000
Frontage:Old Post Oak Rd/FM 3344	Total Market Value: \$8,707,394
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Governmental, Recreational
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this 64.4-acre site to support a state jail for approximately 1,000 male offenders. It is located in Jacksboro, between Wichita Falls and Fort Worth. Surrounding land uses include vacant tracts, a golf course, and a county maintenance facility. It is improved with 14 buildings and infrastructure.

The appraisal indicates the highest and best use is to continue in the present use. The site is considered fully utilized.

Recommendation:

Lockhart Secure Work Program **Facility**

Location:

1400 Industrial Blvd, Lockhart, Caldwell County, Texas

Legal Description:

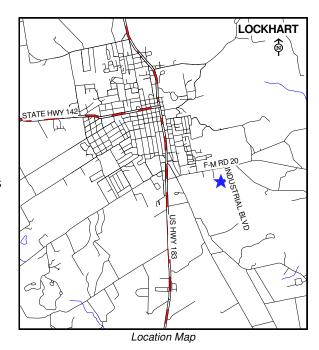
Volume 189 Page 888 Caldwell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/8/2006	6 Acres: 31.13	Bldgs.:9 Bldg. Area:	. 295,065 sq.ft.
Sen. Dist.:18 Rep. Dist.:	45 FAR: 0.22	Building Value:	\$17,450,520
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$85,000
Frontage:	Industrial Blvd	Total Market Value:	\$17,535,520
Utilities:		Electricity, Gas, Telephone, Wa	stewater, Water
Surrounding Uses:		Industrial, Resider	ntial, Agricultural
Current Use:		Cor	rectional Facility
Highest and Best Use:		Cor	rectional Facility
Agency Projected Use:		Cor	rectional Facility

This property was purchased by TDCJ in July 13, 1998, for a work program facility. Since that time, there have been nine buildings constructed. The site is located southeast of Lockhart just south of FM 20. Surrounding land uses include industrial, residential and agricultural tracts.

The appraisal indicates the highest and best use is to continue in the present use. Lockhart is approximately 28 miles south of Austin. Lockhart has seen reasonable growth, it has not enjoyed a boom of new industry or economic growth recently experienced by the Austin area.

Recommendation:

Lychner State Jail

Location:

2350 Atascosita Rd, Humble, Harris County, Texas

Legal Description:

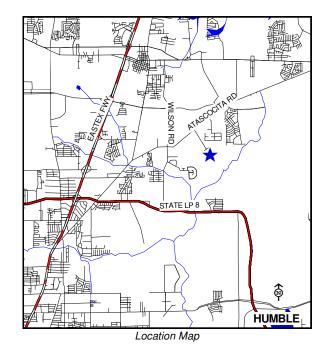
Volume 5488 Page 370 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date:2/23/2000	6 Acres: 63.97	Bldgs.:13 Bldg. Area:	. 302,095 sq.ft.
Sen. Dist.:15 Rep. Dist.:	141 FAR: 0.11	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$27,897,000
Frontage:	Atascosita Rd	Total Market Value:	\$27,897,000
Utilities:		Electricity, Gas, Telephone, Wa	stewater, Water
Surrounding Uses:		Agricultura	ıl, Governmental
Current Use:		Cor	rectional Facility
Highest and Best Use:		Cor	rectional Facility
Agency Projected Use:		Cor	rectional Facility

TDCJ uses this site as a minimum-security and medium-security state jail for more than 2,000 male offenders. This 63.97 acre site was completed in 1995. Surrounding land uses are agricultural and governmental. The appraiser valued the tract as a whole and did not give separate values to the buildings and land.

The appraisal indicates the highest and best use is to continue in the present use. There is a reversion clause in place stating the property must be used as a prison unit through the year 2014.

Recommendation:

Lynaugh Unit

Location:

FM 2037, Belding, Pecos County, Texas

Legal Description:

Volume 643 Page 749 Pecos County Deed Records

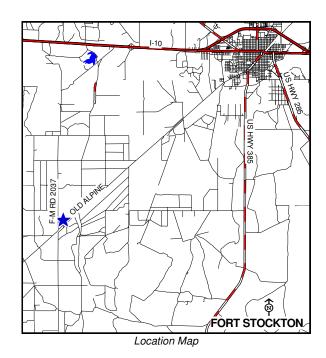
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/07/0006 Acres

Easements: Utility, Pipeline



Appraisai Date:3/27/2006 Acres: 1,312.43	Bidgs.:24 Bidg. Area: 296,161 Sq.ft.
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.01	Building Value: \$19,050,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$262,500
Frontage:FM 2037	Total Market Value: \$19,312,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Rangeland
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this site to support a 1,374-bed minimum security prison for male offenders. The property is located 13 miles southwest of Fort Stockton on FM 2037 in the community of Belding. The prison compound is built on 45 acres and the remainder of the acreage is used by TDCJ for agricultural purposes. Surrounding land use is primarily rangeland and cropland.

The economy of Pecos County is predominately dependent upon agriculture and oil and gas production. Real estate development is slow, with abundant land available and no new growth anticipated. The appraisal indicates the highest and best use is to continue in the present use. GLO agrees and recommends retaining the site.

Recommendation:

McConnell Unit

Location:

3001 South Emily Dr, Beeville, Bee County, Texas

Legal Description:

V 426 P 316 V 235 P 166 V 179 P 137 V 231 P 400 Bee County Deed Records

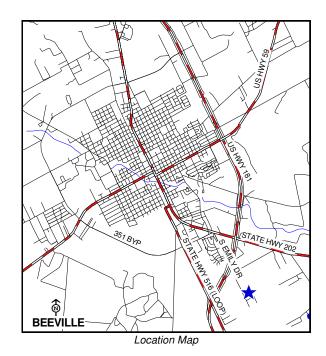
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

marainal Data. 2/15/2006 Aaraa.



Appraisai Date:3/15/2006 Acres: 300.00	Bidgs.:24 Bidg. Area: 897,517 Sq.π.
Sen. Dist.: 21 Rep. Dist.: 35 FAR: 0.07	Building Value: \$55,035,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning: Unzoned	Land Value: \$345,000
Frontage:Emily Dr	Total Market Value: \$55,380,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Agricultural, Ranching
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

200 00

TDCJ uses this 300-acre site, located on South Emily Drive in Beeville, as a maximum security prison. The unit opened in 1992 and now has 24 buildings occupying 80 acres. The remaining 220 acres are for the security buffer and agricultural use. Surrounding land use is agricultural, ranching and rural residential in nature.

The appraisal indicates the highest and best use is to continue in the present use as a prison and for agricultural production. GLO agrees and recommends the site be retained.

Recommendation:

Montford Unit

Location:

8602 Peach St, Lubbock, Lubbock County, Texas

Legal Description:

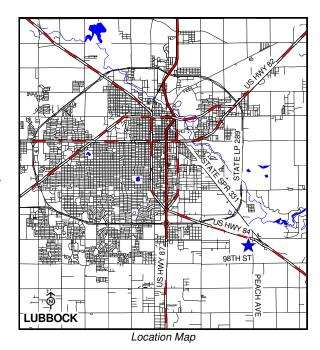
Vol 3951 Page 53 Vol 3968 Page 20 Lubbock County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/12/2000	6 Acres: 1,303.50	Bldgs.:17 Bldg. Area:	312,877 sq.ft.
Sen. Dist.:28 Rep. Dist.:	:83 FAR: 0.01	Building Value:	\$36,280,000
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$1,320,000
Frontage:	Peach St	Total Market Value:	\$37,600,000
Utilities:		.Electricity, Gas, Telephone, W	astewater, Water
Surrounding Uses:			Agricultural
Current Use:		Correctional F	acility/Agriculture
Highest and Best Use:		Correctional F	acility/Agriculture
Agency Projected Use:		Correctional F	acility/Agriculture

TDCJ currently uses this site to support a 943-bed psychiatric unit and trustee camp for male offenders. The site is located two miles southeast of Lubbock on Peach St. The compound is situated on 40 acres and improved with 17 buildings. The remaining acres are under contract to a private producer for farming, with TDCJ trustee inmates used in the farming operations. The contract is at standard industry terms. The surrounding land use is primarily agricultural.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. The current uses comply with this determination.

Recommendation:

Moore Prison Facility

Location:

8500 North FM 3053, Overton, Rusk County, Texas

Legal Description:

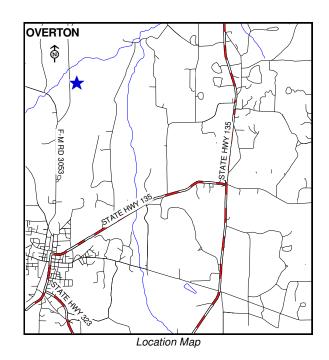
Volume 2087 Page 227 Rusk County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/27/2006 Acre	es: 209./1	Bidgs.: Bidg. Area:	92,059 sq.ft.
Sen. Dist.:1 Rep. Dist.:11	FAR: 0.01	Building Value:	. \$9,700,000
% in Floodplain: 10% Slop	e:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	\$252,000
Frontage:	North FM 3053	Total Market Value:	. \$9,952,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Woodlands, Resid	dential, School
Current Use:			Prison Facility
Highest and Best Use:			Prison Facility
Agency Projected Use:			Prison Facility

TDCJ uses this site to house the Billy Moore Prison Facility. It is located on North FM 3053 in Overton, Rusk County. It is improved with one main building. The main building is constructed of concrete block and is in good condition. Surrounding land use is primarily timber land, some rural residential and Texas A&M Research Center south of the tract.

The appraisal indicates the highest and best use is to continue in the present use with speculative investment for future development. GLO concurs with this determination.

Recommendation:

Moore/Cole Units

Location:

1700 N. FM 87, Bonham, Fannin County, Texas

Legal Description:

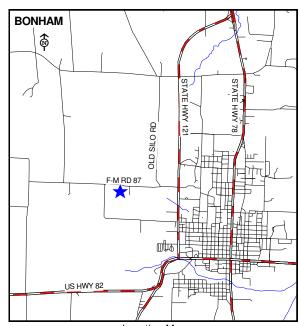
Volume 773 Page 1057 Fannin County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Pipeline, Utility



Location Map

Appraisal Date: 10/24/2005 Acres: 698	8.41 Bldgs.: 19 Bldg. Area: 310,307 sq.ft.
Sen. Dist.:2 Rep. Dist.:62 FAR: 0	0.01 Building Value: \$15,460,000
% in Floodplain:0% Slope:Le	evel Improvement Value: \$0
Zoning:Unzo	ned Land Value: \$1,000,000
Frontage:North FM 87, Silo	Rd Total Market Value: \$16,460,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this site to support two correctional facilities, the Choice Moore Unit and the Buster Cole Unit. The Moore Unit houses 1,008 medium security male offenders, and the Cole Unit houses 900 male offenders of various security levels. The site is located three miles west of Bonham on FM 87. The two compounds are situated on about 100 acres. The remaining acres are under contract at standard industry rates to a private producer for farming. TDCJ prison inmates are used in the farming operations. The site is improved with 19 buildings and surrounding land use is agricultural and residential.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. The current uses comply with this determination.

Recommendation:

GLO ID#: 705

Texas General Land Office

Mountain View Unit

Location:

FM 215/Ransom Rd, Gatesville, Coryell County, Texas

Legal Description:

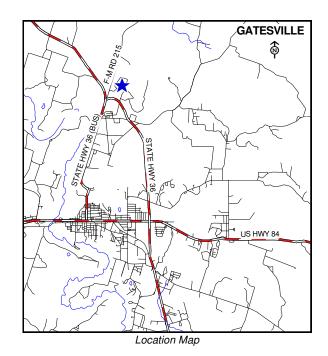
Vol 456 Pg 697 Coryell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 12/15/2009	5 Acres: 97.28	Bldgs.:25 Bldg. Area: 241,382 sq.ft.
Sen. Dist.:22 Rep. Dist.:	59 FAR: 0.06	Building Value: \$6,905,000
% in Floodplain:0%	Slope:Level	Improvement Value: \$0
Zoning:	Unzoned	Land Value: \$195,000
Frontage:	FM 215/Ransom Rd	Total Market Value: \$7,100,000
Utilities:		Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:		Agricultural, Governmental, Residential
Current Use:		Correctional Facility/Agriculture
Highest and Best Use:		Correctional Facility/Agriculture
Agency Projected Use:		Correctional Facility/Agriculture

TDCJ uses this site to support a 645-bed correctional facility for female offenders. The tract is located four miles north of Gatesville on FM 215. The compound, infrastructure, and employee housing are situated on approximately 61 acres with the remainder used as a security buffer. Surrounding land use is governmental, rural residential, and agricultural in nature.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

GLO ID#: 703

Texas General Land Office

Pack/Luther Units

Location:

FM 2, Navasota, Grimes County, Texas

Legal Description:

Vol 297 Pg 839 Vol 101 Pg 839 Grimes County Deed Records

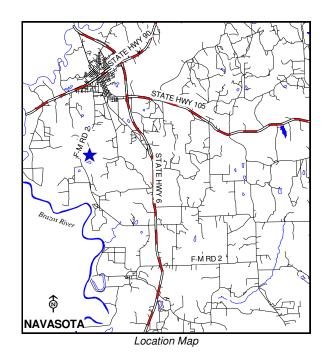
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Appreciant Date: 0/00/0006 Aprec.

Easements: Utility



Bidgs.: 106 Bidg. Area: 774,394 sq.ft.
Building Value: \$47,365,000
Improvement Value: \$0
Land Value: \$9,800,000
Total Market Value: \$57,165,000
Electricity, Gas, Telephone, Wastewater, Water
Agricultural, Ranching, Residential
Correctional Facility/Agriculture
Correctional Facility/Agriculture
Correctional Facility/Agriculture

TDCJ uses this site to support two prison units, Luther and Pack. These units have a 2,489-bed capacity for male offenders. They are located in the southwestern part of Grimes County. The improved area containing the compounds occupies 300 acres, the remainder is used for farming, ranching and security buffer. The site is improved with 106 buildings and infrastructure.

According to FEMA, about 90% of the tract is in a floodplain. The undeveloped acreage is used for agriculture, ranching and security buffer. The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Polunsky Unit

Location:

12002 FM 350, Livingston, Polk County, Texas

Legal Description:

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

Encumbrances

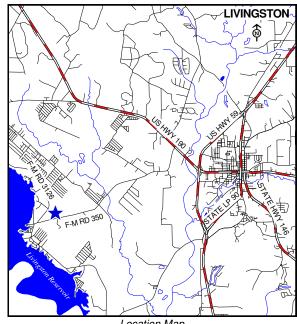
2/0/2006 4 ----

Physical: None

Annuaisal Data.

Legal: Deed Restrictions: None

Easements: Utility



L	ocation l	Мар

Appraisal Date:3/9/2006 Acres: 4/2.25	Bidgs.:27 Bidg. Area: 848,044 Sq.π.
Sen. Dist.: 3 Rep. Dist.: 18 FAR: 0.04	Building Value: \$47,098,702
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$755,600
Frontage:FM 350	Total Market Value: \$47,854,302
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Woodlands, Industrial, Commercial
Current Use:	Prison Facility
Highest and Best Use:	Prison Facility
Agency Projected Use:	Prison Facility

TDCJ uses this site to support a 2,900-bed maximum security prison for male offenders. The subject is located about five miles southwest of the City of Livingston on FM 350. The compound is housed on approximately 50 acres. The remainder of the site is used for agricultural operations. Surrounding land use is residential, timber land, industrial and commercial.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Price Daniel Unit

Location:

938 South FM 1673, Snyder, Scurry County, Texas

Legal Description:

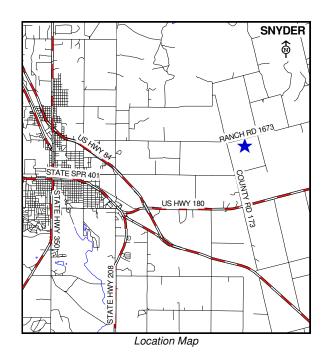
Volume 354 Page 223 Scurry County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 12/13/2005 Acres: 579.36	Bldgs.: 26 Bldg. Area: 298,679 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.01	Building Value: \$16,610,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$290,000
Frontage: FM 1673	Total Market Value: \$16,900,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Agricultural
Current Use:	Prison Facility
Highest and Best Use:	Prison Facility
Agency Projected Use:	Prison Facility

TDCJ uses this site to support a 1,321-bed minimum security facility for male offenders. The site is located about four miles east of Snyder on FM 1673. The security facility is situated on 50 acres. The remainder of the site is used for agricultural operations. Surrounding land use is primarily agricultural and residential.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

GLO ID#: 710

Texas General Land Office

Ramsey Unit

Location:

FM 521 at FM 655, Rosharon, Brazoria County, Texas

Legal Description:

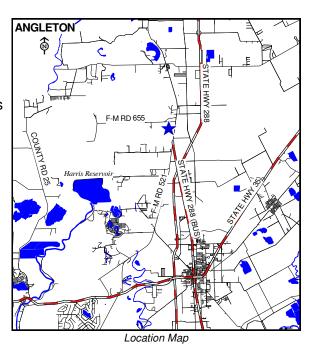
Hall League 5 & 11 SF Austin League 8 & 9; W Harris League; S Richardson League; Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline, Utility



Appraisal Date:3/15/200	06 Acres:16,843.95	Bldgs.:170 Bldg. Area	:1,342,730 sq.ft.
Sen. Dist.:11 Rep. Dist.	.:29 FAR: 0.01	Building Value:	\$25,860,000
% in Floodplain: 83%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$18,500,000
Frontage:	FM 521, FM 655	Total Market Value:	\$44,360,000
Utilities:		Electricity, Gas, Telephone,	Wastewater, Water
Surrounding Uses:		Agri	cultural, Residential
Current Use:		Correctiona	l Facility/Agriculture
Highest and Best Use: .		Correctiona	al Facility/Agriculture
Agency Projected Use: .		Corrections	al Facility/Agriculture

TDCJ uses this site to support a 4,426-bed correctional facility for male offenders in three units, Ramsey I, II, and III. It is located on FM 521 at FM 655 seven miles north of Angleton, outside the community of Rosharon. The prison compound is situated on 300 acres. The remaining acreage is used for agricultural operations. This agricultural operation is one of the largest and most diverse operations in the TDCJ system. The farming operation accounts for nearly 20% of the total production and has one of only two remaining cotton gins in the system. Surrounding land is primarily agricultural and some residential.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained. **Recommendation:**

Retain for continued agency operations.

....., cp.....

Region V Headquarters

Location:

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

Legal Description:

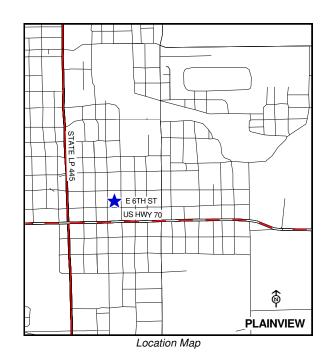
Lots 6, 7, 8 and 9 Blk 45 Original Town of Plainview, Hale County Deed Records

Encumbrances

Physical: Environmental Hazard **Legal:** *Deed Restrictions:* None

Appreciaal Date: 4/11/2006 Agree.

Easements: Utility



Appraisai Date:4/11/2006 Acres: 0.60	Biags.: Biag. Area: 18,543 Sq. II.
Sen. Dist.: 28 Rep. Dist.: 85 FAR: 0.71	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$150,000
Frontage:West 6th St, Baltimore St	Total Market Value: \$150,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial
Current Use:	Regional Headquarters
Highest and Best Use:	Regional Headquarters
Agency Projected Use:	Regional Headquarters

0.60

TDCJ uses this site as the Region V Headquarters. The property is located in the central business district of downtown Plainview on West 6th St. The site is 100% developed with one two-story building and surface parking. The surrounding area is built out and the general use is commercial. Land values in this area are stable. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is the current use. GLO concurs with this determination.

Recommendation:

Roach Unit

Location:

FM 162, Childress, Childress County, Texas

Legal Description:

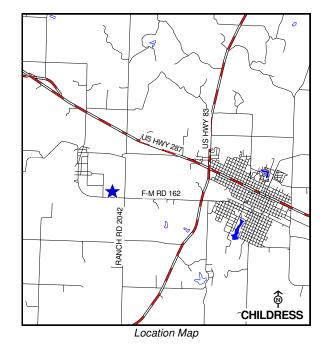
Volume 358 Page 338, Childress County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: None



Appraisal Date: 4/13/2006 Acres: 1,651.00	Bldgs.: 34 Bldg. Area: 545,397 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.01	Building Value: \$20,146,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$1,036,000
Frontage:FM 162	Total Market Value: \$21,182,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this site for a 1,592-bed correctional facility and boot camp housed in 34 buildings. This site is located about three miles west of Childress on FM 162. Surrounding land use is primarily agricultural. The prison compound and improvements are situated on approximately 300 acres with the remainder used for dry land cotton production. The Childress municipal airport is surrounded by the subject.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Robertson/Middleton Units

Location:

FM 3522, Abilene, Taylor County, Texas

Legal Description:

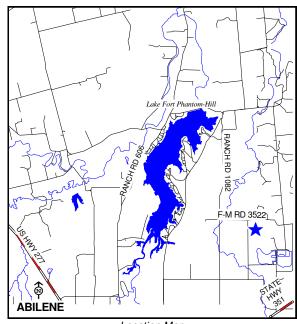
V 448 P 445 V 450 P 573 V 454 P 217 V 471 P 114 Jones County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 3/14/2006 Acres: 402.23	Bldgs.:45 Bldg. Area:1,255,521 sq.ft.
Sen. Dist.: 24 Rep. Dist.: 71 FAR: 0.07	Building Value: \$66,100,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$320,000
Frontage:FM 3522, CR 302	Total Market Value: \$66,420,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility

TDCJ uses this site to support two prison units; the Robertson Unit and the Middleton Unit. This 402.23 acre tract houses 4,900 male offenders. The Robertson Unit is a maximum security facility, while the Middleton Unit is for various security levels. The site is located eight miles northeast of Abilene. The compounds are situated on approximately 100 acres with the remainder for agricultural purposes and for a buffer zone. Surrounding land use is agricultural with some rural residences.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Rudd Unit

Location:

2004 Lamesa Hwy/SH 137, Brownfield, Terry County, Texas

Legal Description:

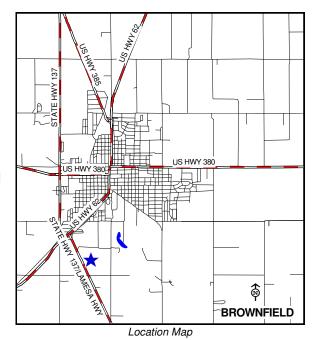
303.85 acres O/O Various Surveys Terry County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/13/200	06 Acres: 303.85	Bldgs.:12 Bldg. Area:	96,804 sq.ft.
Sen. Dist.:28 Rep. Dist.	.:85 FAR: 0.01	Building Value:	. \$4,325,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	. \$275,000
Frontage:	Lamesa Hwy/SH 137	Total Market Value:	\$4,600,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Agricultural, Industrial, C	Governmental
Current Use:		Correc	tional Facility
Highest and Best Use: .		Correc	ctional Facility
Agency Projected Use: .		Correc	ctional Facility

TDCJ currently uses this site to support a 504-bed medium security correctional facility for male offenders. This 303.85 acre tract is located one mile south of Hwy 380 outside Brownfield in Terry County. The prison compound is situated on 13 acres. The remainder is leased at standard industry terms. Surrounding land use is agricultural, industrial and the Brownfield municipal landfill and sewer treatment facility plant.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. TDCJ policy suggest the minimum size for a unit should be no less than 300 acres to include a reasonable security buffer; GLO agrees and recommends retaining the site.

Recommendation:

Sanchez State Jail

Location:

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

Legal Description:

File 94-67027 El Paso County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/6/2006 Acres: 102.00	Bldgs.: 11 Bldg. Area: 170,708 sq.ft.
Sen. Dist.: 29 Rep. Dist.: 79 FAR: 0.04	Building Value: \$9,700,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$1,377,000
Frontage:State Jail Rd, Hwy 62/180	Total Market Value: \$11,077,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Governmental, Vacant, Industrial
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ currently uses this site to accommodate a 1,100-bed co-gender minimum security correctional facility. It is located near the intersection of Hwy 62/180 and Loop 375 on State Jail Road in El Paso. Surrounding land uses include a Diamond Shamrock tank farm, stone wash laundry operation, county jail and training facility, and vacant land.

The appraisal indicates the highest and best use is to continue in the present use, with a possible future industrial development endeavor. The site is just outside the city limits of El Paso in an industrial area. The prison compound is housed on 40 acres, while the remaining acreage is for buffer zone requirements.

Recommendation:

Sanders Estes Pre-Release Center

Location:

1100 Hwy 1807, Venus, Johnson County, Texas

Legal Description:

Book 2203 Page 0022 Johnson County Deed Records

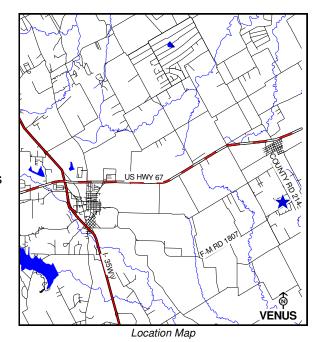
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 1/05/0006 Acres

Easements: Utility



es: 40.00	Blags.:4 Blag. Area:	. 168,697 Sq.11.
FAR: 0.10	Building Value:	\$16,475,000
e:Level	Improvement Value:	\$0
Unzoned	Land Value:	\$150,000
Hwy 1807	Total Market Value:	\$16,625,000
	Electricity, Gas, Telephone, Wa	stewater, Water
	Residential, Vac	ant, Agricultural
	Cor	rectional Facility
	Cor	rectional Facility
	Cor	rectional Facility
	FAR: 0.10 e:Level Unzoned Hwy 1807	FAR: 0.10 Building Value:e:Level Improvement Value:

10 00

This is a relatively new correctional facility located just south of the community of Venus on Hwy 1807 and CR 214. Venus is just southwest of Midlothian. TDCJ uses this site as a pre-release center. Improvements include four buildings: a jail, gym, greenhouse and recreational shelter. The surrounding land is primarily rural residential, vacant and agricultural in nature.

The appraisal indicates the highest and best use is to continue in the present use. The facility is owned by TDCJ and operated under contract by Correction Corporation of America. The facility should be retained.

Recommendation:

115 E00 og ft

Texas General Land Office

Sayle Unit

Location:

FM 1800 North, Breckenridge, Stephens County, Texas

Legal Description:

Volume 1071 Page 186 Stephens County Deed Records

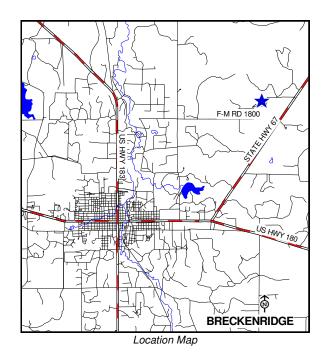
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Ammunical Date: 10/10/000E Acres.

Easements: Utility



Appraisal Date: 12/13/200	05 Acres: 402.36	Blags.: 10 Blag. Area:	115,508 Sq.1t.
Sen. Dist.:30 Rep. Dist	.:60 FAR: 0.01	Building Value:	\$5,635,195
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$302,000
Frontage:	FM 1800 North	Total Market Value:	\$5,937,195
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:			Ranching
Current Use:		Corre	ctional Facility
Highest and Best Use: .		Corre	ectional Facility
Agency Projected Use: .		Corre	ectional Facility

100 00

TDCJ currently uses this site as a correctional facility and substance abuse treatment center housing 524 male offenders. The tract is located approximately four miles north of Breckenridge on FM 1800. Surrounding land use is entirely ranch related. The site improvements are situated on 20 acres. The remaining acres are leased to a private individual for grazing and farming at standard industry rates. The appraisal indicates the highest and best use is to continue in the present use. The site is only 5% developed and has room for expansion.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. Since the property is being farmed, and is only slightly over the minimum size established by TDCJ to allow for a reasonable security buffer area, GLO recommends retaining the entire site.

Recommendation:

Scott Unit

Location:

CR 290, Angleton, Brazoria County, Texas

Legal Description:

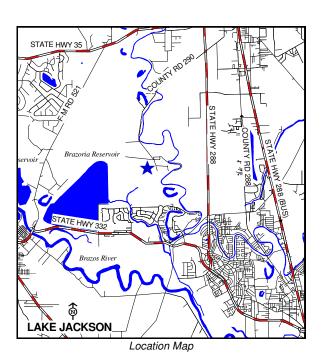
S F Austin League Abstract 19; J E Groce Survey Abstract 66; Munson Survey Abstract 499; A Mitchell Survey Abstract A-96: Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline



Appraisal Date:3/14/2006 Acres: 5,766.41	Bldgs.: 54 Bldg. Area: 272,908 sq.ft.
Sen. Dist.:11 Rep. Dist.:25 FAR: 0.01	Building Value: \$6,665,000
% in Floodplain:64% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$6,310,000
Frontage:CR 290	Total Market Value: \$12,975,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this site to support a 992-bed medium security correctional facility for male offenders. This site is located five miles southwest of Angleton on CR 290. The prison compound and improvements are situated on 150 acres. The remaining acreage is used for agricultural operations and a buffer zone. Surrounding land use is residential and agricultural. The City of Lake Jackson is south of the site.

The appraisal indicates the highest and best use is to continue in the present use. About 64 percent of the tract is located in the 100-year flood zone AE, the majority of the western portion of the property.

Recommendation:

Segovia/Lopez Units

Location:

1201 East Cibolo Rd, Edinburg, Hidalgo County, Texas

Legal Description:

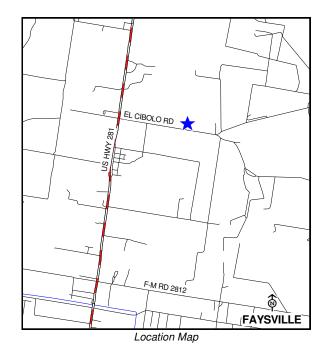
Part of Blks 18,19,26,27 o/o Baker Subdivision/Cucharia Tract, San Salvador Del Tule Grant; V 2 P 46 Hidalgo County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/9/2006 Acres: 300.00	Bldgs.:26 Bldg. Area: 337,084 sq.ft.
Sen. Dist.: 20 Rep. Dist.: 40 FAR: 0.03	Building Value: \$15,950,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Agriculture	Land Value: \$1,050,000
Frontage:Cibolo Rd	Total Market Value: \$17,000,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Industrial, Agricultural, Residential
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this site to house a 1,008-bed minimum security correctional facility and transfer unit for male offenders. It is located seven miles north of Edinburg and one mile east of Hwy 183 on Cibolo Rd. The compound is situated on 80 acres, the remaining 220 acres are leased to a private individual for farming. The lease is at standard industry rates. Surrounding land uses are industrial, agricultural and residential.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. Since the property is being farmed and it meets the minimum size established by TDCJ to allow for a reasonable security buffer, GLO recommends retaining the site.

Recommendation:

Skyview/Hodge Units

Location:

FM 2972, Rusk, Cherokee County, Texas

Legal Description:

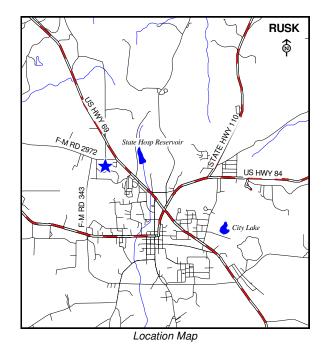
Volume 1068 Page 298 Cherokee County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/8/2006 Acres: 58	3.04 Bldgs.: 18 Bldg. Area: 297,417 sq.ft.
Sen. Dist.:3 Rep. Dist.:11 FAR: 0	0.12 Building Value: \$25,800,000
% in Floodplain:0% Slope:Le	evel Improvement Value: \$0
Zoning:Commer	rcial Land Value: \$78,400
Frontage:FM 2	972 Total Market Value: \$25,878,400
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Governmental, Medical, Woodlands
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses this site to support two units: the Hodge Unit, a 989-bed correctional facility for minimum security and intellectually impaired male offenders, and the Skyview Unit, a 528-bed medium security facility for both male and female offenders. This 58.04 acre site is located on the northwest edge of Rusk in Cherokee County. The prison compounds are situated on 39.29 acres. The remaining acreage is used for a security buffer zone.

The appraisal indicates the highest and best use is to continue in the present use. GLO agrees with this determination.

Recommendation:

Smith Unit

Location:

1313 CR 19, Lamesa, Dawson County, Texas

Legal Description:

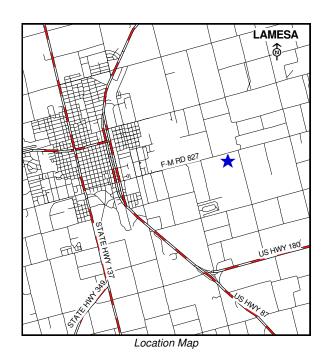
Volume 126/185 and 426/261 Dawson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/12/2006 Acres: 562.58	Bidgs.:29 Bidg. Area: 501,505 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 82 FAR: 0.01	Building Value: \$35,920,000
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$280,000
Frontage: CR 19	Total Market Value: \$36,200,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ currently uses this site to support a 1,305-bed substance abuse treatment facility and medium security prison facility for male offenders. It is located two miles southeast of Lamesa on CR 19. The compound is situated on 80 acres. The remainder is under contract to a private producer for farming. The contract is at standard industry rates and TDCJ prison inmates are used in the farming operations.

The appraisal indicates the highest and best is for a correctional facility and agricultural use. The current uses comply with this determination.

Recommendation:

Snyder Distribution Center

Location:

201 North Kings Hwy at Hwy 84, Snyder, Scurry County, Texas

Legal Description:

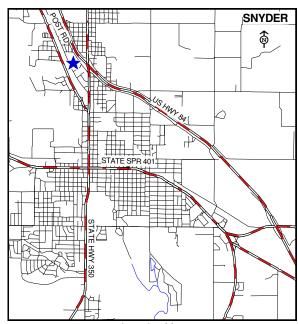
Sec 179 Blk 3 H&GN RR Co. Survey; Scurry County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Railroad



Location Map

Appraisal Date: 12/13/2005 Acres: 20.00	Bldgs.: 1 Bldg. Area: 138,042 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.16	Building Value: \$4,450,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$50,000
Frontage:North Kings Hwy at Hwy 84	Total Market Value: \$4,500,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Industrial, Commercial, Residential, Governmental
Current Use:	Office/Warehouse
Highest and Best Use:	Office/Warehouse
Agency Projected Use:	Office/Warehouse

TDCJ currently uses this site as an office/warehouse/distribution center. The building is a one-story metal frame structure and parking lot. The site is considered 100% developed. Surrounding land use is primarily industrial, with some commercial, residential and governmental tracts.

The appraisal indicates the highest and best use is to continue in the present use as an office/warehouse. All public utilities are on site and the zoning is M-2 Heavy Manufacturing.

Recommendation:

South Texas Intermediate Sanction Facility

Location:

1511 Preston Ave, Houston, Harris County, Texas

Legal Description:

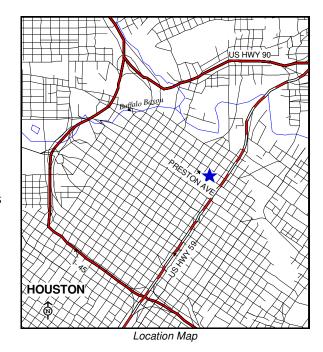
Being Lots 1,2 and a portion of 3,4 12, Blk 27, SSBB Addition to the City of Houston, Plat Records of Harris County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/31/20	006 Acres: 0.54	Bldgs.:1 Bldg. Area:	63,845 sq.ft.
Sen. Dist.:13 Rep. Dis	t.:147 FAR: 2.7	Building Value:	\$1,274,563
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$1,900,000
Frontage:	Preston Ave	Total Market Value:	\$3,174,563
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:			Commercial
Current Use:		State Jail and Tre	atment Center
Highest and Best Use:		State Jail and Tre	atment Center
Agency Projected Use:		State Jail and Tre	atment Center

This is a new site and has not previously been appraised. It is located in Houston's central business district on Preston Ave. It is improved with one three-story building and infrastructure. Surrounding land use includes paved parking lots and small commercial sites.

The appraisal indicates the highest and best use is commercial to include the current use. Houston has no zoning and the site is not in a flood plain.

Recommendation:

Stevenson Unit

Location:

1525 FM 766, Cuero, DeWitt County, Texas

Legal Description:

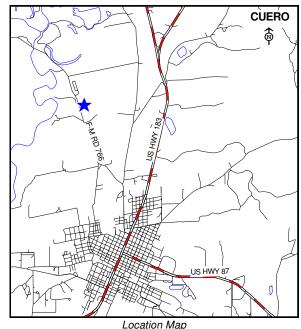
Volume 360 Page 139 DeWitt County Deed Records

Encumbrances

Physical: Floodplain

Deed Restrictions: Mineral Rights Reserved Legal:

Easements: Utility



Appraisal Date: 3/16/2006 Acres: 464.03	Bldgs.: 29 Bldg. Area: 392,299 sq.ft.
Sen. Dist.: 18 Rep. Dist.: 30 FAR: 0.02	Building Value: \$24,273,000
% in Floodplain: 8% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$1,261,000
Frontage:FM 766	Total Market Value: \$25,534,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential, Industrial
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ currently uses this site to support a 1,342-bed medium security correctional facility for male offenders. This 464.03-acre tract is located about four miles northeast of Cuero. The prison compound, improvements, garden area, and a TDCJ pasture used for horse grazing are situated on approximately 160 acres. The remaining acres are currently under contract to a local producer for grazing, at standard industry terms. TDCJ prison inmates are used in the ranching operations. Surrounding land use is pasture, residential and light industrial.

The appraisal indicates the highest and best use is for a correctional facility and agricultural use. The current uses comply with this determination.

Recommendation:

Stiles/LeBlanc/Gist Units

Location:

FM 3514, Beaumont, Jefferson County, Texas

Legal Description:

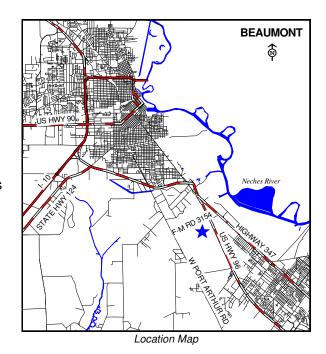
Volume 102-98-2207 Jefferson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/16/20	006 Acres: 775.55	Bldgs.:41 Bldg. Are	ea:1,269,729 sq.ft.
Sen. Dist.:4 Rep. Dis	t.: 22 FAR: 0.01	Building Value:	\$59,214,636
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$1,760,500
Frontage:	FM 3514	Total Market Value:	\$60,975,136
Utilities:		Electricity, Gas, Telephon	e, Wastewater, Water
Surrounding Uses:		Industrial, Agric	ultural, Governmental
Current Use:			Correctional Facility
Highest and Best Use:			Correctional Facility
Agency Projected Use:			Correctional Facility

TDCJ currently uses this 775.6-acre site as a maximum security correctional facility for male offenders. It is located eight miles south of Beaumont on US 96 and FM 3514. The site supports three units: Stiles, LeBlanc and Gist. Surrounding land uses are agricultural, industrial and governmental. The three units are situated on 658 acres. The remaining 117.6 acres, with frontage along the highway, are used to produce edible crops for the Jefferson County Food Bank.

The highest and best use as indicated by the appraisal is for correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Telford Unit

Location:

Hwy 98, New Boston, Bowie County, Texas

Legal Description:

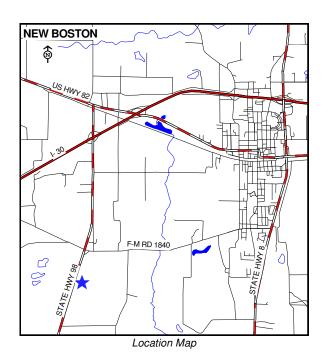
Volume 1791 Page 185 Bowie County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 12/13/2005 Acres: 1,205.79	Bldgs.:39 Bldg. Area:1,102,706 sq.ft.	
Sen. Dist.:1 Rep. Dist.:1 FAR: 0.01	Building Value: \$98,835,000	
% in Floodplain:1% Slope:Level	Improvement Value: \$0	
Zoning:Unzoned	Land Value: \$1,165,000	
Frontage:Hwy 98	Total Market Value:\$100,000,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water	
Surrounding Uses:	Residential, Commercial, Vacant	
Current Use:	Prison/Agriculture	
Highest and Best Use:	Prison\Agriculture	
Agency Projected Use:	Prison/Agriculture	

TDCJ uses this site to support a 2,882-bed medium security correctional facility for male offenders. This 1,205.79-acre site is located three miles south of IH 30 on Hwy 98. There is a garment factory on site at this unit. Surrounding land use is mostly vacant land with scattered rural residential tracts and some commercial to the north. The compound is situated on 100 acres with the remaining in agricultural and ranching operations.

The highest and best use as indicated by the appraisal is for correctional facility and agricultural use. Since TDCJ is using the property for a prison and its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Texas City Regional Medical Unit

Location:

5509 Attwater Rd, Texas City, Galveston County, Texas

Legal Description:

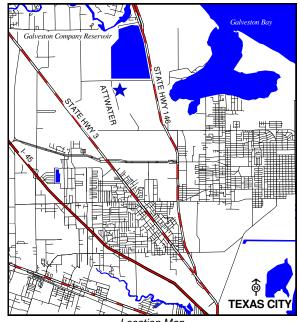
File No. 010-07-2821 Galveston County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



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Appraisal Date: 3/14/2006 Acres: 42.80	Bldgs.: 9 Bldg. Area: 128,971 sq.ft.
Sen. Dist.: 11 Rep. Dist.: 23 FAR: 0.07	Building Value: \$11,100,000
% in Floodplain:100% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$214,000
Frontage:Attwater Rd	Total Market Value: \$11,314,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Governmental, Agricultural, Residential
Current Use:	Medical Facility
Highest and Best Use:	Medical Facility
Agency Projected Use:	Medical Facility

TDCJ fully utilizes this 42.8 acre tract to support a medical facility, the Texas City Regional Medical Unit. The site is fully developed with nine buildings and is located on Attwater Rd in Texas City. Surrounding land use includes agriculture, a county juvenile facility, a large reservoir, and several ranchettes.

The appraisal indicates the highest and best use is to continue the present use. The site is considered fully developed. There is a reversion clause contained in the deed that requires approval from the previous owners for any land use changes.

Recommendation:

Torres Unit

Location:

CR 424/Richter Ln, Hondo, Medina County, Texas

Legal Description:

Volume 132 Page 771 Medina County Deed Records

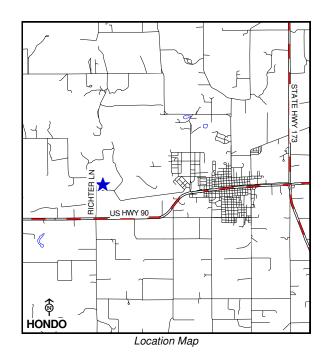
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 0/14/0006 Aprec.

Easements: Utility



Appraisai Date:3/14/2006 Acres:	350.00	Bidgs.:25 Bidg. Area	: 261,277 sq.tt.
Sen. Dist.:19 Rep. Dist.:80 FA	R: 0.02	Building Value:	\$17,815,000
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:	Civic	Land Value:	\$612,500
Frontage:CR 42	24/Richter Ln	Total Market Value:	\$18,427,500
Utilities:		Electricity, Gas, Telephone,	Wastewater, Water
Surrounding Uses:		Residential, Indus	strial, Governmental
Current Use:		Correctiona	Facility/Agriculture
Highest and Best Use:		Correctiona	I Facility/Agriculture
Agency Projected Use:		Correctiona	I Facility/Agriculture

250.00

TDCJ currently uses this site to support a 1,315-bed medium security facility for male offenders. The tract is located about five miles east of Hondo on CR 424. The prison compound is situated on 78 acres with the remainder of the tract used for agricultural and buffer purposes. Surrounding land use includes the Joe Ney Unit, farm land, a sanitary landfill, the Hondo Municipal Airport and residential sites.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

Travis County Prison Facility

Location:

8601 E. Martin Luther King Jr. Blvd, Austin, Travis County, Texas

Legal Description:

Volume 12257 Page 905 Travis County Deed Records

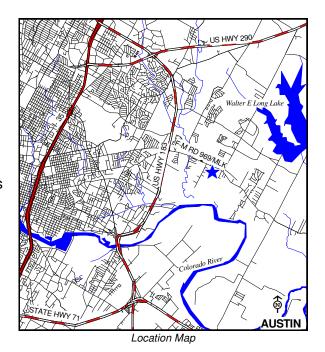
Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Appreciaal Date: 1/17/2005 Acres

Easements: Access



Appraisai Date:1/1//2005 Acres: 95.04	Bidgs.: 11 Bidg. Area: 157,872 sq.tt.
Sen. Dist.: 14 Rep. Dist.: 46 FAR: 0.04	Building Value: \$12,464,544
% in Floodplain:50% Slope:Level	Improvement Value:\$0
Zoning:Residential	Land Value: \$340,000
Frontage:Martin Luther King Blvd.	Total Market Value: \$12,804,544
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Agricultural, Vacant, Industrial
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

OF OA

TDCJ currently uses this site to accommodate a minimum security facility with a 1,033-bed capacity for both male and female offenders. This 95-acre tract is located on FM 969 or East Martin Luther King Blvd. One half of the tract is located in a designated floodplain. The remaining acreage supports the prison compound and improvements. Surrounding land use consists of residential, agricultural, vacant and industrial tracts.

The appraisal indicates the highest and best use is to continue in the present use. GLO concurs with this determination.

Recommendation:

Tulia Detention Center

Location:

4000 SH 86, Tulia, Swisher County, Texas

Legal Description:

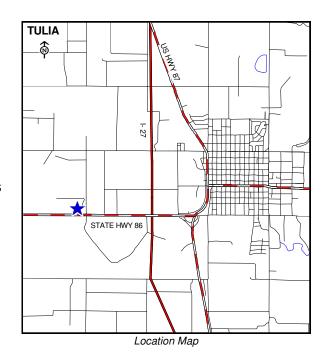
Volume 258 Page 549 Swisher County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/11/2006 Acres: 25.00	Bidgs.:
Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.07	Building Value: \$5,950,000
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$17,500
Frontage:SH 86	Total Market Value: \$5,967,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural
Current Use:	Correctional Facility
Highest and Best Use:	
Agency Projected Use:	Correctional Facility

TDCJ currently uses this site as a 606-bed minimum security detention center for male offenders. It is located about two miles west of Tulia on SH 86. This 25-acre tract is improved with two buildings, parking and a garden area. The surrounding land use is primarily agriculture. The land is zoned for manufacturing use by the City of Tulia.

The highest and best use as indicated by the appraisal is for correctional facility and agriculture use. GLO concurs with this determination.

Recommendation:

Wallace/Ware Units

Location:

IH 20, Colorado City, Mitchell County, Texas

Legal Description:

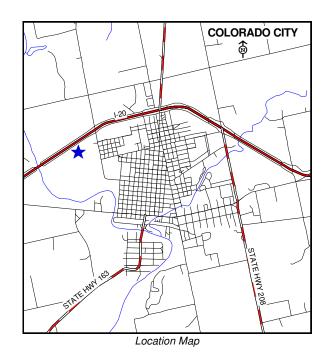
Volume 530 Page 326 Mitchell County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/24/2006 Acres: /68.23	Bidgs.: 39 Bidg. Area: 497,818 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.01	Building Value: \$24,388,000
% in Floodplain:7% Slope: Moderate	Improvement Value: \$0
Zoning:Industrial	Land Value: \$432,000
Frontage:IH 20, Rogers Rd/CR 202	Total Market Value: \$24,820,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Agricultural, Industrial
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this 768.23-acre site located southwest of Colorado City to support a 1,846-bed medium security facility and substance abuse facility for male offenders. Surrounding land uses include residential, agricultural and industrial tracts.

TDCJ is working with Texas Natural Resources Conservation Commission, Texas Parks and Wildlife Department, the General Land Office, and American Petrofina to have 77.72 acres along the Colorado River encumbered with a conservation easement. The easement is in connection with mitigation from previous contamination by Fina. The remainder of the acreage is being utilized by the agency to support its operations. The appraisal indicates the highest and best use is to continue the present use.

Recommendation:

Walls Unit

Location:

815 12th St, Huntsville, Walker County, Texas

Legal Description:

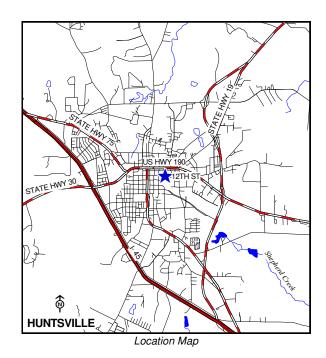
P Gray League Abstract 24; Huntsville County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/15/2006 Acres: 54.36	Bldgs.: 63 Bldg. Area: 686,730 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.3	Building Value: \$9,195,500
% in Floodplain:18% Slope:Level	Improvement Value: \$0
Zoning:Civic	Land Value: \$2,126,000
Frontage:12th St	Total Market Value: \$11,321,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Industrial, Commercial
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility

TDCJ has utilized this site as a correctional facility since 1850. The site currently supports a 1,705bed facility for male offenders and is located in downtown Huntsville. Included in the acreage is the prison compound, a 19-acre cemetery, and 10 lots owned by TDCJ Educational and Recreational Trust. Surrounding land uses include commercial, industrial and residential. Sam Houston State University is located a mile south of the unit.

Agency Projected Use:Correctional Facility

The appraisal indicates the highest and best use is to continue in the present use as improved. The entire site is 100% developed and GLO concurs with this determination.

Recommendation:

Wheeler/Marshall Formby Units

Location:

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

Legal Description:

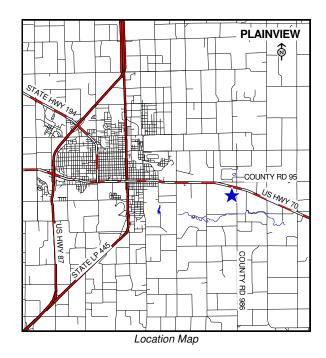
Volume 826 Page 485 Hale County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/11/200	6 Acres: 601.63	Bidgs.:3/ Bidg. Area:	303,743 sq.ft.
Sen. Dist.:28 Rep. Dist.	:85 FAR: 0.01	Building Value:	\$14,700,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$450,000
Frontage:	CR 986, CR 998	Total Market Value:	\$15,150,000
Utilities:		Electricity, Gas, Telephone, V	Wastewater, Water
Surrounding Uses:		Agric	ultural, Commercial
Current Use:		(Correctional Facility
Highest and Best Use:			Correctional Facility
Agency Projected Use:		(Correctional Facility

TDCJ currently uses these units to support a 504-bed correctional facility and substance abuse center for male offenders. This 601.63-acre tract is located 2.5 miles east of Plainview on CR 986 in Hale County. There are 37 buildings situated on approximately 40 acres. The remaining acreage is under contract with a local producer for farming and grazing. TDCJ prison inmates are involved in the operation. Surrounding land use is primarily agricultural with some scattered commercial.

The highest and best use as indicated by the appraisal is for correctional facility and agricultural use. The current uses comply with this determination.

Recommendation:

Willacy County Jail

Location:

1695 South Buffalo Dr, Raymondville, Willacy County, Texas

Legal Description:

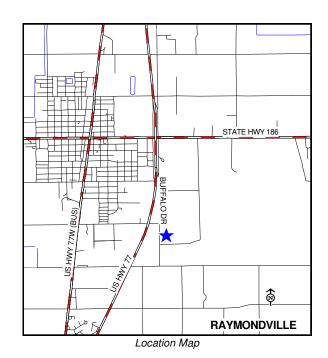
Volume 103 Page 222 Willacy County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW



Appraisal Date: 11/22/2005 Acres: 100.00	Bldgs.:12 Bldg. Area: 161,430 sq.ft.
Sen. Dist.:27 Rep. Dist.:43 FAR: 0.04	Building Value: \$6,600,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Agriculture	Land Value: \$220,000
Frontage:South Buffalo Dr	Total Market Value: \$6,820,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

TDCJ uses 33 acres of this 100-acre site to support a 1,000-bed minimum security state jail for male offenders. It is located south of Raymondville on Buffalo Dr and improved with 12 buildings. Surrounding land use is primarily agricultural with rural residential sites as well.

The appraisal indicates the highest and best use is for a correctional facility. Thirty-three acres contains the prison complex with the remaining acreage supporting a unit garden and required buffer area. Since TDCJ is using the property for a correctional facility, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

William P. Hobby Unit

Location:

742 FM 712, Marlin, Falls County, Texas

Legal Description:

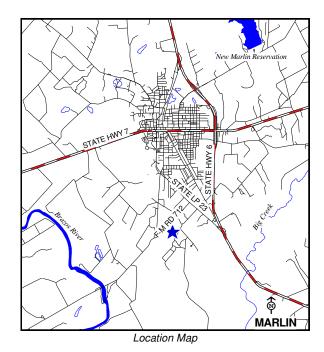
Volume 13 Page 22 Volume 264 Page 275 Falls County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 11/21/2005 Acres: 388.04	Bldgs.: 24 Bldg. Area: 272,937 sq.ft.
Sen. Dist.:22 Rep. Dist.:57 FAR: 0.02	Building Value: \$16,200,000
% in Floodplain:100% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$330,000
Frontage:FM 712	Total Market Value: \$16,530,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural
Current Use:	Correctional Facility/Agriculture
Highest and Best Use:	Correctional Facility/Agriculture
Agency Projected Use:	Correctional Facility/Agriculture

TDCJ uses this site to support a 1,342-bed correctional facility for female offenders. It is located six miles southwest of Marlin on FM 712. There are 24 buildings located on 40 acres. The remaining acreage is used for agricultural purposes. Surrounding land use is primarily agricultural.

The highest and best use as indicated by the appraisal is for a correctional facility and agriculture use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

GLO ID#: 708

Texas General Land Office

Wynne/Byrd/Holliday Units

Location:

SH 75 North and FM 2821, Huntsville, Walker County, Texas

Legal Description:

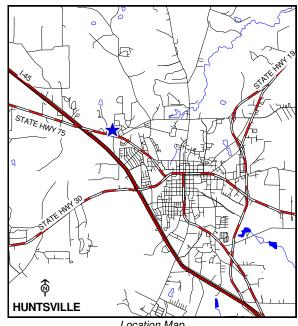
Warren Birdsell and P Gray Leagues, Abstract 6 and Abstract 24; Walker County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/15/20	006 Acres: 1,417.00	Bldgs.:167 Bldg. Area	:1,063,730 sq.ft.
Sen. Dist.:5 Rep. Dis	t.:18 FAR : 0.04	Building Value:	\$37,000,000
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Mixed-Use	Land Value:	\$9,125,000
Frontage:	SH 75 North, FM 2821	Total Market Value:	\$46,125,000
Utilities:		Electricity, Gas, Telephone,	Wastewater, Water
Surrounding Uses:	Agr	icultural, Residential, Comme	rcial, Governmental
Current Use:		Correctiona	l Facility/Agriculture
Highest and Best Use:		Correctiona	al Facility/Agriculture
Agency Projected Use:		Correctiona	al Facility/Agriculture

TDCJ uses this site to support three units: Byrd, Holliday, and Wynn. The three units are situated on 1,417 acres, located two miles north of the city of Huntsville in Walker County. The Holliday and Byrd Units are reception units for the TDCJ system, and house 3,365 transient offenders prior to permanent assignment. The Wynn Unit houses 2,300 male offenders. The prison compounds are situated on 125 acres; 25 additional acres are ground-leased as a truck stop. The remaining acreage is used for agricultural operations.

The highest and best use as indicated by the appraisal is for a correctional facility and agricultural use. Since TDCJ is using the property for its own farming and ranching purposes, it is complying with the highest and best use determination and the tract should therefore be retained.

Recommendation:

TEXAS DEPARTMENT OF PUBLIC SAFETY AGENCY SUMMARY

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Agency Summary

Background/Authorities

The enabling statute contained in Chapter 411 of the Texas Government Code in 1935 by the 44th Legislature created the Texas Department of Public Safety (DPS). The statute was codified in its present form in 1989 by the 71st Legislature.

The DPS Headquarters is located in Austin. The agency is governed by three commissioners appointed by the governor to staggered six-year terms. The headquarters division administers the Department under the supervision of the director and one assistant director who are appointed by the commissioners.

The Department's basic functions relate to law enforcement. The DPS is charged with protecting the public safety and providing for the prevention and detection of crime.

- Highway Patrol Division focuses on safety on the highways, the vehicle emissions program, the state's vehicle inspection program, and the enforcement of license, weight and other trucking and motor carrier laws.
- Texas Ranger Division routinely assists in local law enforcement agencies in serious and complex investigations.

- Criminal Law Enforcement Division's primary function includes investigation of narcotics crimes, motor vehicle theft crimes, and other special crimes. This division oversees the DPS crime laboratories and polygraph examiners throughout the state.
- The Division of Emergency Management is charged with terrorism preparedness, natural disaster preparedness emergency planning, recovery, training, and exercises. Division also supports development of the Governor's Homeland Security Strategy.
- The Driver License Division is responsible for the issuance and regulation of driver licenses. In addition, the Driver License Division administers the state's program of driver records, license suspensions, safety responsibility and accident records.
- Administration Division includes the operation of the Crime Records Service that maintains criminal history records for all law enforcement agencies. The Administration Division also provides general staff support of all agency functions.

The DPS can only buy, sell or transfer real property with specific legislative authority.

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Texas General Land Office

Real Property Assets

This report covers 115 DPS-owned tracts totaling 1,402.09 acres. These properties are designed for use as state administrative offices, regional and district headquarters, local area offices, driver's license offices, communication towers, and undeveloped sites where DPS has plans to build new facilities. For this report the General Land Office (GLO) appraised and analyzed market values and existing or proposed uses of these sites. Agency-leased properties were not evaluated.

Inventory Records

accordance with SB 43 (69th 1985), codified Legislature. in the Natural Resources Code. Chapter 31.153, state agencies are required to report to the GLO their inventory records. The GLO relies solely upon the information provided by the agencies to compile the State Real Property Inventory (SRPI). The procedure for reporting has changed. The agencies are now responsible for updating their own inventory regarding acquisitions, dispositions. completed construction projects, sales, and transfers in the GLO SPRI on-line system.

The new reporting procedure is more efficient. DPS is providing timely updates as required. The GLO uses this information to certify agency inventory correctly, as required in Government Code Chapter 2101.011, (h)(8).

Geographic Locations

Evaluated properties are located all across the state. DPS has developed eight regions for administrative purposes.

Utilization

By statute, the state headquarters is located in Austin. This office houses general administrative, state government liaison, and record-keeping areas.

Regional and district headquarters, that house administrative offices, generally occupy sites ranging from three to six acres. The average site is approximately five acres and is located in one of the larger cities in each region. Good visibility and accessibility for the public are desirable attributes in site location.

Local offices, generally occupy sites of less than five acres, are located where needed, based on area traffic and population.

GLO Recommendations

A "sell or lease" recommendation is used in the following cases:

If land is determined to be underutilized based on its highest and best use, there are no plans for expansion, and the property could sustain an alternate use.

A "retain" recommendation is assigned

Texas Department of Public Safety

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Texas General Land Office

to properties in the following circumstances: If the agency is meeting the agency's authorized purpose in an effective and efficient manner while being used in its highest and best legal use; or the site is new and not yet developed at the time of the appraisal.

GLO recommends the sale of the Laredo Area Office. This property consists of 1.47 acres. The proposed Frisco Area Office is also recommended for sale, and consists of 3.00 acres.

AGENCY COMMENTS

DPS expressed concern in regards to the recommendation of the sale of the Laredo Area Office. The property is currently being leased to the county for a minuscule amount. Therefore the GLO recommends the property be sold.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas Department of Public Safety properties.

DPS Properties to be 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
	Laredo Area Office	Leased to Webb County	Commercial or Office Development	1.47	\$675,000.00	1.47	\$675,000.00
	Frisco Proposed Area Office	Vacant	Residential Development	3.00	\$311,000.00	3.00	\$311,000.00
Total:	2			4.47	\$986,000.00	4.47	\$986,000.00

DPS Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1775	Abilene District Office	DPS District Office	DPS District Office	4.00	\$1,000,000.00
1748	Alice Area Office	DPS Area Office	DPS Area Office	1.51	\$190,000.00
2421	Alpine Area Office	DPS Area Office	DPS Area Office	3.00	\$583,000.00
1735	Amarillo District Office	DPS Office	DPS Office	2.50	\$1,300,000.00
1742	Angleton Area Office	DPS Area Office	DPS Area Office	0.89	\$124,000.00
2480	Athens Area Office	DPS Area Office	DPS Area Office	5.00	\$585,000.00
1810	Austin District Office	DPS District Office	Office Development	3.97	\$2,790,000.00
1811	Austin Headquarters	DPS Headquarters	DPS Headquarters	64.80	\$37,900,000.00
1734	Babcock Driver License Office	DPS Area Office	DPS Area Office	2.07	\$76,000.00
2422	Baytown Area Office	DPS Office	DPS Office	2.94	\$580,000.00
1796	Beaumont District Office	DPS Area Office	Office	4.21	\$1,220,000.00
1754	Beeville Area Office	DPS Area Office	DPS Area Office	1.39	\$137,000.00
2328	Big Spring Area Office	DPS Area Office	DPS Area Office	12.24	\$170,000.00
2423	Borger Area Office	DPS Area Office	DPS Area Office	1.72	\$104,000.00
1783	Brenham Area Office	DPS Area Office	DPS Area Office	1.00	\$128,000.00
1736	Brownfield Area Office	DPS Area Office	DPS Area Office	1.21	\$320,000.00
2420	Brownsville Area Office	DPS Area Office	DPS Area Office	5.33	\$925,000.00
1780	Brownwood Area Office	DPS Area Office	DPS Area Office	0.80	\$129,000.00
1744	Bryan Area Office	DPS Area Office	DPS Area Office	2.00	\$798,000.00
1752	Canton/Van Zandt Area Office	DPS Area Office	DPS Area Office	2.00	\$194,000.00
1915	Capitol Complex Area Office - Old American Legion Building	State Office/Parking	State Office/Parking	1.63	\$4,360,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2377	Center Area Office	DPS Area Office	DPS Area Office	3.17	\$108,000.00
1795	Childress Weight Station	Weight Station	Weight Station	2.00	\$12,084.00
2361	Clarendon Area Office	DPS Area Office	DPS Area Office	0.75	\$114,000.00
1737	Cleburne Area Office	DPS Area Office	DPS Area Office	1.83	\$400,000.00
2330	Columbus Area Office	DPS Area Office	DPS Area Office	1.50	\$410,000.00
1762	Conroe Area Office	DPS Area Office	DPS Area Office	1.31	\$492,000.00
2331	Conroe District Office	DPS District Office	DPS District Office	5.00	\$1,050,000.00
1778	Corpus Christi Regional Office	DPS Regional Office	DPS Regional Office	5.00	\$2,325,000.00
1758	Crosbyton Area Office	DPS Area Office	DPS Area Office	0.32	\$42,000.00
2062	Decatur Area Office	DPS Area Office	DPS Area Office	1.50	\$608,000.00
2520	Del Rio Area Office	DPS Area Office	DPS Area Office	4.00	\$1,475,000.00
1763	Denton Area Office	DPS Area Office	DPS Area Office	1.57	\$523,000.00
1756	Dumas Area Office	DPS Area Office	DPS Area Office	0.52	\$129,000.00
2334	Eagle Pass Area Office	DPS Area Office	DPS Area Office	5.00	\$696,000.00
2441	Eastland Future Area Office	DPS Area Office	DPS Area Office	1.48	\$275,000.00
1794	El Paso Gateway Driver License Office	DPS Area Office	DPS Area Office	1.27	\$390,000.00
2424	El Paso Northwestern Driver License Office	DPS Office	Office/Industrial Development	3.00	\$660,000.00
2064	El Paso Scott Simpson District Office	DPS Office	Office Development	3.00	\$1,875,000.00
2335	Florence Training Site	Firing Range/Training Area	Firing Range/Training Area	1,009.60	\$6,800,000.00
2337	Fort Stockton Area Office	DPS Area Office	Speculative Investment for Future Development	6.61	\$385,000.00
1807	Fort Worth Driver License Office	DPS Drivers License Office	DPS Drivers License Office	0.93	\$513,000.00
2519	Frisco Proposed Area Office	Proposed DPS Office	Proposed DPS Office	3.00	\$311,000.00
1766	Galveston Driver License Office	DPS Office	DPS Office	0.34	\$105,000.00
1782	Garland Regional Office	DPS Area Office	Office Development	6.87	\$2,750,000.00
1772	General McMullen Driver License Office	DPS Office	Office Development	1.51	\$455,000.00
1749	Gilmer Area Office	DPS Area Office	DPS Area Office	3.75	\$264,000.00
2461	Glidden Radio Tower Site	Radio Tower Site	Rural Residential and Recreation	1.80	\$18,000.00
1785	Harlingen Area Office	DPS Area Office	Commercial Development	3.43	\$700,000.00
2167	Hondo Pass Driver License Office	DPS Office	DPS Office	1.50	\$290,000.00
1773	Houston Area Office - Grant Rd	DPS Office	Office Development	2.11	\$390,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2338	Houston Driver License Office - Gessner Rd	DPS Office	DPS Office	9.12	\$2,240,000.00
2521	Houston Drivers License Office	DPS Office	DPS Office	1.99	\$440,000.00
2374	Houston Regional Headquarters	Houston Regional Headquarters	Houston Regional Headquarters	20.00	\$4,050,000.00
2336	Houston Vehicle Emissions Office	DPS Office	Office/Industrial Development	3.04	\$980,000.00
1805	Humble Area Office	DPS Area Office	DPS Area Office	1.50	\$675,000.00
2063	Huntsville Area Office	DPS Area Office	Office Development	1.50	\$435,000.00
1768	Hurst Area Office	DPS Area Office	DPS Area Office	3.14	\$1,885,000.00
2344	Irving Area Office	DPS Office	DPS Office	1.55	\$384,000.00
1784	Jasper Area Office	DPS Area Office	DPS Area Office	1.02	\$212,000.00
	Kerrville Area Office	DPS Area Office	DPS Area Office	1.99	\$576,000.00
1738	Lamesa Area Office	Lamesa Area Office	Lamesa Area Office	1.10	\$65,000.00
1790	Lampasas Area Office	DPS Area Office	DPS Area Office	2.09	\$92,000.00
2345	Laredo Sub-District Office	DPS Office	Office Development	7.00	\$3,480,000.00
1747	Longview Area Office	DPS Area Office	DPS Area Office	2.00	\$327,700.00
1779	Lubbock Regional Office	DPS Area Office	DPS Area Office	5.00	\$2,240,000.00
1801	Lufkin Radio Station	DPS Radio Tower Site	Residential or Special Use	2.23	\$15,600.00
1759	Lufkin Sub-District Office	DPS Area Office	DPS Area Office	2.19	\$760,000.00
2081	Marshall Area Office	DPS Area Office	DPS Area Office	2.00	\$252,000.00
1786	McAllen District Office	DPS Area Office	DPS Area Office	3.50	\$1,100,000.00
2442	McKinney Area Office	DPS Area Office	DPS Area Office	3.00	\$529,000.00
1800	Midland Radio Tower Site	DPS Radio Station	Small Acreage Homesites	2.07	\$8,200.00
1776	Midland Regional Office	DPS Office	DPS Office	5.70	\$800,000.00
1804	Mineral Wells Radio Station/Office	DPS Radio Station	DPS Radio Station	1.50	\$400,000.00
2375	Motor Carrier Lease Bureau Headquarters	DPS Office	DPS Office	0.95	\$800,000.00
1741	Mount Pleasant Area Office	DPS Area Office	DPS Area Office	1.91	\$594,000.00
2168	Nacogdoches Area Office	DPS Area Office	DPS Area Office	1.00	\$272,000.00
1739	New Braunfels Area Office	DPS Area Office	Office Development	1.99	\$440,000.00
2327	Northwest Austin Area Office	DPS Office	Commercial/DPS Office	4.68	\$1,570,000.00
	Odessa Area Office		DPS Area Office	4.91	\$540,000.00
1751	Orange Area Office	DPS Area Office	DPS Area Office	1.50	\$190,000.00
1789	Ozona Area Office	DPS Area Office	Office Development	0.92	\$145,000.00
1765	Palestine Area Office	DPS Area Office	DPS Area Office	5.65	\$269,165.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1746	Pampa Area Office	DPS Area Office	DPS Area Office	1.29	\$187,000.00
1755	Paris Area Office	DPS Area Office	DPS Area Office	2.00	\$138,000.00
1770	Pecos Area Office	DPS Area Office	DPS Area Office	0.66	\$79,000.00
1799	Pecos Radio Tower Site	Radio Tower Site	Radio Tower Site	5.00	\$1,000.00
1787	Pierce Area Office	DPS Area Office	DPS Area Office	4.00	\$240,000.00
1781	Plainview Area Office	DPS Area Office	DPS Area Office	1.05	\$172,000.00
1750	Rosenberg Area Office	DPS Area Office	DPS Area Office	1.80	\$766,000.00
2346	San Angelo Area Office	DPS Sub-District Office	DPS Sub-District Office	7.35	\$1,092,000.00
1808	San Antonio District Office	DPS District Office	DPS District Office	6.66	\$828,000.00
2065	San Marcos Area Office	DPS Area Office	DPS Area Office	1.25	\$495,000.00
1757	Seguin Area Office	DPS Area Office	DPS Area Office	2.00	\$340,000.00
1743	Sherman Area Office	DPS Area Office	DPS Area Office	3.89	\$503,000.00
1798	Stephenville Area Office	DPS Area Office	DPS Area Office	1.50	\$215,000.00
1793	Sulphur Springs Area Office	DPS Area Office	DPS Area Office	3.44	\$229,000.00
1802	Sweetwater Area Office	DPS Area Office	DPS Area Office	1.15	\$111,000.00
1767	Temple Area Office	DPS Area Office	DPS Area Office	2.00	\$430,000.00
2425	Terrell Area Office	DPS Area Office	DPS Area Office	3.99	\$870,000.00
1774	Texarkana Area Office	DPS Office	DPS Office	3.28	\$980,000.00
2080	Texas City Area Office	DPS Area Office	DPS Area Office	2.00	\$690,000.00
1753	Townhurst Driver License Office	DPS Area Office	DPS Area Office	1.48	\$440,000.00
2082	Tyler District Office	DPS Regional Office	DPS Regional Office	6.45	\$1,800,000.00
1769	Uvalde Area Office	DPS Area Office	DPS Area Office	1.30	\$161,000.00
	Van Horn Area Office	DPS Area Office	DPS Area Office	2.07	\$330,000.00
2061	Vernon Radio Tower Site	Radio Tower Site	Radio Tower Site	2.07	\$4,100.00
1792	Victoria Area Office	DPS Area Office	DPS Area Office	2.07	\$700,000.00
1788	Waco Regional Office	DPS Regional Office	DPS Regional Office	5.05	\$950,000.00
2333	Wallisville Area Office	Area Office	Office Development	1.50	\$220,000.00
1740	Weatherford Area Office	DPS Area Office	DPS Area Office	1.55	\$242,000.00
2332	Webster Lake Area Office	DPS Area Office	DPS Area Office	2.47	\$615,000.00
1761	Wichita Falls Sub- District Office	DPS Office	Office/Commercial Development	6.15	\$800,000.00
Total: 113	3			1,402.09	\$119,572,849.00

TEXAS DEPARTMENT OF PUBLIC SAFETY PROPERTIES RECOMMENDED FOR SALE OR LEASE

GLO ID#: 2519

Frisco Proposed Area Office

Location:

The End of Town & Country Blvd off SH 121, Frisco, Denton County, Texas

Legal Description:

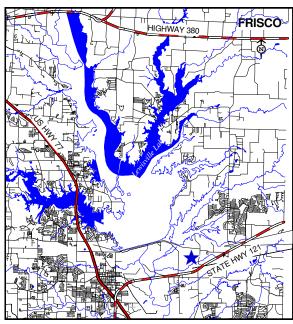
R.P. Hardin Survey A 611 City of Frisco Denton County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/26/2006 Acres: 3.00	Bldgs.: 0 Bldg. Area: 0 sq. ft.
Sen. Dist.:8 Rep. Dist.:70 FAR: 0.0	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Residential	Land Value: \$311,000
Frontage:Town & Country Blvd	Total Market Value: \$311,000
Utilities:	None
Surrounding Uses:	Commercial, Residential, Vacant, Industrial
Current Use:	Vacant
Highest and Best Use:	Residential Development
Agency Projected Use:	Proposed DPS Office

Analysis

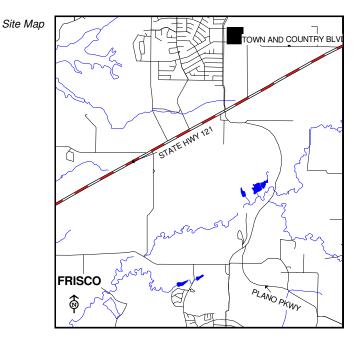
This is a relatively new site that was a gift to DPS in 1998. DPS plans to build an area office on the site when budgetary constraints are lifted. Surrounding land uses are commercial, residential, vacant and industrial. It is located two miles southwest of Frisco off SH 121.

The appraisal indicates highest and best use would be for residential development. If DPS plans no development for this site, it might be considered for disposition in the future. GLO feels this site is unused/underutilized and should be disposed.

GLO Recommendation:

GLO feels this site should be disposed.

Agency Comments:



GLO ID#: 2518

Laredo Area Office

Location:

8400 North IH 35, Laredo, Webb County, Texas

Legal Description:

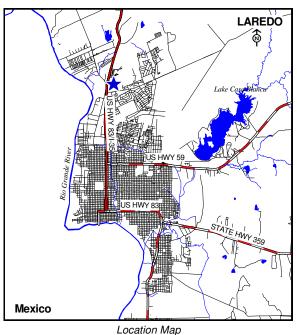
Volume 517 Page 736 Webb County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/11/2006 Acres: 1.47	Bldgs.: 1 Bldg. Area: 5,041 sq. ft.
Sen. Dist.:21 Rep. Dist.:42 FAR: 1.0	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$675,000
Frontage:North IH 35	Total Market Value: \$675,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential
Current Use:	Leased to Webb County
Highest and Best Use:	Commercial or Office Development
Agency Projected Use:	Leased to Webb County

Analysis

This site has been vacated by the DPS and is being leased to Webb County for a Precinct Court office. The lease terms are at a rate of \$1 per year with perpetual option for renewal. It is located between Del Mar Blvd and Hilltop Rd on north IH-35. Improvements consist of one building and surface parking. Surrounding land uses are residential and commercial. The appraisal did not assign separate values to the buildings and land but appraised the site as a whole.

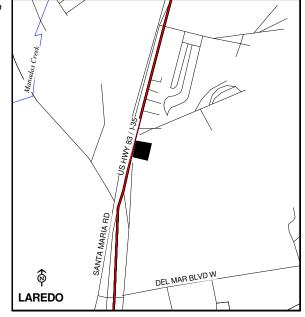
GLO feels this property is underutilized and should be sold or leased at fair market rate. The appraisal indicates the highest and best use is office development. This is considered an older part of Laredo with good access to the central business district. Growth areas of the City are to the north, west and south. The neighborhood shows signs of growth and is generally comprised of retail/commercial development. Demand for properties in this neighborhood should remain steady to slightly good. This site is considered unused since it is vacant with no income flow plan.

GLO Recommendation:

Site Map

GLO feels this property is unused/underutilized and should be sold or leased at fair market rate.

Agency Comments:



TEXAS DEPARTMENT OF PUBLIC SAFETY PROPERTIES TO BE RETAINED

Abilene District Office

Location:

2720 Industrial Blvd, Abilene, Taylor County, Texas

Legal Description:

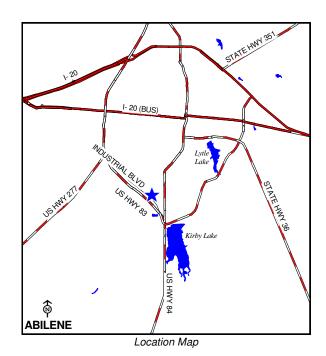
Volume 977 Page 383 Taylor County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/1/2006 Acres: 4.00	•
Sen. Dist.: 24 Rep. Dist.: 71 FAR: 0.10	Building Value: \$581,800
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$418,200
Frontage:Industrial Blvd	Total Market Value: \$1,000,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Vacant
Current Use:	DPS District Office
Highest and Best Use:	DPS District Office
Agency Projected Use:	DPS District Office

DPS uses this site to accommodate a district office. It is located in the southwest section of Abilene on Industrial Blvd. The site is improved with five buildings and surface parking. Surrounding land use is commercial and includes restaurants, an auto parts store, an Office Depot, and vacant land previously used as a Halliburton office.

The appraisal indicates the highest and best use is for office or industrial development to include the present use. This site has been recommended for partial disposition on previous Governor's Reports. It was presented again on the 2005 Governor's Report and was not approved. DPS has added more structures since the time of last reporting in keeping with their plans to further develop this site. Due to this development, GLO has reversed its original position to dispose of two acres that were at one time considered underutilized.

Recommendation:

Alice Area Office

Location:

300 South Johnson St, Alice, Jim Wells County, Texas

Legal Description:

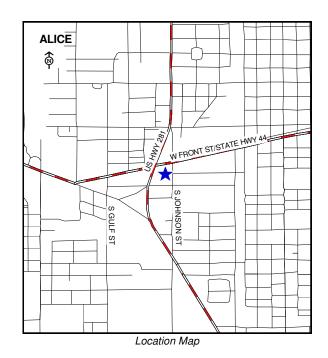
Volume 372 Page 263 Jim Wells County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/28/2006 Acres: 1.51	Bldgs.:
Sen. Dist.: 20 Rep. Dist.: 35 FAR: 0.05	Building Value: \$0
% in Floodplain:100% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$190,000
Frontage:South Johnson St, SH 44	Total Market Value: \$190,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site at the intersection of South Johnson St and SH 44 in Alice for area offices. At present, the site has one main building and surface parking. DPS indicated it plans to further improve the site; however, it has no budget appropriated at this time. Surrounding land uses are commercial, residential and vacant. The appraisal did not assign separate values to the land and buildings and valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Any growth trend Alice is enjoying is on the east side of the city, but growth in general has been slow. The subject's area is in an older portion of town and little development is occurring.

Recommendation:

Alpine Area Office

Location:

3500 SH 118, Alpine, Brewster County, Texas

Legal Description:

Book 120 Page 471 Brewster County Deed Records

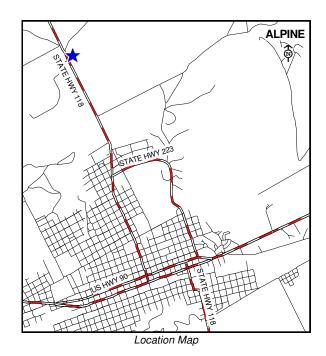
Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appreciaal Date: 4/10/0006 Acres.



Appraisai Date:4/13/2006 Acres: 3.00	Bidgs.: 8,490 sq.ft.
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.07	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$583,000
Frontage:SH 118	Total Market Value: \$583,000
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses:	Vacant, Governmental
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site for an area office. It is located about one half mile north of Alpine on SH 118. There is one building and associated surface parking. Surrounding land use is vacant on three sides and to the west is Brewster County Airport. The appraisal did not assign separate values to the buildings and land, the site was valued as a whole.

The appraisal indicates the highest and best use is to continue the present use. A deed restriction limits use of the land to a governmental entity. Alpine is enjoying modest growth. Residential construction is occurring as well as some commercial growth.

Recommendation:

Amarillo District Office

Location:

4200 Canyon Dr, Amarillo, Randall County, Texas

Legal Description:

Volume 645 Page 75 Randall County Deed Records

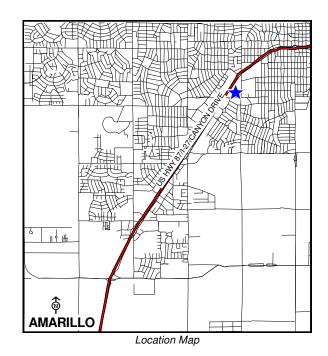
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/01/0006 Acres.

Easements: Utility



Appraisai Date:3/21/2006 Acres:	2.50	Blags.:2 Blag. Area:	24,465 sq.tt.
Sen. Dist.:31 Rep. Dist.:86 FAR:	0.22	Building Value:	. \$1,025,000
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:Coi	mmercial	Land Value:	. \$275,000
Frontage:Canyon Dr, Rel	becca Dr	Total Market Value:	\$1,300,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Residential	, Commercial
Current Use:			DPS Office
Highest and Best Use:			DPS Office
Agency Projected Use:			DPS Office

0 50

DPS uses this site in South Amarillo for district offices. Zoned commercial, it is surrounded by residential, commercial and retail tracts. Site improvements consist of two buildings and surface parking.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in an area of Amarillo that is stable and shows no signs of decline. It has a good mix of residential and commercial sites nearby. The neighborhood is considered 100% built up with no vacant tracts available for development.

Recommendation:

Angleton Area Office

Location:

501 South Velasco St, Angleton, Brazoria County, Texas

Legal Description:

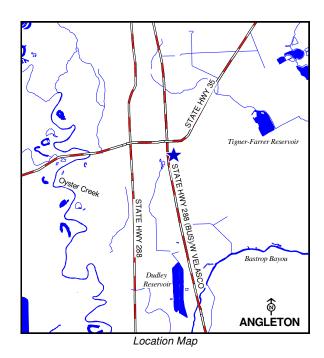
Volume 1458 Page 704 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/28/2006 Acres: 0.8	9 Bldgs.: 1 Bldg. Area: 2,613 sq.ft.
Sen. Dist.:11 Rep. Dist.:25 FAR: 0.0	7 Building Value: \$0
% in Floodplain:100% Slope:Lev	el Improvement Value: \$0
Zoning:Commerci	al Land Value: \$124,000
Frontage:Velasco	St Total Market Value: \$124,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site for local offices. The property is zoned commercial and located on West Velasco St just south of central Angleton. Surrounding land uses include vacant, residential and commercial. It is improved with one building. The appraiser valued the site as a whole and did not break down building and land values.

The appraisal indicates the highest and best use is to continue in the present use. Angleton is not experiencing great commercial growth and the property should remain an area office for the DPS.

Recommendation:

Athens Area Office

Location:

511 Hwy 175 West, Athens, Henderson County,

Legal Description:

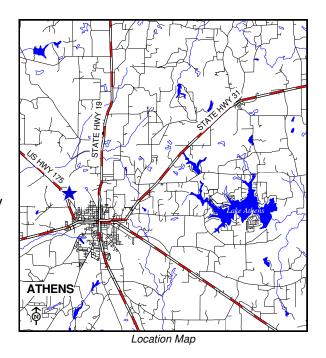
Thomas Parmer Svy A 782 Tract 18 of the JJ Richardson Addition Plant Records Henderson County **Deed Records**

Encumbrances

Physical:

Deed Restrictions: None Legal:

Easements: Utility



Appraisal Date:3/30/20	006 Acres: 5.00	Bldgs.:1 Bldg. Area:	5,113 sq.ft.
Sen. Dist.:3 Rep. Dis	t.: 0.01	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$585,000
Frontage:	Hwy 175 West	Total Market Value:	\$585,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Vacant, Office, Industrial,	Commercial
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DP\$	S Area Office

This is a new DPS site located in Athens on Hwy 175 West. It is improved with one building and infrastructure. Surrounding land use is vacant, office, industrial and commercial. The appraisal did not assign separate values to the land and buildings, but appraised the site as a whole.

The highest and best use is also the current use. GLO concurs with that determination.

Recommendation:

Austin District Office

Location:

9000 IH 35, Austin, Travis County, Texas

Legal Description:

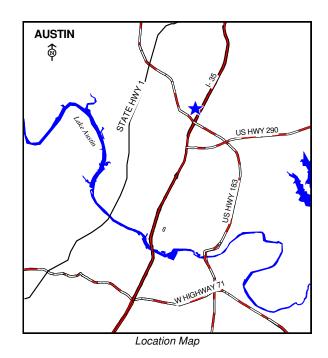
Volume 688 Page 459 Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 2/3/2006 Acres: 3.97	Bldgs.:1 Bldg. Area: 21,591 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 46 FAR: 0.18	Building Value: \$451,394
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Residential	Land Value: \$2,338,606
Frontage:IH 35 North	Total Market Value: \$2,790,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS District Office
Highest and Best Use:	Office Development
Agency Projected Use:	DPS District Office

DPS uses this site to accommodate the Austin District Office. It is located on the west side of IH 35 just south of Rundberg Lane, about 1.5 miles north of the intersection of IH 35 and US 183. Surrounding land uses are apartments, retail strip centers and residential tracts.

The northern 2.58 acres supports the primary facility, consisting of a building and surface parking. In previous reports, the sale of the 1.4 underutilized acres has been recommended. However, the sale of 1.4 acres would place a hardship on services such as communication, motor vehicle theft, and the crime lab. Relocation of the radio tower is not possible since a smaller radio tower would still be necessary due to the transmitter equipment. It is cost prohibitive for an office relocation in the Austin area.

Recommendation:

Austin Headquarters

Location:

5805 North Lamar Blvd, Austin, Travis County, Texas

Legal Description:

Volume 217 Page 465 Travis County Deed Records

Encumbrances

Physical: None

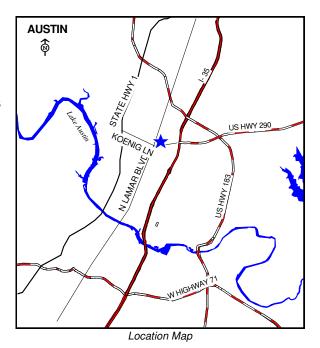
% in Floodplain: 0%

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...3/22/2006 **Acres:** 64.80 **Sen. Dist.:**14 **Rep. Dist.:**49 **FAR:** 0.24

Zoning:Unzoned



Bldgs.:23 Bldg. Area:	707,368 sq.ft.
Building Value:	\$24,200,000
Improvement Value:	\$0
Land Value:	\$13,700,000
Total Market Value:	\$37,900,000
.Electricity, Gas, Telephone, Was	tewater, Water
Residentia	al, Commercial

Frontage:North Lamar, Koenig LnTotal Market Value:\$37,900,000Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Residential, CommercialCurrent Use:DPS HeadquartersHighest and Best Use:DPS HeadquartersAgency Projected Use:DPS Headquarters

Slope:....Level

DPS uses this site for its state headquarters and training academy. It is located at the intersection of Koenig Ln and North Lamar Blvd. Surrounding land uses include residential and commercial tracts. The site is improved with 23 buildings and infrastructure.

The appraisal indicates highest and best use is office development to include the current use. The site has an ideal location but is being fully utilized as a headquarters.

Recommendation:

Austin Northwest Area Office

Location:

13730 Research Blvd (Hwy 183), Austin, Williamson County, Texas

Legal Description:

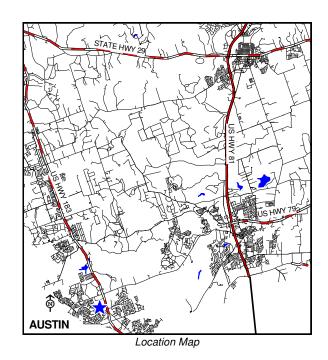
Lots 1 & 2 Blk A Anderson Mill East, Sec 2 Williamson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:1/31/2006 Acres:	4.68	Bldgs.:1 Bldg. Area:	10,206 sq.ft.
Sen. Dist.:5 Rep. Dist.:52 FAR:	0.05	Building Value:	\$505,450
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning: C	ommercial	Land Value:	\$1,064,550
Frontage:Research Blvd	d/Hwy 183	Total Market Value:	\$1,570,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Commercial, Office	e, Residential
Current Use:			DPS Office
Highest and Best Use:		Commercia	al/DPS Office
Agency Projected Use:			DPS Office

DPS purchased this site in September 1993, for use as a northwest Austin area office. It is located on the northwest corner of Research Blvd and Hymeadow Dr in the Anderson Mill area. There is one building and surface parking. The tract is in a prime growth area along the Hwy 183 corridor, considered a strong commercial area. Despite the economic downturn Austin has experienced, the area is desirable and considered active.

A portion of this site was recommended for sale on the 2005 Report to the Governor. The sell recommendation was not approved and GLO concurs with that decision.

Recommendation:

Babcock Driver License Office

Location:

1258 Babcock Rd, San Antonio, Bexar County, Texas

Legal Description:

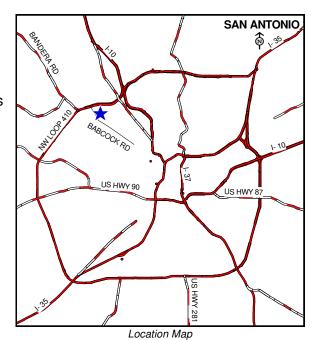
Volume 8200 Page 46 Bexar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/18/2006 Acres: 2.07	Bldgs.: 3,724 sq.ft.
Sen. Dist.: 26 Rep. Dist.: 116 FAR: 0.04	Building Value: \$0
% in Floodplain:0% Slope: Moderate	Improvement Value: \$0
Zoning:Residential	Land Value: \$76,000
Frontage:Babcock Rd, One Oak Rd	Total Market Value: \$76,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Office, Retail
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS currently uses this property for a driver license facility. It is located at the southeast corner of Babcock Rd and One Oak Rd. The general location is in the northwest sector inside Loop 410. There is one building constructed in 1981 in average condition with surface parking. Surrounding land use is residential, office and retail. The appraisal did not assign separate values to the land and buildings and valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The San Antonio economy is strong and is one of the fastest growing cities in the United States. The city has a highly diverse economy including major tourism, wholesale trade, finance, and research and development. With positive trends established by the population growth, employment rate and continued diversification, the area economy appears stable.

Recommendation:

Baytown Area Office

Location:

5420 Decker Dr, Baytown, Harris County, Texas

Legal Description:

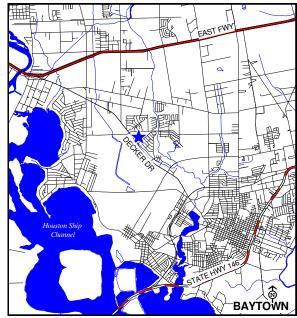
Tract 14E-1, Blk 27 Highland Farms, A 323, Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:1/30/2006 Acres:	2.94	Bldgs.:1 Bldg. Area:	6,248 sq.ft.
Sen. Dist.:15 Rep. Dist.:128 FAR:	0.02	Building Value:	\$432,700
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:l	Jnzoned	Land Value:	\$147,300
Frontage:De	ecker Dr	Total Market Value:	\$580,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:		Commercial, Vacant	, Residential
Current Use:			DPS Office
Highest and Best Use:			DPS Office
Agency Projected Use:			DPS Office

This is a relatively new DPS area office site in Baytown. The land was purchased in August 1999. The masonry/veneer building is considered to be average, meeting minimal requirements as a single tenant office. Surrounding land use is commercial, vacant and residential.

The appraisal indicates the highest and best use is to continue in the present use. In recent years, the subject neighborhood has enjoyed growth and development as infrastructure is being put in place. It is likely this trend will continue.

Recommendation:

Beaumont District Office

Location:

7200 Eastex Fwy/US 69, Beaumont, Jefferson County, Texas

Legal Description:

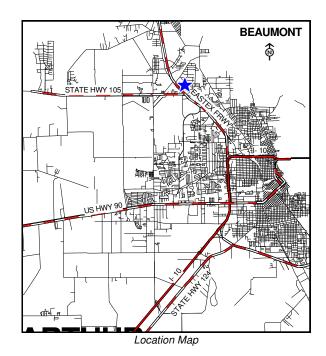
Volume 1520 Page 336 Jefferson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:2/22/20	006 Acres: 4.21	Bidgs.:3 Bidg. Area:	18,025 sq.ft.
Sen. Dist.:4 Rep. Dis	st.:22 FAR: 0.09	Building Value:	\$604,028
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	. \$615,972
Frontage:	Eastex Freeway/US 69	Total Market Value:	\$1,220,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Residential	, Commercial
Current Use:		DP	S Area Office
Highest and Best Use:			Office
Agency Projected Use:		DP	S Area Office

DPS uses this site in Beaumont as a district office. It is located on the Eastex Freeway in the northwest part of the city. The land is zoned general commercial and surrounded by residential, commercial and retail tracts. There are three buildings on the site.

The subject property has commercial influence due to its frontage on the Eastex Freeway. There are many commercial ventures and Parkdale Mall is just south of the site. The general outlook for Beaumont is strong. The deed contains a restriction that limits types of structures and grounds. Any changes require approval from the heirs of the previous owner. The appraisal indicates the highest and best use is to continue use as a DPS office. GLO agrees with that determination.

Recommendation:

Beeville Area Office

Location:

400 South Hillside Dr, Beeville, Bee County, Texas

Legal Description:

Volume 350 Page 446 Bee County Deed Records

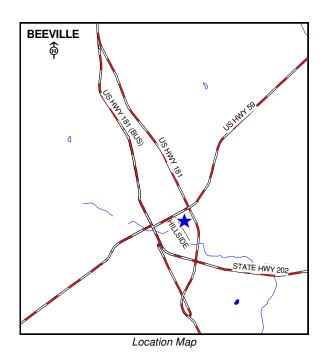
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/10/2006 Acres.

Easements: Utility



Appraisal Date:4/19/20	006 Acres: 1.39	Blags.: Blag. Area:	3,5/3 Sq.11.
Sen. Dist.:21 Rep. Dis	st.:35 FAR: 0.06	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Residential	Land Value:	\$137,000
Frontage:	Hillside Dr	Total Market Value:	\$137,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Office, Vacant, Medical	l, Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DP\$	Area Office

DPS uses this site for area offices. The property is zoned R-1 (single-family residential) and located on South Hillside Dr one block south of Hwy 59 on the eastern edge of Beeville. Surrounding land uses consist of a hospital, medical offices, medical supply offices, apartments, a county correctional facility, and vacant land. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The modest improvements and land value make it well suited to the current use. Beeville has enjoyed a modest growth in the past 10 years. Most employment is offered by the correctional facilities and the county.

Recommendation:

Big Spring Area Office

Location:

5725 West IH 20, Big Spring, Howard County, Texas

Legal Description:

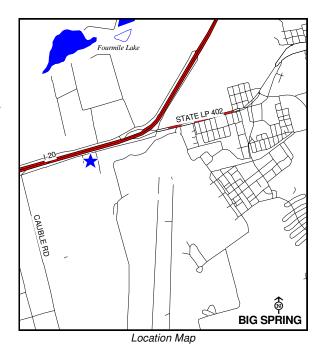
12.24 Acre Tract o/o of the NE/4 of Section 4, Block 33, T-1-S, T&P RR Company Survey, Howard County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/16/2006 Acres: 12	2.24 Bldgs.:2 Bldg. Area: 10	0,427 sq.ft.
Sen. Dist.:31 Rep. Dist.:85 FAR: 0	0.02 Building Value:	\$138,000
% in Floodplain:0% Slope:Le	Level Improvement Value:	\$0
Zoning:Unzo	oned Land Value:	\$32,000
Frontage:I	H 20 Total Market Value:	\$170,000
Utilities:	Electricity, Gas, Telephone, Wastewa	ater, Water
Surrounding Uses:	Agricultura	ıl, Industrial
Current Use:	DPS /	Area Office
Highest and Best Use:	DPS /	Area Office
Agency Projected Use:	DPS	Area office

DPS uses this site just outside of Big Spring as an area office. It is improved with two buildings and surface parking. The remaining acreage is used for storage and a shooting range. Surrounding land use is primarily agricultural and industrial. Partial acreage has been recommended to dispose of in the past, but GLO feels the entire site is being used by DPS.

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

Recommendation:

Borger Area Office

Location:

3249 Fairlanes Blvd, Borger, Hutchinson County, Texas

Legal Description:

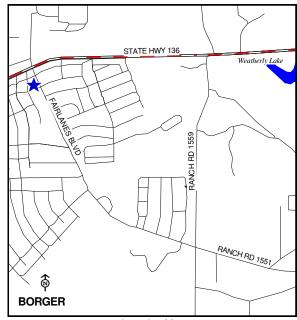
Volume 946 Page 215 Hutchinson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 2/28/2006 Acres: 1.72	Bldgs.: 2,780 sq.ft.
Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.04	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$104,000
Frontage:Fairlanes Blvd	Total Market Value: \$104,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS purchased this site in August 1999, for an area office in Borger. There is one building and surface parking. Surrounding land use is commercial and residential. The appraisal did not assign separate values to the buildings and land, the site was appraised as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The actual location of the site is Bunavista but the legal address indicates Borger. Borger is a small community with a stable economy. Little growth in the local economy is forecast.

Recommendation:

Brenham Area Office

Location:

US Hwy 290 South Loop, Brenham, Washington County, Texas

Legal Description:

Volume 264 Page 516 Washington County Deed Records

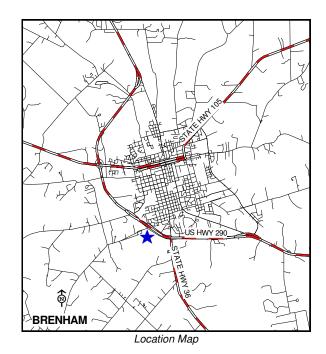
Encumbrances

Physical: Topography

Legal: Deed Restrictions: None

Appreciaal Date: 4/04/0006 Agree.

Easements: Utility



Appraisal Date:4/24/2006 Acres: 1.00	Bidgs.: 3,7/3 sq.ft.
Sen. Dist.: 18 Rep. Dist.: 13 FAR: 0.09	Building Value: \$0
% in Floodplain:0% Slope:Steep	Improvement Value: \$0
Zoning:Commercial	Land Value: \$128,000
Frontage:US Hwy 290 South Loop	Total Market Value: \$128,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial, Vacant, Industrial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Brenham as an area office. It is a modest facility located on Hwy 290 West. The site is improved with one building and surface parking. It is zoned Commercial which is in keeping with the improvements. Surrounding land use is residential, commercial, vacant and industrial. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue the present use. The subject is located in an area of Brenham where most of the development has been industrial. Demand for vacant commercial sites in the immediate area is considered stable to moderate.

Recommendation:

Brownfield Area Office

Location:

802 North Ballard St, Brownfield, Terry County, Texas

Legal Description:

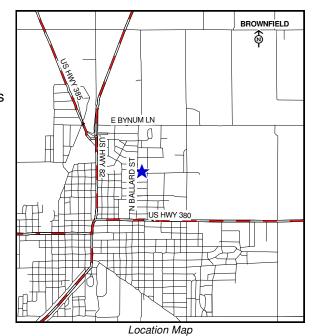
Volume 339 Page 799 Terry County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 2/28/2006 Acres: 1.21	Bldgs.: 6,300 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 85 FAR: 0.09	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$320,000
Frontage:North Ballard St, E. Felt St	Total Market Value: \$320,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Medical, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site as an area office. The property is zoned general commercial and located in the northeast section of Brownfield. Brownfield is approximately 40 miles southwest of Lubbock. The site improvements consist of one building and infrastructure. Surrounding land uses include multifamily residential, a regional medical center and vacant land. The appraiser valued the site as a whole and did not break down land and building values.

The highest and best use of the subject as improved is that of its present use. The primary influences on the area economy are agriculture, oil and gas production, Texas Tech University and medical facilities.

Recommendation:

Brownsville Area Office

Location:

2901 Paredes Line Rd, Brownsville, Cameron County, Texas

Legal Description:

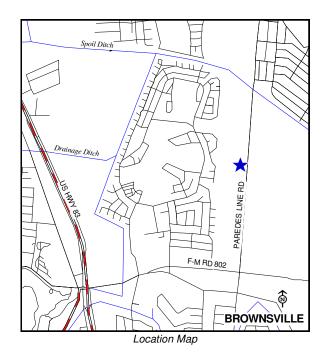
Cabinet 1 Slot 1700-B & 1701-A Map Records Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/4/20	006 Acres: 5.33	Bldgs.:2 Bldg. Area:	12,176 sq.ft.
Sen. Dist.:27 Rep. Dis	st.:38 FAR : 0.05	Building Value:	. \$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Commercial	Land Value:	\$925,000
Frontage:	Paredes Line Rd	Total Market Value:	. \$925,000
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:		Vacant, Residential, Recreationa	I, Commercial
Current Use:		DF	S Area Office
Highest and Best Use:		DF	PS Area Office
Agency Projected Use:		DF	PS Area Office

DPS purchased this site in February, 1999, for an area office in Brownsville. The site has street frontage on Paredes Line Rd, located about one-half mile north of FM 802. It is improved with two buildings and surface parking. Surrounding land uses are vacant, residential, recreational and commercial. The appraisal did not assign separate values to the land and buildings and valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Brownsville is a growing city at the southern tip of Texas. It is one of the most popular cities for tourism in the valley and is on the major route for Mexican imports into Texas.

Recommendation:

Brownwood Area Office

Location:

540 Commerce Sq, Brownwood, Brown County, Texas

Legal Description:

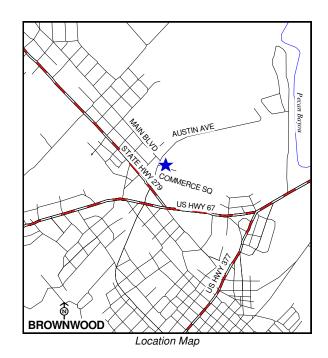
Volume 646 Page 26 Brown County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 2/27/2006 Acres: 0.8	3,075 sq.ft.
Sen. Dist.: 24 Rep. Dist.: 60 FAR: 0.0	9 Building Value: \$0
% in Floodplain:100% Slope:Lev	el Improvement Value: \$0
Zoning:Commerci	al Land Value: \$129,000
Frontage:Commerce S	Sq Total Market Value: \$129,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

The DPS uses this site in Brownwood as an area office. It is located on Commerce Sq in an older part of town. The site is improved with three buildings and surface parking. Surrounding land uses include residential and commercial tracts. The appraisal did not assign separate values to the land and buildings but was valued as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The site neighborhood has seen very limited growth or new construction within the past few years. There is an older shopping center just to the southeast of the site that has some unleased space. About one-and-a-half miles southeast is the location for a new Wal-Mart. The appraiser notes the entire site is located within flood zone A11, an overflow area of Pecan Bayou. The building itself is reported to be raised out of the flood area, but the entire site has been underwater as recently as 1996.

Recommendation:

Bryan District Office

Location:

1003 N. Earl Rudder/SH 6 Bypass, Bryan, Brazos County, Texas

Legal Description:

Volume 441 Page 401 Brazos County Deed Records

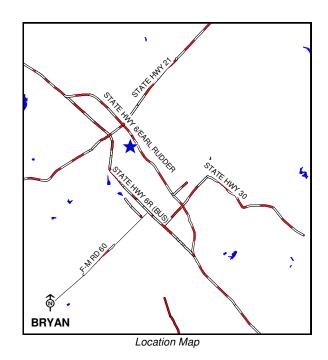
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/04/0006 Agree.

Easements: Utility



Sen. Dist.:5 Rep. Dist.:14 FAR:0.15Building Value:\$0% in Floodplain:.0%Slope:LevelImprovement Value:\$0Zoning:	Appraisal Date:4/24/2006 Acres: 2.00	Blags.:2 Blag. Area: 13,532 Sq.π.
Zoning: Office Land Value: \$798,000 Frontage: N. Earl Rudder/SH 6 Bypass, Long Rd Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Commercial, Residential, Vacant Current Use: DPS Area Office Highest and Best Use: \$798,000	Sen. Dist.: 5 Rep. Dist.: 14 FAR: 0.15	Building Value: \$0
Frontage: N. Earl Rudder/SH 6 Bypass, Long Rd Utilities:	% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Commercial, Residential, VacantCurrent Use:DPS Area OfficeHighest and Best Use:DPS Area Office	Zoning:Office	Land Value: \$798,000
Surrounding Uses: Commercial, Residential, Vacant Current Use: DPS Area Office Highest and Best Use: DPS Area Office	Frontage: N. Earl Rudder/SH 6 Bypass, Long Rd	Total Market Value: \$798,000
Current Use: DPS Area Office Highest and Best Use: DPS Area Office	Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Highest and Best Use:DPS Area Office	Surrounding Uses:	Commercial, Residential, Vacant
	Current Use:	DPS Area Office
Agency Projected Use:DPS Area Office	Highest and Best Use:	DPS Area Office
	Agency Projected Use:	DPS Area Office

0.00

DPS uses this site for area offices. It is located on N. Earl Rudder Fwy about one-half mile north of SH 6 Bypass western frontage road and FM 158. It is improved with two buildings and surface parking. Surrounding land use is vacant, commercial, and residential. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The Bryan/College Station area has enjoyed substantial growth in the past years. Much of the retail development is happening on Texas Ave, located southwest of the site.

Recommendation:

Canton/Van Zandt Area Office

Location:

1601 North Trade Days Blvd, Canton, Van Zandt County, Texas

Legal Description:

Volume 695 Page 842 Van Zandt County Deed Records

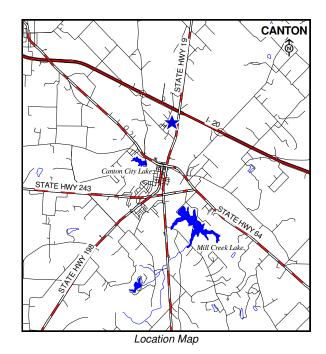
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/01/0006 Agree.

Easements: Utility, ROW



Appraisai Date:4/21/20	006 Acres: 2.00	Blags.: Blag. Area:	2,328 sq.11.
Sen. Dist.:2 Rep. Dis	t.:2 FAR: 0.03	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$194,000
Frontage:	North Trade Days Blvd	Total Market Value:	\$194,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Vacant, Commercial	l, Agricultural
Current Use:		DPS	S Area Office
Highest and Best Use:		DP\$	S Area Office
Agency Projected Use:		DP9	S Area Office

0.00

DPS currently uses this site in Canton as a area office. The site has frontage on SH 19 just northeast of the city. All utilities are provided by the city. Surrounding land use is vacant commercial on the north and west, agricultural/pastureland on the east, and on the south is a bank. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The highest and best use for this site is to continue in the present use. The immediate area along SH 19 has changed very little in the past few years. Most growth is occurring near the intersections of IH 20 and SH 19 and Hwy 243 and SH 19.

Recommendation:

Capitol Complex Area Office - Old American Legion Building

Location:

1500 North Congress Ave, Austin, Travis County, Texas

Legal Description:

Volume 3195 Page 285 Travis County Deed Records

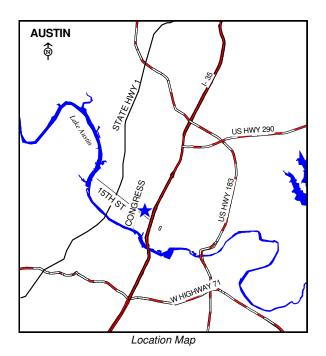
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 1/06/0006 Aprec.

Easements: Utility



Appraisal Date:1/26/20	006 Acres: 1.63	Blags.: Blag. Area:	11,382 sq.tt.
Sen. Dist.:14 Rep. Dis	st.:49 FAR: 0.16	Building Value:	. \$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Residential	Land Value:	. \$4,360,000
Frontage:	Congress Ave, 15th St	Total Market Value:	\$4,360,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:			Governmental
Current Use:		State 0	Office/Parking
Highest and Best Use:		State 0	Office/Parking
Agency Projected Use:		State 0	Office/Parking

The Department of Public Safety uses this site as its Capitol Complex Area Office and parking. It is improved with one building and some surface parking. The surrounding land use is governmental in nature and it is located inside the Capitol Complex. The appraiser valued this tract as a whole and did not give individual values for land and buildings.

The appraisal indicates the highest and best use for this tract is continued use as a DPS office. In light of the Capitol Complex development plan, GLO recommends the use remain as a DPS office, until a more intense governmental use is needed.

Recommendation:

Retain for agency operations.

Center Area Office

Location:

1281 Southview Circle, Center, Shelby County, Texas

Legal Description:

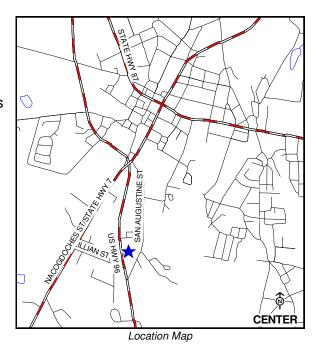
Jesse Amason Survey, A-10, Shelby County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/17/2006 Acres: 3.17	Bldgs.:3 Bldg. Area: 8,165 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 9 FAR: 0.06	Building Value: \$0
% in Floodplain:0% Slope:Leve	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$108,000
Frontage:Southview Circle	Total Market Value: \$108,000
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

The DPS uses this site in Center as an area office. It is located on Hwy 96 South. Center is about 30 miles east of Nacogdoches and 20 miles west of the Louisiana state line. The office building was remodeled in 1998. The equipment storage building and the wash/grease rack are in poor condition and do not contribute to the improved value. Surrounding land use is residential and commercial. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The overall real estate market in the area is considered stable.

Recommendation:

Childress Weight Station

Location:

South side of Hwy 287 west of Childress, Childress, Childress County, Texas

Legal Description:

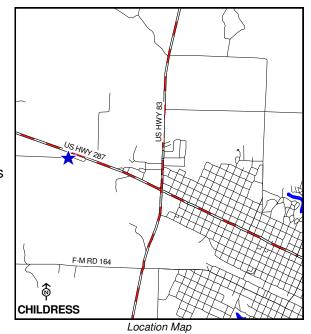
Volume 195 Page 118 Childress County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date: 4/12/2006 Acres: 2.00	Bldgs.:
Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.01	Building Value: \$8,084
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$4,000
Frontage:Hwy 287	Total Market Value: \$12,084
Utilities:	Electricity, Gas, Water, Septic Tank
Surrounding Uses:	Agricultural, Residential
Current Use:	Weight Station
Highest and Best Use:	Weight Station
Agency Projected Use:	Weight Station

DPS uses this site just west of the city limits of Childress as a weight station for trucking. It is located on the south side of Hwy 287 and improved with one small building. Surrounding land use is agriculture and residential.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed reversion clause. The clause restricts the use for State purposes only.

Recommendation:

Clarendon Area Office

Location:

723 West 2nd St/Hwy 287, Clarendon, Donley County, Texas

Legal Description:

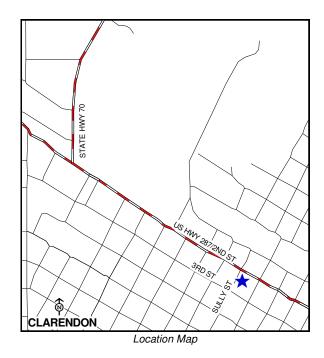
Volume 15 Page 386 Donley County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/29/20	06 Acres: 0.75	Bldgs.:1 Bldg. Area:	2,967 sq.ft.
Sen. Dist.:28 Rep. Dist	.:88 FAR: 0.09	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$114,000
Frontage:	West 2nd St/Hwy 287	Total Market Value:	\$114,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Commercial	, Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

DPS currently uses this site to accommodate an area office. The property is located in northwest Clarendon on West 2nd St which intersects Hwy 287. It is improved with a one-story masonry building and surface parking. Surrounding land use is commercial on the north, west and east, and residential to the south. The appraisal did not assign separate values to the buildings and land but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Clarendon is a small city in the northern panhandle with a relatively stable economy. There has been a slight decrease in population due to a decrease in farming interests.

Recommendation:

Cleburne Area Office

Location:

600 West Kilpatrick, Cleburne, Johnson County, Texas

Legal Description:

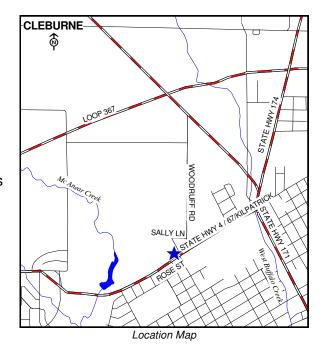
Volume 480 Page 751 Johnson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/27/2006 Acres	s: 1.83	Bldgs.:1 Bldg. Area:	7,261 sq.ft.
Sen. Dist.:58 F	AR: 0.10	Building Value:	\$0
% in Floodplain: 0% Slope	:Level	Improvement Value:	\$0
Zoning:	Office	Land Value:	\$400,000
Frontage:	Nest Kilpatrick	Total Market Value:	\$400,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Commercial, Reside	ntial, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site in Cleburne as an area office. It is located on West Kilpatrick St in the northwest part of the city. The site is improved with a brick and masonry structure in good condition. The original building was remodeled in May, 2000. Surrounding land use is commercial, residential and vacant. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The growth trend is occurring along the SH 67 Bypass around the north edge of Cleburne, especially near the intersection of SH 67 Bypass and SH 171. The tract itself is located in an older residential section and little growth is occurring.

Recommendation:

Columbus Area Office

Location:

3229 Columbus Loop, Columbus, Colorado County, Texas

Legal Description:

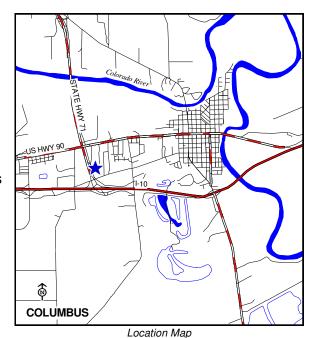
Volume 194 Page 145 Colorado County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/12/2006 Acres: 1.50	Bldgs.:2 Bldg. Area: 4,878 sq.ft.
Sen. Dist.: 18 Rep. Dist.: 17 FAR: 0.01	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$410,000
Frontage:Columbus Loop	Total Market Value: \$410,000
Utilities:	Electricity, Gas, Water
Surrounding Uses:	Residential, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

This DPS site is located one mile west of Columbus on Columbus Loop in Colorado County. It is located 72 miles west of the Houston Downtown Business District and one mile west of downtown Columbus. It is improved with an office and one small storage unit. Surrounding land uses include vacant and residential tracts. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is in concert with the current development. This is a newer neighborhood being established in Columbus, having been recently annexed. Some signs of new growth are occurring and the area is generally in a stabilized state. The neighborhood has good access to the Columbus central business district and the major arteries of Columbus.

Recommendation:

Conroe Area Office

Location:

804 IH 45 South, Conroe, Montgomery County, Texas

Legal Description:

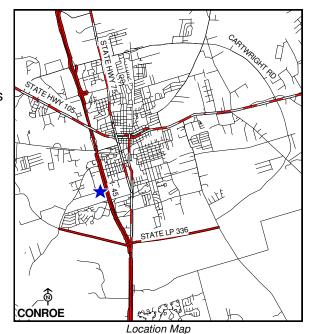
Volume 942 Page 762 Montgomery County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/25/2006 Acres:	1.31	Bidgs.:3 Bidg. Area:	8,856 sq.ft.
Sen. Dist.:16 FAF	R: 0.16	Building Value:	\$0
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$492,000
Frontage:	IH 45	Total Market Value:	\$492,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:		Vacant, Commercial,	, Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site in Conroe as the Highway Patrol and Area Office. The property is located on the IH 45 access road in the southwestern section of Conroe. It is improved with three buildings and parking. Surrounding land uses include vacant land, commercial and residential sites. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue the present use. The tract has commercial influence due to the frontage location. The area is enjoying growth in both population and construction since it is within commuting distance from Houston MSA.

Recommendation:

Conroe District Office

Location:

2 Hilbig Rd, Conroe, Montgomery County, Texas

Legal Description:

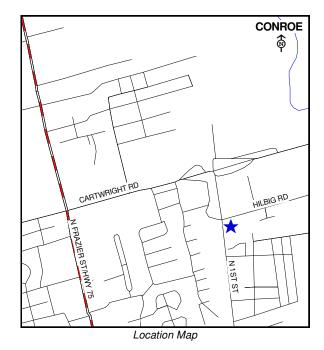
File No. 326-01-1116, Montgomery County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:4/25/200	6 Acres: 5.00	Bldgs.:1 Bldg. Area:	14,000 sq.ft.
Sen. Dist.:3 Rep. Dist.	:16 FAR: 0.06	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$1,050,000
Frontage:	Hilbig Rd	Total Market Value:	\$1,050,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Industrial, Governmenta	al, Commercial
Current Use:		DPS	S District Office
Highest and Best Use:		DPS	District Office
Agency Projected Use:		DPS	District Office

DPS is currently using this site located in north Conroe as a district office. It is improved with one building and surface parking. Surrounding land use is light industrial/commercial to the north and west, county law enforcement buildings to the east, and county governmental buildings to the south. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. This site is deed restricted to DPS office use only. Should this use cease the site will revert to grantor. The general outlook for the Conroe economy is strong. It is located within commuting distance from the Houston business market and has commercial influence due to its location.

Recommendation:

Corpus Christi Regional Office

Location:

1922 South Padre Island Dr/SH 358, Corpus Christi, Nueces County, Texas

Legal Description:

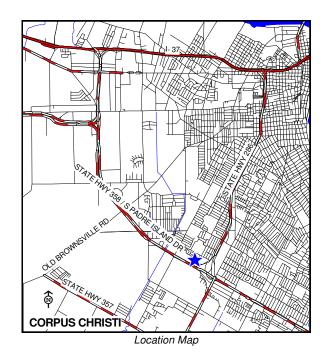
Volume 1460 Page 1092 Nueces County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/10/2006 Acres: 5.00	Bldgs.: 7 Bldg. Area: 42,000 sq.ft.
Sen. Dist.:20 Rep. Dist.:33 FAR: 0.19	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Office	Land Value: \$2,325,000
Frontage:South Padre Island Dr/SH 358	Total Market Value: \$2,325,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Office, Commercial
Current Use:	DPS Regional Office
Highest and Best Use:	DPS Regional Office
Agency Projected Use:	DPS Regional Office

DPS uses this site in Corpus Christi as a regional office. It is located on South Padre Island Dr/SH 358. This is a large site improved with seven buildings and surface parking. Surrounding land use consists of offices, car dealership, retail/warehouse, a shopping center, restaurants, theaters and a Wal-Mart. The appraiser valued the property as a whole and did not break down building and land values.

The appraisal indicates the highest and best use is to continue in the present use. The real estate market in Corpus Christi is good and the demand for office space in the subject area is strong. However, the property is improved with facilities that meet the needs of the DPS, including storage buildings and a helicopter hanger. The present use is appropriate.

Recommendation:

Corsicana Area Office

Location:

3030 Hwy 287, Corsicana, Navarro County, Texas

Legal Description:

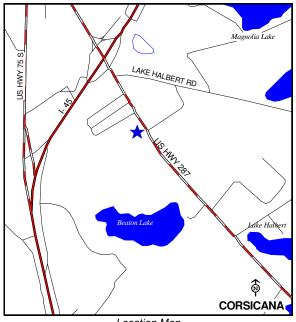
Volume 657 Page 235 Navarro County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



L	.ocai	tion i	M	lap

Appraisal Date: 4/18/2006 Acres: 2.00	Bldgs.: 4,792 sq.ft.
Sen. Dist.: 22 Rep. Dist.: 8 FAR: 0.06	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Commercial	Land Value: \$234,000
Frontage:Hwy 287, IH 45	Total Market Value: \$234,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site located in Corsicana for area offices. The tract is zoned commercial and located near the southern city limits at the intersection of Hwy 287 and IH 45. It is improved with one building. Surrounding land use is primarily commercial with established businesses. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Commercial development is occurring to the east and west of the site.

Recommendation:

1 E00 og ft

Texas General Land Office

Crosbyton Area Office

Location:

215 South Berkshire Ave, Crosbyton, Crosby County, Texas

Legal Description:

Volume 160 Page 71 Crosby County Deed Records

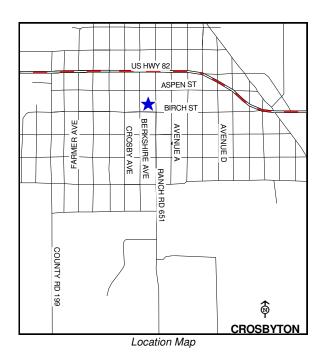
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/0/0006 Agrees

Easements: Utility



Appraisai Date:3/2/20	0.32 U.32	Blags.: Blag. Area:	1,500 sq.π.
Sen. Dist.:28 Rep. Dis	t.:85 FAR: 0.11	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$42,000
Frontage:	South Berkshire Ave	Total Market Value:	\$42,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:			.Commercial
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DP\$	Area Office

0.00

DPS uses this site for area offices in Crosbyton. It is a small site located on South Berkshire and improved with one building and surface parking. Surrounding land use is commercial. The appraisal did not assign a separate value to the buildings and land but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. It is considered 100% developed and valuable to the community.

Recommendation:

Decatur Area Office

Location:

2000 South Trinity Dr, Decatur, Wise County, Texas

Legal Description:

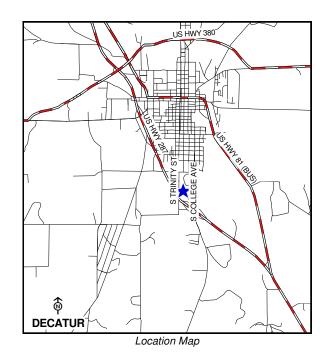
Volume 407 Page 598 Wise County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/20/200	6 Acres: 1.50	Bldgs.:1 Bldg. Area:	7,310 sq.ft.
Sen. Dist.:30 Rep. Dist.	:61 FAR: 0.11	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$608,000
Frontage:	South Trinity Dr	Total Market Value:	\$608,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Commercial, Vacant	t, Residential
Current Use:		DPS	S Area Office
Highest and Best Use:		DP8	S Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site in Decatur as an area office. It is located on South Trinity Dr in the southern part of the city. It is improved with one building. Surrounding land use is commercial, residential and vacant. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Decatur experiences a slow commercial development pattern along the Hwy 81/SH 287 corridor.

Recommendation:

Del Rio Area Office

Location:

2012 Veterans Blvd/Hwy 90, Del Rio, Val Verde County, Texas

Legal Description:

Svy N 1 A 1040 Blk 4 I&GN Railroad Company Val Verde County Deed Records

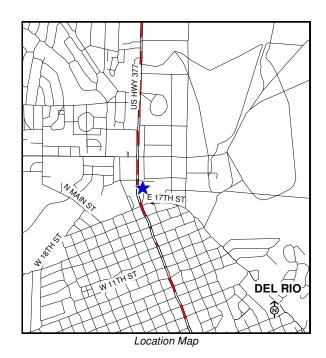
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/07/0006 Agree.

Easements: Utility



Appraisai Date:4/27/20	06 Acres: 4.00	Blags.:	16,802 Sq.1t.
Sen. Dist.:19 Rep. Dist	t.:74 FAR : 0.10	Building Value:	. \$0
% in Floodplain:0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	. \$1,475,000
Frontage:	Veterans Blvd/Hwy 90	Total Market Value:	. \$1,475,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:			Commercial
Current Use:		DP	S Area Office
Highest and Best Use:		DF	S Area Office
Agency Projected Use:		DF	S Area Office

1 00

The DPS uses this site in Del Rio as an area office. The property was transferred to DPS by TxDOT in 1995. The existing improvements consist of an office building and storage building. Surrounding land use is primarily commercial. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use as improved is a DPS area office. No new growth or land use changes have occurred in the subject's immediate area. Some new development is occurring further north however. Any future growth is anticipated to be retail and/or commercial in nature.

Recommendation:

Denton Area Office

Location:

820 East Loop 288, Denton, Denton County, Texas

Legal Description:

Volume 786 Page 903 Denton County Deed Records

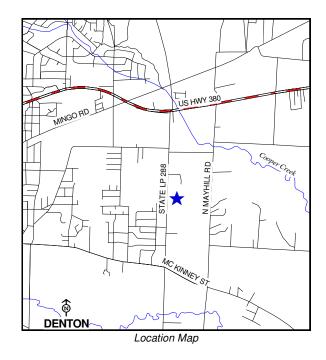
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 4/00/0006 Aprec.

Easements: Utility



Appraisal Date:4/20/20	006 Acres: 1.57	Bidgs.: Bidg. Area:	8,346 Sq.11.
Sen. Dist.:30 Rep. Dis	st.:64 FAR: 0.11	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Civic	Land Value:	\$523,000
Frontage:	East Loop 288	Total Market Value:	\$523,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Residential, Agricult	ural, Medical
Current Use:		DPS	S Area Office
Highest and Best Use:		DP8	S Area Office
Agency Projected Use:		DP9	S Area Office

DPS uses this site for area offices in Denton. It is located seven miles west of IH 35 in the eastern part of the city on East Loop 288. It is improved with one building and parking. Surrounding land use is vacant agricultural, residential and medical. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. In recent years, the Denton area has experienced growth. The area between Fort Worth and Denton is continuing to grow in the Alliance Airport area and the Texas Motor Speedway area. Development is occurring along the east and south side of the city. In the past this area has tended to be vacant and agricultural in nature. However, the area is now undergoing a shift and speculative commercial investment is predicted.

Recommendation:

Dumas Area Office

Location:

817 South Bliss Ave, Dumas, Moore County, Texas

Legal Description:

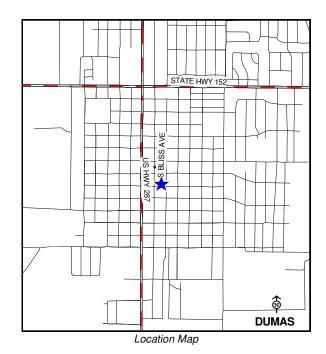
Volume 291 Page 623 Moore County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/1/20	06 Acres: 0.52	Bldgs.:1 Bldg. Area:	4,000 sq.ft.
Sen. Dist.:31 Rep. Dist	t.: 87 FAR: 0.15	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$129,000
Frontage:	South Bliss Avenue	Total Market Value:	\$129,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Commercial	, Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site in Dumas as an area office. The property is zoned commercial and located on South Bliss Ave. It is improved with one office building. Surrounding land use is commercial and residential. The appraisal did not assign separate values to the land and buildings but was appraised as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The Dumas economy is based on agriculture with some income from the oil and gas industry.

Recommendation:

Eagle Pass Area Office

Location:

32 Foster Maldonado Blvd, Eagle Pass, Maverick County, Texas

Legal Description:

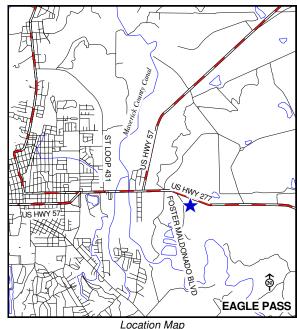
Vol 429 Pg 336 Maverick County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location wap

Appraisal Date: 4/25/2006 Acres: 5.00	Bldgs.: Bldg. Area: 8,352 sq.ft.
Sen. Dist.: 19 Rep. Dist.: 80 FAR: 0.04	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$696,000
Frontage:Foster Maldonado Blvd	Total Market Value: \$696,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Medical, Vacant, Office, School
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

The DPS uses this site as an area office. It is located on five acres on Foster Maldonado Blvd on the east side of Eagle Pass. The improvements were constructed in 1999 and consist of one building, landscaping and parking. Surrounding land use is medical, vacant, office and school. The appraisal did not assign separate values to the land and buildings, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Eagle Pass is enjoying a modest growth trend and the real estate market is active.

Recommendation:

Eastland Area Office

Location:

1002 Lago Vista Blvd, Eastland, Eastland County, Texas

Legal Description:

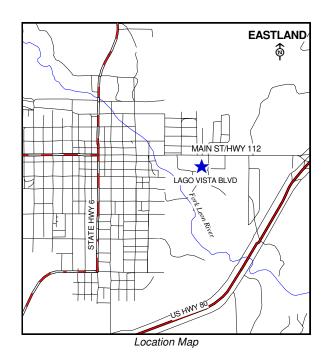
Volume 1813 Page 204 Eastland County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:5/9/2006	Acres: 1.48	Bldgs.:1 Bldg. Area:	4,377 sq.ft.
Sen. Dist.:24 Rep. Dist.:	60 FAR: 0.01	Building Value:	. \$250,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	. \$25,000
Frontage:	Lago Vista Blvd	Total Market Value:	. \$275,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Commercial, Vacar	nt, Residential
Current Use:		DP	S Area Office
Highest and Best Use:		DF	S Area Office
Agency Projected Use:		DF	S Area Office

DPS uses this site for an area office. Since the time of last reporting, a building has been erected with site improvements. The site was occupied in May 2002. Surrounding land use is commercial, residential and vacant tracts.

The appraisal indicates the highest and best use is the current use. Eastland County is in central Texas. The area economy is predominately agriculture supplemented by light manufacturing, and oil and gas production. Commercial growth in Eastland has been stable to slow over the past five years. Eastland has no zoning ordinances in place.

Recommendation:

El Paso Gateway Driver License Office

Location:

7300 Gateway Blvd East, El Paso, El Paso County, Texas

Legal Description:

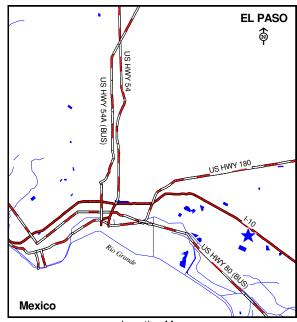
Volume 190 Page 191 El Paso County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: ROW



Location Map

Appraisal Date: 1/19/2006 Acres: 1.27	Bldgs.:
Sen. Dist.: 29 Rep. Dist.: 76 FAR: 0.17	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$390,000
Frontage:Gateway Blvd East, Winslow Rd	Total Market Value: \$390,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site as a drivers license facility. It is located in eastern El Paso on Gateway Blvd East, an access road to IH 10. It is zoned commercial and surrounded by multi-family and commercial tracts. This site was presented on the 2001 Governor's Report, but omitted from the 2005 Governor's Report. The appraisal indicates the building is now a poor quality and outdated, functionally obsolete. It is felt the land is more valuable as vacant, and could be developed for office or multi-family. Only half of the building is useable for office space, and this space would be considered sub-standard for any private use. DPS is utilizing the site as office space. Due to lack of funding to develop an alternative site, GLO feels the site is serving a purpose and should be continued for agency operations. If funding could be allocated, GLO would then recommend this site be sold.

Recommendation:

Retain for continued agency operations. If funding can be secured for an alternative site, GLO would recommend sale of this tract.

El Paso Northwestern Driver License Office

Location:

1854 Northwestern Dr, El Paso, El Paso County, Texas

Legal Description:

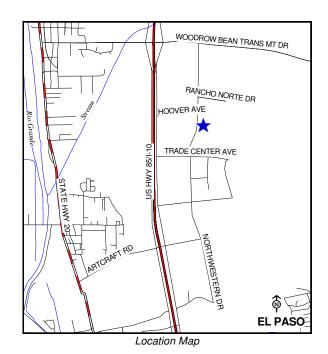
Volume 64 Page 7 Plat Record El Paso County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:1/20/2006 Acres: 3	.00 E	Bldgs.:1 Bldg. Area:	3,838 sq.ft.
Sen. Dist.: 29 Rep. Dist.: 78 FAR: 0	.03 E	Building Value:	\$335,000
% in Floodplain:0% Slope:Le	vel li	Improvement Value:	\$0
Zoning:Indust	rial L	Land Value:	\$325,000
Frontage:Northwestern	Dr T	Total Market Value:	\$660,000
Utilities:	E	Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:Industrial, Vacant, Residential			
Current Use: DPS Office			
Highest and Best Use:Office/Industrial Development			
Agency Projected Use:			.DPS Office

DPS uses this site on Northwestern Dr to accommodate a driver license office. This is a relatively new site with a one-story masonry building and surface parking. Surrounding land uses are industrial, vacant and residential sites.

The appraisal indicates the highest and best use is to continue in the present use. The subject is located in an industrial area known as the Northwest Corporate Center. Development in the area has occurred over the past 10 years and vacant land is still available. Access to the area is good via IH 10.

Recommendation:

El Paso Scott Simpson District Office

Location:

11612 Scott Simpson Dr, El Paso, El Paso County, Texas

Legal Description:

Volume 59 Page 28 Plat Records El Paso County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:1/19/20	006 Acres: 3.00	Bldgs.:2 Bldg. Area:	27,959 sq.ft.
Sen. Dist.:29 Rep. Dis	t.: 75 FAR: 0.21	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$1,875,000
Frontage:	Scott Simpson Dr	Total Market Value:	\$1,875,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Resid	lential, Medical
Current Use:			DPS Office
Highest and Best Use:		Offic	e Development
Agency Projected Use:			DPS Office

DPS uses this site for local district offices. The property is zoned commercial and located on Scott Simpson Drive, about 2.5 miles north of IH 10 in El Paso. It is improved with two buildings and infrastructure. Surrounding land uses include single and multi-family residential sites, medical offices and a nursing home. The site is appraised as a whole and the buildings and land are not divided.

The highest and best use for this tract is to continue the present use.

Recommendation:

Florence Training Site

Location:

CR 240, Florence, Williamson County, Texas

Legal Description:

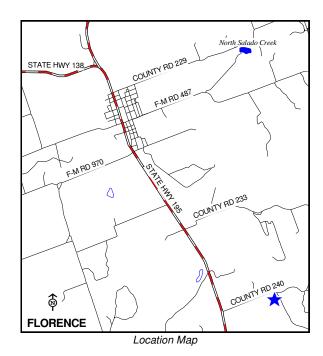
Volume 2731 Page 306 Williamson County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/23/2006 Acres: 1,009.60	Bldgs.: 27,137 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 20 FAR: 0.01	Building Value: \$3,800,000
% in Floodplain: 10% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$3,000,000
Frontage:CR 240	Total Market Value: \$6,800,000
Utilities:	Electricity, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	Firing Range/Training Area
Highest and Best Use:	Firing Range/Training Area
Agency Projected Use:	Firing Range/Training Area

DPS purchased this site in May 1995, for development as a training academy. It is located on CR 240, three miles south of Florence. Since the time of last reporting, DPS has built six buildings for training purposes. The site is also used as a firing range. Portions of the tract are in the Edwards Aquifer Recharge Zone which limits building areas. Surrounding land use is agricultural and rural residential.

The appraisal indicates the highest and best use is agricultural or for future development.

Recommendation:

Fort Stockton Area Office

Location:

2302 W. Dickinson Blvd/US 290, Ft. Stockton, Pecos County, Texas

Legal Description:

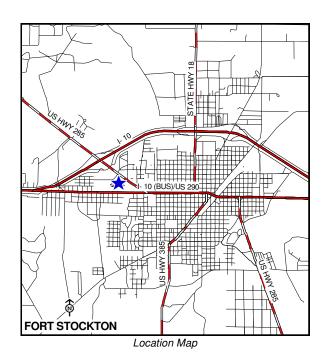
Volume 633 Page 613 Pecos County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/28/2006 Acres: 6.61	Bldgs.: 6,858 sq.ft.
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.02	Building Value: \$0
% in Floodplain:0% Slope: Moderate	Improvement Value:\$0
Zoning:Commercial	Land Value: \$385,000
Frontage:W. Dickinson Blvd/US 290	Total Market Value: \$385,000
Utilities:	Electricity, Gas, Telephone, Wastewater
Surrounding Uses:	Commercial, Vacant, Governmental
Current Use:	DPS Area Office
Highest and Best Use:	Speculative Investment for Future Development
Agency Projected Use:	DPS Area Office

DPS uses this site in Fort Stockton as an area office for issuing drivers licenses and a state troopers office. It is located on W. Dickinson Blvd approximately 0.2 mile west of US 285 and 290. The site is improved with one building and surface parking. Surrounding land uses include a Ford dealership to the east, vacant land and the USDA office building to the west. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. GLO agrees with this determination regarding the 2.07 acres that are being used for agency operations. GLO feels that the 4.54 is underutilized and should be leased or sold. DPS has indicated they have future plans for development of this underutilized tract.

Recommendation:

Retain for continued agency operations. As funds permit, develop the underutilized 4.54 acres.

GLO ID#: 1807

Texas General Land Office

Fort Worth Driver License Office

Location:

6413 Woodway St, Fort Worth, Tarrant County, Texas

Legal Description:

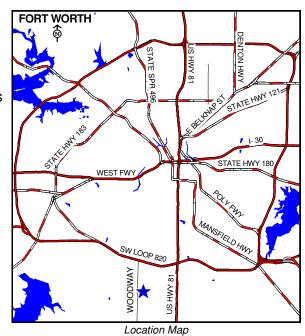
Volume 388-54 Page 5 Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 4/27/2006 Acres: 0.93	Bldgs.: 5,942 sq.ft.
Sen. Dist.: 10 Rep. Dist.: 96 FAR: 0.14	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Civic	Land Value: \$513,000
Frontage:Woodway St	Total Market Value: \$513,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Drivers License Office
Highest and Best Use:	DPS Drivers License Office
Agency Projected Use:	DPS Drivers License Office

DPS uses this site in Fort Worth as a driver license office. It is located in the south part of the city on Woodway St. The building improvement is a one-story masonry structure with surface parking. A recent remodeling project more than doubled the square footage of the building since the time of last reporting. Surrounding land use is residential and commercial. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Deed restrictions are in place disallowing any use other than a community facility. Southwest Fort Worth is continuing to experience growth. The subject property is not directly in this growth pattern.

Recommendation:

Galveston Driver License Office

Location:

6712 Broadway St, Galveston, Galveston County, Texas

Legal Description:

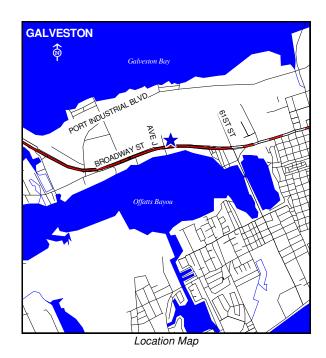
Volume 2667 Page 324 Galveston County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/20/2006 Acres: 0.34	Bldgs.: 1,992 sq.ft.
Sen. Dist.:11 Rep. Dist.:23 FAR: 0.14	Building Value: \$0
% in Floodplain:100% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$105,000
Frontage:Broadway St	Total Market Value: \$105,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Industrial
Current Use:	DPS Office
Highest and Best Use:	DPS Office
Agency Projected Use:	DPS Office

DPS uses this site for a driver license office. It is located on Broadway St in the southern part of the city. Improvements consist of one building and surface parking. Surrounded by storage and distribution warehouses, small commercial operations and port-related heavy industry, this site has a good location for commercial use. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The Galveston Island area has experienced stable market conditions in the recent past. The primary growth in Galveston is in the Strand District which is near the Galveston port, and the West Beach area. Overall, the outlook for the market is continued growth.

Recommendation:

Garland Regional Office

Location:

350 West IH 30, Garland, Dallas County, Texas

Legal Description:

Volume 82108 Page 3043 Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 0/00/0006 Aprec.

Easements: Utility



Appraisai Date:2/23/20	006 Acres: 6.8/	Blags.:4 Blag. Area:	55,419 sq.tt.
Sen. Dist.:2 Rep. Dis	t.:113 FAR: 0.19	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$2,750,000
Frontage:	IH 30, Aldwick Dr	Total Market Value:	\$2,750,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Vaca	nt, Commercial
Current Use:		Dl	PS Area Office
Highest and Best Use:		Offic	e Development
Agency Projected Use:		D	PS Area Office

DPS uses this site in Garland as a regional office. It is located on the east side of the city at the intersection of IH 30 and IH 635 interchange. There are four buildings and surface parking. The surrounding land use is vacant and commercial sites.

The appraisal indicates the highest and best use is to continue in the present use. The appraiser valued the property as a whole and did not separate the building and land value. Garland is within the metropolitan statistical area of Dallas, located 14 miles northeast of Dallas. These smaller cities are enjoying the growth overflow from the Dallas MSA. The land value has almost doubled since the time of last reporting. The configuration of the improvements in relation to the land make it difficult for further development since the main building is in the center of the tract.

Recommendation:

General McMullen Driver License Office

Location:

1817 General McMullen Dr, San Antonio, Bexar County, Texas

Legal Description:

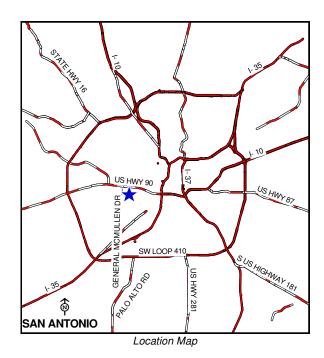
Volume 1167 Page 819 Bexar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/18/2006 Acres: 1.51	Bldgs.: 1 Bldg. Area: 4,546 sq.ft.
Sen. Dist.: 26 Rep. Dist.: 124 FAR: 0.07	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$455,000
Frontage:General McMullen Dr, Weir Ave	Total Market Value: \$455,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Office, Commercial, Residential, Vacant
Current Use:	DPS Office
Highest and Best Use:	Office Development
Agency Projected Use:	DPS Office

DPS uses this site for a driver's license facility. It is located on General McMullen Dr, a quarter mile south of Hwy 90 in the southwest section of San Antonio. Improved with one building and parking, the surrounding land use is office, commercial, residential and vacant. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. This area of San Antonio is older in nature and is dominated by U. S. Air Force bases. The neighborhood is 100% built up with little vacant land for development. The area is anticipated to remain stable.

Recommendation:

Gilmer Area Office

Location:

713 SH 155 North, Gilmer, Upshur County, Texas

Legal Description:

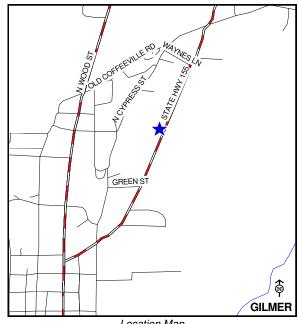
Volume 392 Page 38 Upshur County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:4/13/20	006 Acres: 3.75	Bldgs.:1 Bldg. Area:	3,693 sq.ft.
Sen. Dist.:1 Rep. Dis	st.:5 FAR: 0.03	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$264,000
Frontage:	SH 155 North	Total Market Value:	\$264,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Vacant	, Agricultural
Current Use:		DPS	Area Office
Highest and Best Use:		DP\$	S Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site located in Gilmer for area offices. The property is zoned B-1 Local Business District. It is improved with one building and parking. Surrounding land uses are vacant and agricultural tracts. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Commercial market activity in Gilmer has increased, mostly along the north and south corridor of SH 271. The immediate area along SH 155 has changed very little in the past few years. The subject site has adequate acreage if expansion is needed in the future.

Recommendation:

Glidden Radio Tower Site

Location:

Three miles southwest of Glidden, Glidden, Colorado County, Texas

Legal Description:

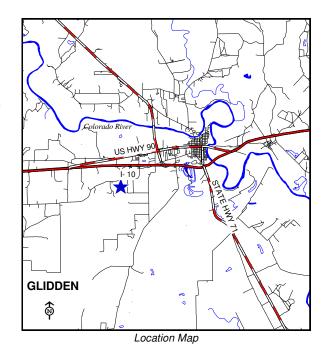
Robert Cunningham Survey, A 16 Colorado County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/12/2006 Acres: 1.80	Bldgs.: 0 Bldg. Area: 0 sq.tt.
Sen. Dist.: 18 Rep. Dist.: 17 FAR: 0.0	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$18,000
Frontage:Rabbit Rd	Total Market Value: \$18,000
Utilities:	None
Surrounding Uses:	Recreational, Residential
Current Use:	Radio Tower Site
Highest and Best Use:	Rural Residential and Recreation
Agency Projected Use:	Radio Tower Site

This is a new site purchased for a tower repeater site. It has not previously been evaluated. It is located on the north side of Rabbit Rd just east of Dee Allen Rd and about three miles southwest of the community of Glidden, a very remote area. It is unimproved.

The appraisal indicates the highest and best use would be for future residential or recreational use. But the current use is appropriate as well.

Recommendation:

Harlingen Area Office

Location:

1630 North Sunshine Strip/US 77, Harlingen, Cameron County, Texas

Legal Description:

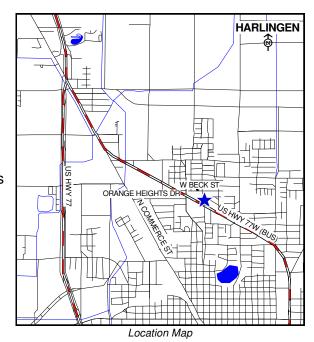
Volume 924 Page 105 Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/4/2006 Acres: 3.43	Bldgs.:
Sen. Dist.: 27 Rep. Dist.: 43 FAR: 0.10	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Commercial	Land Value: \$700,000
Frontage:North Sunshine Strip/US 77	Total Market Value: \$700,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential
Current Use:	DPS Area Office
Highest and Best Use:	Commercial Development
Agency Projected Use:	DPS Area Office

The DPS uses this site in Harlingen for an area office. It is located on North Sunshine Strip/US 77 in the northwest section of the city. It is improved with two buildings and a parking area. Surrounding land use is commercial and residential. The appraisal did not add separate values for the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is for office or commercial development to include the present use. Harlingen is enjoying a growing economy. The growth trend is toward the northeast with Loop 499 developing at a fast pace with commercial construction.

Recommendation:

Hondo Pass Driver License Office

Location:

4505 Hondo Pass Dr, El Paso, El Paso County, Texas

Legal Description:

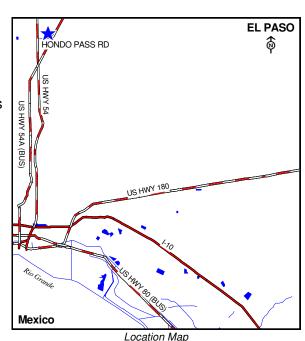
Volume 1260 Page 1708 El Paso County Deed Records

Encumbrances

Physical: Environmental Assessment Needed

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:1/20/20	006 Acres: 1.50	Bldgs.:1 Bldg. Area:	3,300 sq.ft.
Sen. Dist.:29 Rep. Dis	st.:78 FAR: 0.05	Building Value:	\$185,500
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$104,500
Frontage:	Hondo Pass Dr	Total Market Value:	\$290,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:		Governmental, Office, Vacant,	Residential
Current Use:			DPS Office
Highest and Best Use:			DPS Office

DPS uses this site in El Paso as a driver license office. It is located on Hondo Pass Dr in northern El Paso. The site is improved with a one-story office building and parking. Adjacent to the site is a Recycling Center (formerly El Paso Police NE Substation), a National Guard Armory, YWCA, vacant land, office and residential improvements.

Agency Projected Use: DPS Office

The appraisal indicates the highest and best use is to continue in the present use as an office or related use. The northeastern part of El Paso consists mainly of retired military.

Recommendation:

Houston Driver License Office -Gessner Rd

Location:

12220 South Gessner Rd, Houston, Harris County, Texas

Legal Description:

HT & B RR Co. Survey A 396 Harris County Deed Records

Encumbrances

Physical: Floodplain

% in Floodplain: 5%

Legal: Deed Restrictions: None

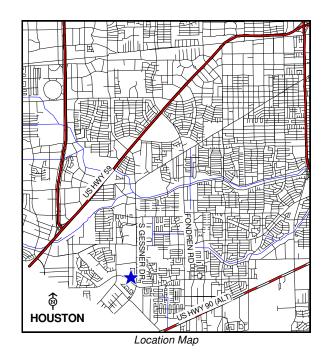
Easements: Utility

Appraisal Date: ...1/27/2006 Acres:

Sen. Dist.:....13 **Rep. Dist.:**...131 **FAR:** 0.06

Zoning:Unzoned

Frontage: ...South Gessner Rd, West Airport Rd



Bldgs.:1 Bldg. Area: 23,264 sq.ft. **Building Value:** \$1,165,832 Improvement Value:.... \$0 **Land Value:** \$1,074,168 **Total Market Value:** \$2,240,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Residential, Commercial Current Use: DPS Office Highest and Best Use: DPS Office Agency Projected Use: DPS Office

DPS uses this site to accommodate a driver license office. It is a large tract improved with one building and three parking areas. It is located in southwest Houston about 21 miles south of the Houston Business District and one mile east of Beltway 8. Surrounding land uses are residential and commercial in nature.

9.12

Slope:....Level

The appraisal indicates the highest and best use is to continue in the present use as a DPS office or commercial office. The appraiser felt there was excess land not being used correctly, but the placement of the building and parking lots preclude the sale of the underused acreage facing West Airport Blvd. The subject neighborhood has been stable over the past five years and is currently improving. There has been industrial development along Beltway 8. The major attribute is the good location with access to downtown. US Hwy 59 and Beltway 8.

Recommendation:

Houston Driver License Office - Grant Rd

Location:

10503 Grant Rd, Houston, Harris County, Texas

Legal Description:

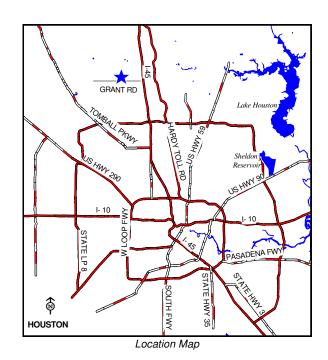
Volume 6297 Page 463 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/2/2006 Acre	es: 2.11	Bldgs.:1 Bldg. Area:	4,090 sq.ft.
Sen. Dist.:15 Rep. Dist.:126	FAR: 0.04	Building Value:	\$271,537
% in Floodplain: 0% Slop	e:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$118,463
Frontage:	Grant Rd	Total Market Value:	\$390,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:		Residential, Vacant,	Commercial
Current Use:			DPS Office
Highest and Best Use:		Office [Development
Agency Projected Use:			DPS Office

DPS uses this site to accommodate area offices. The property is located on the south side of Grant Rd in northwest Harris County. The site is improved with one building and surface parking. Surrounding land use is residential, commercial and vacant.

The appraisal indicates the highest and best use is to continue in the present use. The immediate area of the subject has recently experienced construction of office buildings, restaurants, subdivision and retail establishments. Development in this area is positive with the trend for continued growth.

Recommendation:

Houston Drivers License Office - Dacoma

Location:

4545 Dacoma St, Houston, Harris Chapel County, Texas

Legal Description:

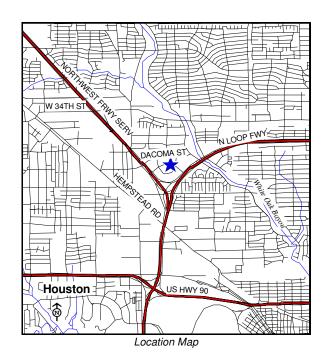
Tract 1 Blk 2 Brookhollow/Houston, Section One, Henry Reinerman Svy, Abst 644, Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:3/28/2006 Acres:	1.99	Bldgs.:1 Bldg. Area:	4,180 sq.ft.
Sen. Dist.:15 Rep. Dist.:148 FAR: .	0.01	Building Value:	\$0
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:	.Unzoned	Land Value:	\$440,000
Frontage:Da	acoma St	Total Market Value:	\$440,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:			Office
Current Use:			DPS Office
Highest and Best Use:			.DPS Office
Agency Projected Use:			.DPS Office

DPS uses this site on Dacoma St in Houston as a drivers license office. Since the time of last reporting, through Legislation DPS transferred 2.56 acres to TDCJ for use as a pardons and paroles office. DPS retained the 1.99 acres on which the building was placed. Surrounding land use is office development.

The appraisal indicates highest and best use is for office development to include the current use. The appraisal valued the site as a whole, buildings and land were not given individual values.

Recommendation:

Houston Regional Headquarters

Location:

12230 West Rd, Houston, Harris County, Texas

Legal Description:

Volume 335 Page 87 Map Records of Harris County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 10/12/2005 Acres: 20.00	Bldgs.:
Sen. Dist.: 17 Rep. Dist.: 135 FAR: 0.10	Building Value: \$1,870,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$2,180,000
Frontage:West Rd, Castlebridge Rd	Total Market Value: \$4,050,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Commercial, Residential
Current Use:	Houston Regional Headquarters
Highest and Best Use:	Houston Regional Headquarters
Agency Projected Use:	Houston Regional Headquarters

DPS purchased this site in August 1998, for construction of a regional headquarters in northwest Houston. It is located at the southwest corner of the intersection of West and Castlebridge Road. Since the time of last reporting, two buildings have been constructed. A three-story office building and a warehouse. Surrounding land uses are vacant, commercial and residential tracts.

The appraisal indicates the highest and best use is for office development. The subject neighborhood is enjoying growth, has mixed-use properties, and is considered a good retail location. The Houston real estate market is active and new projects are under construction. With positive trends in population growth, unemployment, and continued diversification of the local economy, the future outlook for Houston is good.

Recommendation:

0.004 00 ft

Texas General Land Office

Houston Vehicle Emissions Office

Location:

11222 North Houston-Rosslyn Rd, Houston, Harris County, Texas

Legal Description:

File No. 510-22-1222 - 1223 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 1/05/0006 Agree.

Easements: Utility



Appraisal Date:1/25/2006 Acres: 3.04	Blags.: Blag. Area: 9,984 sq.π.
Sen. Dist.: 15 Rep. Dist.: 135 FAR: 0.08	Building Value: \$649,420
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$330,580
Frontage:North Houston-Rosslyn Rd.	Total Market Value: \$980,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Industrial, Vacant, Commercial
Current Use:	DPS Office
Highest and Best Use:	Office/Industrial Development
Agency Projected Use:	DPS Office

0.04

DPS currently uses this site to accommodate a vehicle emissions office. It is located about 19 miles northwest of downtown Houston. The site is improved with a one-story building and parking. The land use in the immediate vicinity of the site includes a mixture of residential, light industrial, retail, vacant and commercial tracts.

The appraisal indicates the highest and best use is to continue the current use. This area of Houston is enjoying a healthy economy.

Recommendation:

Humble Area Office

Location:

7710 Will Clayton Pkwy, Humble, Harris County, Texas

Legal Description:

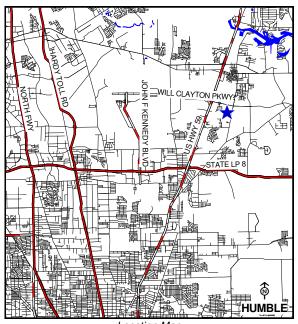
Volume 174-94-0887 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:4/25/2	006 Acres: 1.50	Bldgs.:1 Bldg. Area:	6,384 sq.ft.
Sen. Dist.:15 Rep. Dis	st.:141 FAR: 0.07	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$675,000
Frontage:	Will Clayton Pkwy	Total Market Value:	\$675,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Vacant, Governmental	, Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site for area offices. The property is located just east of Hwy 59 on Will Clayton Pkwy in central Humble. It is improved with an office building and surface parking. Surrounding land uses consist of vacant timberland, a Harris County building, and residential properties. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue the present use. Humble has thrived as a suburb to Houston over the past number of years. However, with an abundance of available commercial tracts, this site should remain a local office for the public convenience.

Recommendation:

Huntsville Area Office

Location:

523 SH 75 North, Huntsville, Walker County, Texas

Legal Description:

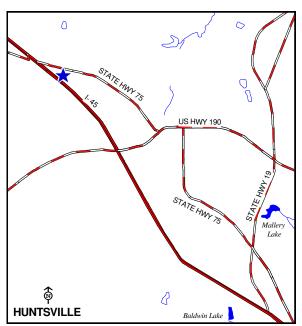
Volume 391 Page 724 Walker County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/25/2006 Acres: 1.50	Bldgs.: 1 Bldg. Area: 4,832 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.08	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Civic	Land Value: \$435,000
Frontage:SH 75 North	Total Market Value: \$435,000
Utilities:	Electricity, Gas, Water Well, Septic Tank
Surrounding Uses:	Governmental
Current Use:	DPS Area Office
Highest and Best Use:	Office Development
Agency Projected Use:	DPS Area Office

DPS uses this site just northwest of Huntsville as an area office. It is located at the intersection of SH 75 and IH 45. It is improved with one building and surface parking. The surrounding land use is governmental and includes the Huntsville Airport, TDCJ prison units and a Texas Forest Service office. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in a somewhat remote area with little demand for vacant commercial tracts.

Recommendation:

Hurst Sub-District Office

Location:

624 Northeast Loop 820, Hurst, Tarrant County, Texas

Legal Description:

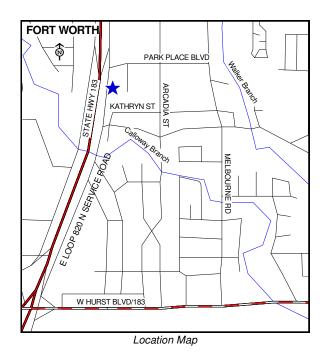
Volume 388 Page 57 Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/28/2006 Acres: 3.14	Bldgs.:1 Bldg. Area: 22,165 sq.ft.
Sen. Dist.: 12 Rep. Dist.: 92 FAR: 0.16	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Residential	Land Value: \$1,885,000
Frontage:NE Loop 820	Total Market Value: \$1,885,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site for a sub-district office. It is located south of Hurst on the NE Loop 820 feeder road. The site is zoned residential and surrounding land uses near the site are residential and commercial. The improvements consist of one building and surface parking.

The appraisal indicates the highest and best use is for future commercial/service development. The present use is considered to meet this criteria. Land and building values were not assigned an individual value, the site was appraised as a whole.

Recommendation:

Irving Area Office

Location:

1613 West Irving Blvd, Irving, Dallas County, Texas

Legal Description:

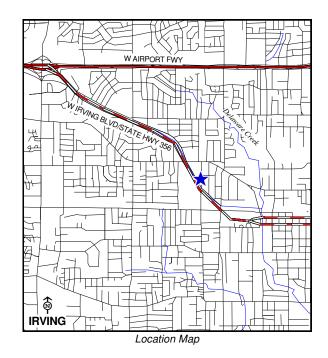
File 96192 04660 Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/20/2006 Acres: 1.55	Bldgs.: Bldg. Area: 8,421 sq.ft.
Sen. Dist.: 9 Rep. Dist.: 103 FAR: 0.13	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$384,000
Frontage:West Irving Blvd	Total Market Value: \$384,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential, Industrial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Irving as an area office. It is located on West Irving Blvd in an older part of the city. It is improved with one building and surface parking. Surrounding land use is commercial, residential and industrial. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The growth trend in Irving is north of Hwy 183. Irving is in the metropolitan statistical area of Dallas and the outlook for growth is good.

Recommendation:

Jasper Area Office

Location:

2398 W Gibson, Jasper, Jasper County, Texas

Legal Description:

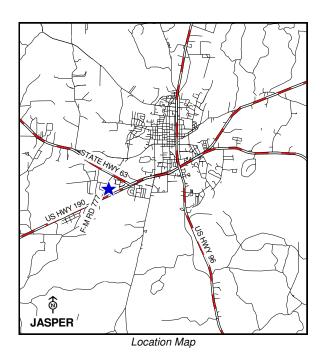
Volume 243 Page 32 Jasper County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date:4/19/2006 Acres:	1.02	Bldgs.:1 Bldg. Area:	2,741 sq.ft.
Sen. Dist.:9 FAR:	. 0.07	Building Value:	. \$0
% in Floodplain:0% Slope:Mo	derate	Improvement Value:	. \$0
Zoning:Un	zoned	Land Value:	\$212,000
Frontage:W	Gibson	Total Market Value:	. \$212,000
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:		Agricultural, Recreational, Vacant,	Governmental
Current Use:		DF	S Area Office
Highest and Best Use:		DF	PS Area Office
Agency Projected Use:		DF	PS Area Office

DPS uses this site in Jasper as an area office. It is located at the intersection of FM 777 and Hwy 190 just west of town. Improved with one building and surface parking, surrounding land uses are agricultural, recreational, vacant, and to the south is the Jasper County Airport. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction. There is a reversion clause in place preventing uses other than the DPS site.

Recommendation:

Kerrville Area Office

Location:

311 Sydney Baker St South, Kerrville, Kerr County, Texas

Legal Description:

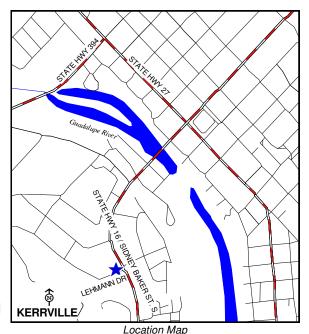
Volume 125 Page 558 Kerr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Appraisal Date: 3/30/2006 Acres: 1.99	Bldgs.:
Sen. Dist.: 24 Rep. Dist.: 53 FAR: 0.06	Building Value: \$0
% in Floodplain:5% Slope:Level	Improvement Value:\$0
Zoning:Commercial	Land Value: \$576,000
Frontage:Sydney Baker South, Lehmann Dr	Total Market Value: \$576,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Governmental, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Kerrville as an area office. Surrounded by commercial and state offices, the property is located at the southwest corner of the intersection of Sidney Baker St and Lehmann St. The area is zoned as a neighborhood business district. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The highest and best use is considered commercial or office development. The site is located within a state-owned small complex and provides access to other agency buildings. It is adjacent to a Parks and Wildlife facility and another state agency to the west. Kerrville has a significant and growing retirement population.

Recommendation:

Lamesa Area Office

Location:

608 North Main Ave, Lamesa, Dawson County, Texas

Legal Description:

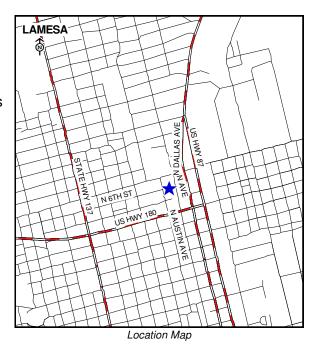
Volume 344 Page 457 Dawson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/17/20 Sen. Dist.:28 Rep. Dist		Bldgs.:1 Bldg. Area: Building Value:	2,203 sq.ft. \$43,000
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$22,000
Frontage:	North Main Ave	Total Market Value:	\$65,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Residential, Comme	rcial, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site in central Lamesa as an area office. It is located on North Main Ave and is improved with one building and surface parking. Surrounding land uses include residential, commercial and vacant tracts.

The appraisal indicates the highest and best use is to continue in the present use. The building is in good overall condition and is well suited for DPS office use.

Recommendation:

Lampasas Area Office

Location:

1690 Hwy 281 North, Lampasas, Lampasas County, Texas

Legal Description:

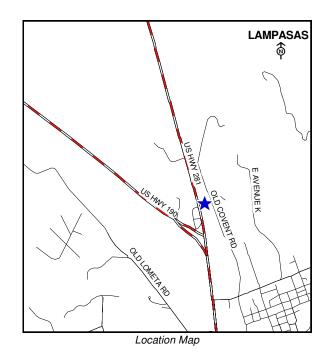
Volume 144 Page 187 Lampasas County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/27/2006 Acres: 2.09	Bldgs.:
Sen. Dist.: 24 Rep. Dist.: 54 FAR: 0.02	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$92,000
Frontage:Hwy 281 North, Old Convent Rd	Total Market Value: \$92,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site just north of the city of Lampasas as an area office. It is located on North Hwy 281 and improved with one building and surface parking. Surrounding land use includes vacant, residential and commercial tracts. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The Lampasas area has a very limited economy which has resulted in slow growth trends in the past decade. Ranching is the largest employment sector in the area. Other employers include Lampasas ISD, the city, a community hospital, HEB Grocery store, a food processing plant, and the county.

Recommendation:

Laredo Sub-District Office

Location:

1901 Bob Bullock Loop (Loop 20), Laredo, Webb County, Texas

Legal Description:

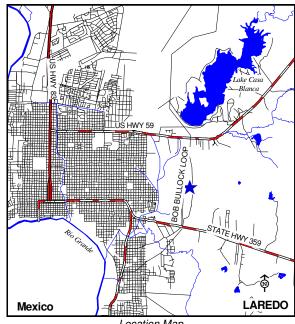
Vol 252 Pg 21 Vol 684 Pg 459 Webb County Deed Records

Encumbrances

Physical: None

Deed Restrictions: None Legal:

Easements: Utility



1 1!	A 4
Location	Man

Appraisal Date: 3/14/2006 Acres: 7.00	Bldgs.:
Sen. Dist.: 21 Rep. Dist.: 42 FAR: 0.08	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$3,480,000
Frontage:Bob Bullock Loop (Loop 20)	Total Market Value: \$3,480,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Industrial, Office
Current Use:	DPS Office
Highest and Best Use:	Office Development
Agency Projected Use:	DPS Office

DPS uses this site on the east side of Laredo as a sub-district office. It is improved with a one-story masonry building and surface parking. Surrounding land uses include commercial, office and industrial. The appraisal valued the site as a whole and did not assign separate values for the land and buildings.

The appraisal indicates the highest and best use is to continue in the present use for the developed 4.5 acres. A portion of this site was recommended for sale on former Governor's Reports, but DPS has indicated it has plans to develop the entire site at some point in the future. This is a new area of growth in Laredo with most of the improvements being recently built. The neighborhood has good access to the central business district. Demand for this neighborhood should remain steady to slightly good.

Recommendation:

Longview Area Office

Location:

416 Lake Lamond Rd, Longview, Gregg County, Texas

Legal Description:

Volume 1153 Page 120 Gregg County Deed Records

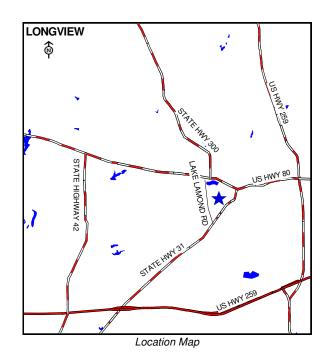
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...4/17/2006 Acres:



Appraisal Date: 4/17/2006 Acres: 2.00	Bldgs.: Bldg. Area: 9,102 sq.ft.
Sen. Dist.:1 Rep. Dist.:7 FAR: 0.0	Building Value: \$0
% in Floodplain: 0% Slope:Leve	Improvement Value: \$0
Zoning:Civi	Land Value: \$327,700
Frontage:Lake Lamond Ro	Total Market Value: \$327,700
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial, Recreational
Current Use:	DPS Area Office

DPS uses this site in Longview as an area office. It is located on Lake Lamond Rd about two miles south of Hwy 80. The site is improved with one building and surface parking. Surrounding land uses

include commercial, residential, and to the east is the Longview Fairgrounds. The appraisal did not

Highest and Best Use: DPS Area Office Agency Projected Use: DPS Area Office

2.00

assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Commercial development in Longview is occurring in the northern section along Gilmer Street. The subject's area has not enjoyed the same growth activity.

Recommendation:

Lubbock Regional Office

Location:

13021302 Mac Davis Lane, Lubbock, Lubbock County, Texas

Legal Description:

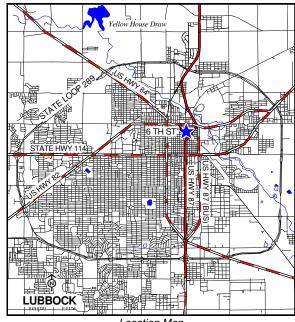
Volume 1350 Page 689 Lubbock County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:2/27/2	006 Acres: 5.00	Bldgs.:1 Bldg. Area:	36,786 sq.ft.
Sen. Dist.:28 Rep. Dis	st.:84 FAR : 0.17	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$2,240,000
Frontage:	Mac Davis Lane	Total Market Value:	\$2,240,000
Utilities:		Electricity, Gas, Telephone, Was	tewater, Water
Surrounding Uses:		Governmenta	al, Commercial
Current Use:		D	PS Area Office
Highest and Best Use:		D	PS Area Office
Agency Projected Use:		D	PS Area Office

DPS uses this property as a regional office and drivers license facility. The tract has good access on Hwy 82, Avenue L and 6th St. Surrounding land uses include Memorial Civic Center, a post office, central fire station and various retail establishments. Built for DPS operations in 1975, and expanded in 1995, it is improved with one building and surface parking.

It is felt that 4.5 acres of the site is developed, but one half acre could be more use intensified or sold for development. With 106 feet of frontage along Hwy 82 (4th St) and 176 feet along Avenue L, the site could be utilized for a variety of small commercial/retail uses. Future road construction plans call for converting 4th St into a 6-lane freeway with access roads. There will be an intersection with an overpass at this location to allow access to Avenue L. The appraiser valued this tract as a whole and land and buildings were not given individual values.

Recommendation:

Retain for continued agency operations. Intensify the use of the one half acre of underutilized land.

Lufkin Radio Station

Location:

FM 3439 North, Lufkin, Angelina County, Texas

Legal Description:

Volume 167 Page 599 Angelina County Deed Records

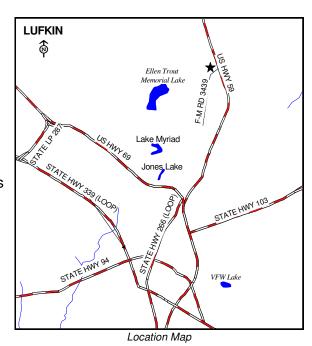
Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility

Appreciant Date: 4/11/0006 Aprec.



Appraisai Date:4/11/20	006 Acres: 2.23	Blags.: Blag. Area:	756 Sq.11.
Sen. Dist.:3 Rep. Dis	st.:12 FAR : 0.01	Building Value:	\$0
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$15,600
Frontage:	FM 3439 North	Total Market Value:	\$15,600
Utilities:	Elec	tricity, Telephone, Water, Water Well,	Septic Tank
Surrounding Uses:		Agricultural,	Residential
Current Use:		DPS Radio	Tower Site
Highest and Best Use:		Residential or	Special Use
Agency Projected Use:		DPS Radio	Tower Site

DPS uses this site located north of Lufkin as a radio tower site. It is located on a private road approximately 0.10 mile west of Spence St or FM 3439 north of the city. The site has one small building that has been depreciated and the appraiser felt it contributed no value to the property. Surrounding land use is agricultural and residential.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction placed upon the original sale of the tract. Angelina County has enjoyed a modest growth trend in the past decade.

Recommendation:

11 CCO og ft

Texas General Land Office

Lufkin Sub-District Office

Location:

2809 South John Redditt Dr, Lufkin, Angelina County, Texas

Legal Description:

Volume 455 Page 198 Angelina County Deed Records

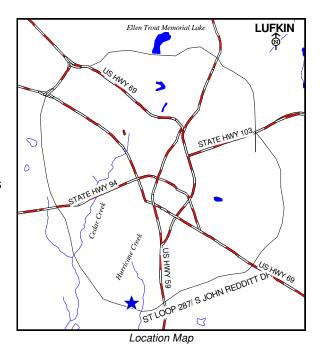
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/11/2006 Acres.

Easements: Utility



Appraisal Date:4/11/20	006 Acres: 2.19	Blags.:∠ Blag. Area:	11,668 Sq.11.
Sen. Dist.:3 Rep. Dis	t.:12 FAR: 0.12	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$760,000
Frontage:	South John Redditt Dr	Total Market Value:	\$760,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Comr	mercial, Civic
Current Use:		DPS	S Area Office
Highest and Best Use:		DP	S Area Office
Agency Projected Use:		DP9	S Area Office

DPS uses this site in Lufkin for a sub-district office. It is located on South John Redditt Dr, about 0.6 mile west of its intersection with State Loop 287. The site is improved with an office and a vehicle inspection station, and surface parking. Surrounding land use is commercial and civic. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The subject has commercial influence due to its frontage along State Loop 287. The real estate market within the city of Lufkin appears to be stable and is expected to remain constant over the next few years.

Recommendation:

Marshall Area Office

Location:

5215 West Loop 390 North, Marshall, Harrison County, Texas

Legal Description:

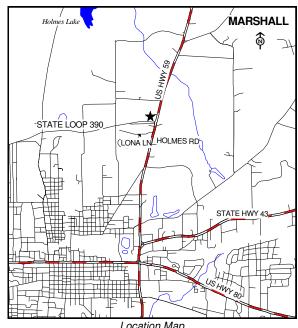
Volume 1025 Page 402 Harrison County Deed Records

Encumbrances

Physical: None

Deed Restrictions: None Legal:

Easements: Utility



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Appraisal Date:4/17/20	006 Acres: 2.00	Bldgs.:2 Bldg. Area:	4,465 sq.ft.
Sen. Dist.:1 Rep. Dis	t.: 5 FAR: 0.05	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$252,000
Frontage:	West Loop 390 North	Total Market Value:	\$252,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Residential, Vacant	, Agricultural
Current Use:		DPS	Area Office
Highest and Best Use:		DP\$	S Area Office
Agency Projected Use:		DP9	S Area Office

DPS uses this site in the northern portion of the city of Marshall for an area office. It is improved with an office, storage building and surface parking. Surrounding land use is residential, agricultural and vacant tracts. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. This is a modest facility with minimal land value. Retail and fast food commercial development has been occurring in Marshall on Hwy 59 South between IH 20 and SH 43. There appears to have been little growth in the area of the subject.

Recommendation:

McAllen Regional Office

Location:

1414 West 18th St, McAllen, Hidalgo County, Texas

Legal Description:

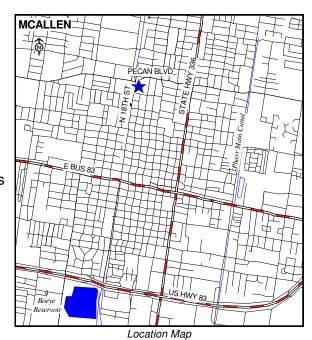
Volume 1305 Page 261 Hidalgo County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date: 3/28/2006 Acres: 3.50	Bldgs.:
Sen. Dist.: 20 Rep. Dist.: 36 FAR: 0.16	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Office	Land Value: \$1,100,000
Frontage:West 18th St, Pecan Ave	Total Market Value: \$1,100,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in McAllen for a regional office. The site is located at the intersection of 18th St and Pecan St, approximately 13 blocks north of US 83, in the central section of the city. It is improved with two buildings in good condition. Surrounding land uses include residential and commercial. The site reverts to the city if it ceases to be used by the DPS or any other city-approved use. The appraisal did not value the land and buildings separately but valued the site as a whole.

The appraisal indicates highest and best use of this site is to continue the current use. McAllen has shown tremendous growth in the last five years. It is one of the most popular cities for tourism in the Rio Grande Valley. The growth and building trend is in the northerly direction. Market activity in central McAllen is stable with some new construction.

Recommendation:

McKinney Area Office

Location:

400 Power House St, McKinney, Collin County, Texas

Legal Description:

Lt 2 Blk A Powerhouse Business Park, City of McKinney, Collin County Deed Records

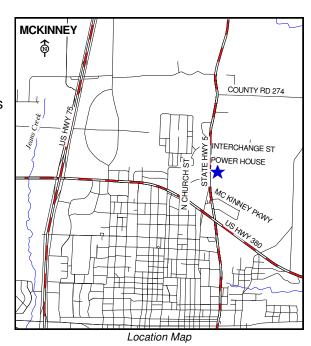
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Data: 1/06/0006 Aarea.

Easements: Utility



Appraisai Date:4/26/20	JU6 Acres: 3.00	Blags.: Blag. Area:	6,613 Sq.11.
Sen. Dist.:8 Rep. Dis	st.:70 FAR: 0.05	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$529,000
Frontage:	Power House St	Total Market Value:	\$529,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Office, Commerc	ial, Industrial
Current Use:		DPS	S Area Office
Highest and Best Use:		DP9	S Area Office
Agency Projected Use:		DP:	S Area Office

2 00

DPS purchased this site in August of 2000 for an area office in McKinney. It is located on Power House Dr. The facility was completed and occupied in May, 2002. Surrounding land use is office, industrial and commercial. The appraisal did not assign separate values to the land and buildings, but appraised the site as a whole.

As improved, the appraisal indicates an office building or commercial development would be the most appropriate use. The location will be in the Power House Business Park development. The outlook for Dallas and the surrounding metropolitan statistical area is bright.

Recommendation:

Midland Radio Tower Site

Location:

CR 130 & 1180, South of Midland, Midland, Midland County, Texas

Legal Description:

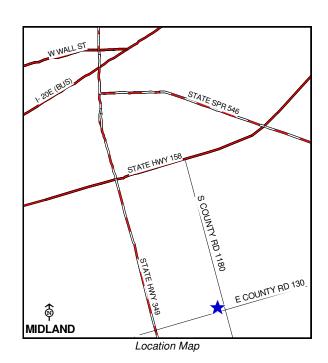
Volume 275 Page 61 Midland County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility, Pipeline



Appraisal Date:4/18/200	6 Acres: 2.07	Bldgs.:1 Bldg. Area:	374 sq.ft.
Sen. Dist.:31 Rep. Dist.	:82 FAR: 001	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$8,200
Frontage:	CR 130, CR 1180	Total Market Value:	\$8,200
Utilities:		Electricity,	Telephone
Surrounding Uses:		Rangeland, Residential, C	Commercial
Current Use:		DPS Ra	adio Station
Highest and Best Use:		Small Acreage	Homesites
Agency Projected Use:		DPS Ra	adio Station

DPS uses this site outside of Midland as a radio tower. It is located at the intersection of East CR 130 and South CR 1180 just south of town. There is one small building containing 374 square feet of space. Surrounding land use is rangeland, residential and commercial. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is for a small acreage home site. However, there is a deed restriction limiting DPS use only. This prohibits any sale for residential use. In light of the highest and best use analysis, the building adds no contributory value since it would have to be razed for any development.

Recommendation:

Midland Regional Office

Location:

2405 South Loop 250 West, Midland, Midland County, Texas

Legal Description:

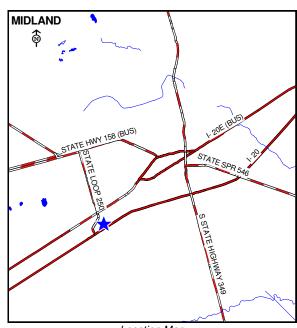
Volume 736 Page 242 Midland County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Pipeline, Utility



Location	

Appraisal Date:3/3/20	006 Acres: 5.70	Bldgs.:1 Bldg. Area:	34,739 sq.ft.
Sen. Dist.:31 Rep. Dis	st.:82 FAR: 0.14	Building Value:	\$600,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$200,000
Frontage:	South Loop 250 West	Total Market Value:	\$800,000
Utilities:		Electricity, Gas, Telephone, Was	ewater, Water
Surrounding Uses:		Industrial, Vacar	t, Commercial
Current Use:			DPS Office
Highest and Best Use:			DPS Office
Agency Projected Use:			DPS Office

The DPS uses this site as a regional office. It is located on South Loop 250 West in southwest Midland, just off IH 20. It is about 5.5 miles southwest of the downtown central business district. There is one building and surface parking. The overall property is in good condition. The surrounding land uses are industrial, vacant and commercial. Approximately one acre (the northernmost portion) is underutilized and at some point in the future should be developed.

The appraisal indicates the highest and best use is to continue in the present use. The Midland real estate market remains steady but is not experiencing substantial growth. The subject neighborhood has good access to retail and commercial development and has city utilities. The excess acreage should not be sold since it is felt the market would not support a sale at this time.

Recommendation:

Mineral Wells Sub-District Office

Location:

600 FM 1821 North, Mineral Wells, Palo Pinto County, Texas

Legal Description:

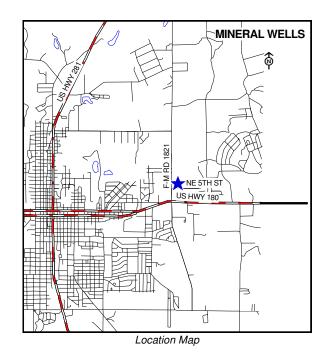
Volume 316 Page 447 Palo Pinto County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 4/27/2006 Acres: 1.50	Bldgs.:	
Sen. Dist.: 30 Rep. Dist.: 60 FAR: 0.12	Building Value: \$0	
% in Floodplain:33% Slope:Level	Improvement Value: \$0	
Zoning:Civic	Land Value: \$400,000	
Frontage:FM 1821 North	Total Market Value: \$400,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water	
Surrounding Uses:		
Current Use:DPS Radio Station		
Highest and Best Use:	DPS Radio Station	
Agency Projected Use:	DPS Radio Station	

DPS uses this site in Mineral Wells for a sub-district office. The property is located on FM 1821 North, one-guarter mile north of the intersection of FM 1821 and Hwy 180 in northeastern Mineral Wells. The site is deed restricted for DPS use only, and further limited by a community facility zoning designation. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction. Mineral Wells is on the western edge of what might be considered the Fort Worth/Dallas metropolitan area. The economy is a mixture of agriculture, light industrial and retail activities. In general, growth in the area has been slow.

Recommendation:

Motor Carrier Lease Bureau Headquarters

Location:

6200 Guadalupe St, Austin, Travis County, Texas

Legal Description:

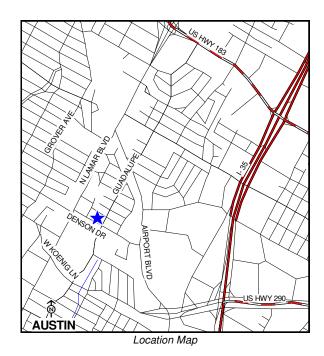
Vol. 12464 Pg 936 Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:2/15/20	006 Acres: 0.95	Bldgs.:1 Bldg. Area:	10,080 sq.ft.
Sen. Dist.:14 Rep. Dis	t.:49 FAR: 0.24	Building Value:	. \$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Limited Office	Land Value:	. \$800,000
Frontage:	Guadalupe St	Total Market Value:	. \$800,000
Utilities:		Electricity, Gas, Telephone, Waste	ewater, Water
Surrounding Uses:		Residential,	Office, School
Current Use:			DPS Office
Highest and Best Use:			DPS Office
Agency Projected Use:			DPS Office

DPS uses this site in north central Austin as a motor carrier lease bureau headquarters. There is one building and surface parking. Surrounding land uses are residential, office and school. This site is considered a part of the headquarters offices.

The appraisal indicates the highest and best use is to continue in the present use. The appraised valuation includes the building and acreage as a whole, it is not separated into the different components. The western portion of the site is deed restricted, limiting the area to parking. The zoning is LO, limited office. The present use conforms to this zoning. This part of the city is 100% developed and the neighborhood is established.

Recommendation:

Mount Pleasant Area Office

Location:

1906 North Jefferson, Mt. Pleasant, Titus County, Texas

Legal Description:

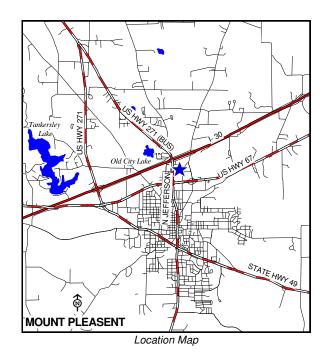
Volume 430 Page 424 Titus County Deed Recods

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/13/200	6 Acres: 1.91	Bldgs.:1 Bldg. Area:	9,035 sq.ft.
Sen. Dist.:1 Rep. Dist.	:3 FAR: 0.11	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	General Retail	Land Value:	\$594,000
Frontage:	North Jefferson	Total Market Value:	\$594,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Governmental, Commercial, Vac	ant, Medical
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DP\$	Area Office

DPS uses this site for area offices. The property is zoned GR (General Retail) and located one-quarter mile south of IH 30 on North Jefferson Rd, in the northern section of Mount Pleasant. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. It is surrounded by fast food restaurants, a national guard armory, hospital and vacant land. The site had extensive renovations and additional space added in 1996. Considering the improvements to the site and the relatively quiet real estate market in Mount Pleasant, the current use is appropriate.

Recommendation:

Nacogdoches Area Office

Location:

5407 US 59 North, Nacogdoches, Nacogdoches County, Texas

Legal Description:

Volume 501 Page 655 Nacogdoches County Deed Records

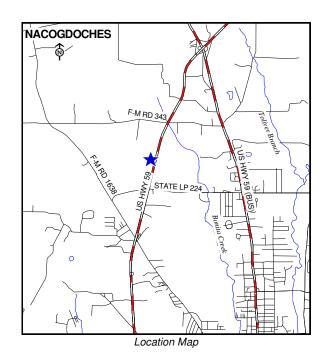
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/10/0006 Agree.

Easements: Utility



Appraisai Date:4/12/20	1.00 Acres:	Bidgs.: Bidg. Area:	4,857 Sq.11.
Sen. Dist.:3 Rep. Dis	t.: 9 FAR: 0.11	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$272,000
Frontage:	US 59 North	Total Market Value:	\$272,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Agricultural, Comme	rcial, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DP\$	S Area Office

The DPS uses this site for an area office. The property is located on Northwest Stallings Dr on the northwestern edge of Nacogdoches. It is improved with one building and surface parking. Surrounding land uses include agricultural, commercial and vacant tracts. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The real estate market in the general area of the subject is somewhat limited. Prime real estate locations appear to be along University Drive about five miles southeast of the site. In the area of the subject, there is significant vacant land available.

Recommendation:

New Braunfels Area Office

Location:

3003 IH 35 West, New Braunfels, Comal County, Texas

Legal Description:

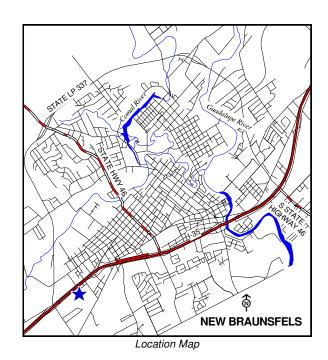
Volume 290 Page 184 Comal County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/17/2006 Acres: 1.99	Bldgs.: 3,664 sq.tt.	
Sen. Dist.: 25 Rep. Dist.: 44 FAR: 0.04	Building Value: \$0	
% in Floodplain: 0% Slope:Level	Improvement Value: \$0	
Zoning:Commercial	Land Value: \$440,000	
Frontage:IH 35 West	Total Market Value: \$440,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water	
Surrounding Uses:	Vacant, Commercial	
Current Use:DPS Area Office		
Highest and Best Use:	Office Development	
Agency Projected Use:	DPS Area Office	

DPS uses this site for an area office. Zoned C-3 (Commercial), it has good visibility and access with an excellent location southwest of the central business district on IH 35 in New Braunfels. Surrounding land uses include commercial sites and vacant land. The appraisal did not separate building and land values but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. While most new development is still north of the site on IH 35 near SH 46, prospects for future commercial development are good as New Braunfels and San Antonio continue to grow toward each other. This site could be commercially developed at some point in the future if no longer needed by DPS.

Recommendation:

Odessa Area Office

Location:

1910 IH 20 West, Odessa, Ector County, Texas

Legal Description:

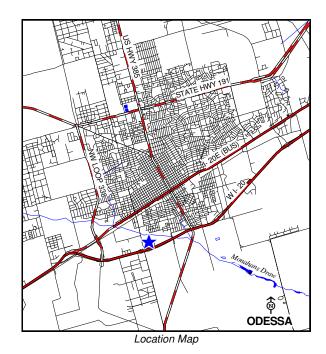
Volume 431 Page 244 Ector County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 2/21/2006 Acres: 4.91	Bldgs.: 1 Bldg. Area: 10,599 sq.ft.
Sen. Dist.: 31 Rep. Dist.: 81 FAR: 0.05	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$540,000
Frontage:IH-20 Access	Total Market Value: \$540,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in southwest Odessa for an area office. It is located on IH 20 West at the northeast corner of IH 20 and West County Road (FM 1882). It is improved with one building and surface parking. Surrounding land uses at the site are vacant land to the north, east and south, a convenience store and Texas Electric Service Yard and shop to the west. The appraiser valued the tract and buildings as one value and did not break the figures down for building and land.

The appraisal indicates the highest and best use is to continue in the present use. The area of the site is predominantly industrial development.

Recommendation:

Orange Area Office

Location:

711 South Hwy 87, Orange, Orange County, Texas

Legal Description:

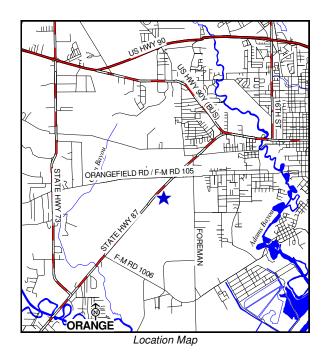
Volume 522 Page 1 Orange County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/19/2006	6 Acres: 1.50	Bldgs.:1 Bldg. Area:	3,168 sq.ft.
Sen. Dist.:4 Rep. Dist.:	19 FAR: 0.01	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$190,000
Frontage:	South Hwy 87	Total Market Value:	\$190,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Governme	ental, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site in Orange for an area office. It is located near the intersection of SH 87 and FM 105 southwest of the city. Though the site is zoned commercial, it is surrounded by vacant land. The Orange County Airport is located in close proximity northwest of the subject. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Limited commercial development is occurring in the immediate area. Most development trends are toward SH 87 northeast of the site and further southwest near the Bridge City city limits.

Recommendation:

1 000 og ft

Texas General Land Office

Ozona Area Office

Location:

1503 Monterey St, Ozona, Crockett County, Texas

Legal Description:

Volume 258 Page 388 Crockett County Deed Records

Encumbrances

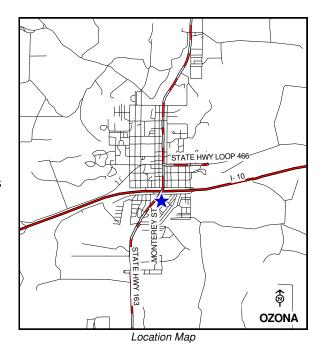
2/7/2006 40400

Physical: None

Annuainal Data

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3///2006 Acres: 0.92	Blags.:2 Blag. Area: 1,860 Sq.π.
Sen. Dist.: 19 Rep. Dist.: 53 FAR: 0.05	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$145,000
Frontage:Monterey St, Besente St	Total Market Value: \$145,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Civic, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	Office Development
Agency Projected Use:	DPS Area Office

0.00

DPS uses this site as an area office in Ozona. Located at the intersection of Monterey and Besente Sts, it is improved with two buildings and surface parking. Surrounding land uses are vacant and civic. The appraisal did not assign separate values to buildings and land but appraised the site as a whole.

The appraisal indicates the highest and best use is the current use. Ozona is a trade center for oil and ranching and it's also the county seat for Crockett County.

Recommendation:

Palestine Area Office

Location:

1990 West Spring, Palestine, Anderson County, Texas

Legal Description:

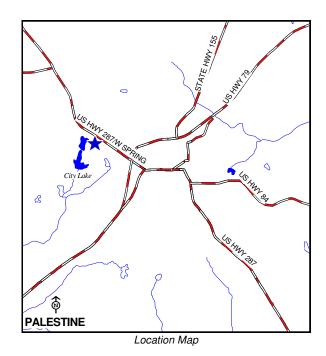
Volume 849 Page 540 Anderson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Appraisal Date:4/18/20	06 Acres: 5.65	Bldgs.:2 Bldg. Area:	6,787 sq.ft.
Sen. Dist.:3 Rep. Dist	.:8 FAR : 0.03	Building Value:	\$0
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$269,165
Frontage:	West Spring	Total Market Value:	\$269,165
Utilities:	Electricity	, Gas, Telephone, Wastewater, Water,	Septic Tank
Surrounding Uses:		Civic, Vacant, Commercial	, Woodlands
Current Use:		DPS	S Area Office
Highest and Best Use:		DP\$	S Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site in Palestine for an area office. It is zoned industrial and located northwest of the city. There are two buildings and surface parking. The subject is surrounded by vacant, commercial, and wooded land on the south, west, and northwest. Across Armory Rd is an extension of UT Tyler, and across Hwy 271 is the civic center. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The deed stipulates a reversion clause stating the subject reverts to the City of Palestine upon abandonment. In light of this restriction, the highest and best use is to continue as DPS offices. Commercial market activity in Palestine is moderate. Most commercial real estate activity is occurring in the south and specifically along South Loop 256 near US 287 South.

Recommendation:

Pampa Area Office

Location:

2909 Perryton Pkwy/SH 70, Pampa, Gray County, Texas

Legal Description:

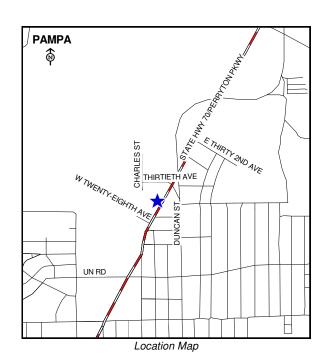
Volume 431 Page 243 Gray County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW



Appraisal Date:2/28/20	006 Acres: 1.29	Bldgs.:1 Bldg. Area:	3,016 sq.ft.
Sen. Dist.:28 Rep. Dis	t.:88 FAR : 0.05	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$187,000
Frontage:	Perryton Pkwy/SH 70	Total Market Value:	\$187,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Medical, Vacant, Residential,	Commercial
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site located in Pampa as an area office. It is located in the northern part of the city. There is a one-story masonry building in average condition and surface parking. Surrounding land uses are medical, vacant, residential and commercial. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The subject is located in an area showing minimal real estate activity. The Pampa economy is dependent on agriculture and oil and gas.

Recommendation:

Paris Area Office

Location:

2885 North Main St, Paris, Lamar County, Texas

Legal Description:

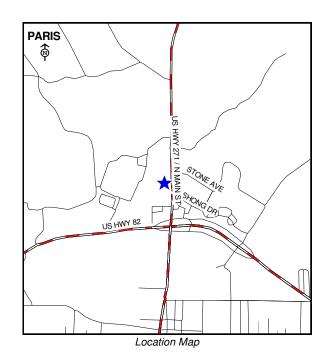
Volume 597 Page 678 Lamar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/24/2006 Acres: 2.00	Bldgs.: 1 Bldg. Area: 3,492 sq.ft.
Sen. Dist.:1 Rep. Dist.:3 FAR: 0.04	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Civic	Land Value: \$138,000
Frontage:North Main St	Total Market Value: \$138,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, School
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Paris as an area office. It is located on the northern edge of town about one-half mile north of Loop 286. The site is improved with one building and infrastructure. Surrounding land use is a mixed commercial neighborhood with fast food restaurants, tire stores, equipment rental, convenience stores and a new high school. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The Paris economy relies heavily on industry and agriculture.

Recommendation:

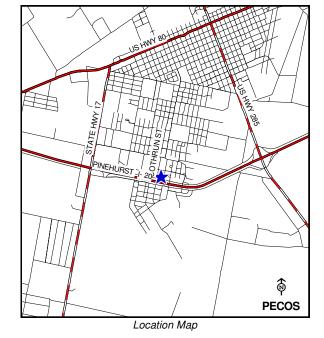
Pecos Area Office

Location:

148 North Frontage I 20 West, Pecos, Reeves County, Texas

Legal Description:

Volume 330 Page 570 Reeves County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: 3/28/2006 Acres: 0.66	Bldgs.: Bldg. Area: 4,034 sq.ft.
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.12	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$79,000
Frontage:North Frontage I 20 West	Total Market Value: \$79,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Industrial, Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Pecos as an area office. The property is zoned industrial and located in the southern section of town on West Raul Florez Blvd. Surrounding land use is vacant industrial, residential and commercial.

The appraisal indicates the highest and best use is to continue in the present use. The appraisal did not assign separate values to the buildings and land but valued the site as a whole.

Recommendation:

Pecos Radio Tower Site

Location:

FM 1450, 2.5 miles east of US 285, Pecos, Reeves County, Texas

Legal Description:

Volume 126 Page 22 Pecos County Deed Records

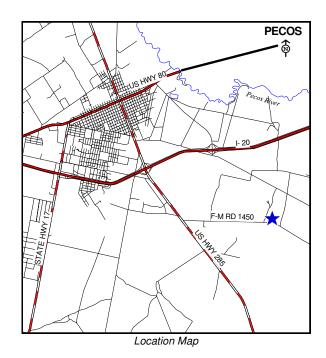
Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: None

Appreciaal Date: 0/00/0006 Agrees



5.00 Bidgs.: Bidg. Area:	
0.0 Building Value:	\$0
evel Improvement Value:	\$0
ned Land Value:	\$1,000
450 Total Market Value:	\$1,000
Electr	icity, Telephone
	Rangeland
F	adio Tower Site
F	Radio Tower Site
F	Radio Tower Site
	0.0 Building Value:

E 00

The DPS uses this site just outside of Pecos for a radio equipment tower. The tract is located on the north side of FM 1450, approximately 2.5 miles east of Hwy 285. Surrounding land use is primarily rangeland.

The appraisal indicates the highest and best use would be for a rural home site or assemblage. However; there is a reversion clause in the deed stipulating use by the Texas Department of Public Safety only. In light of the remote location and the deed restriction, the present use is appropriate.

Recommendation:

Pierce Area Office

Location:

19692 US Hwy 59, Pierce, Wharton County, Texas

Legal Description:

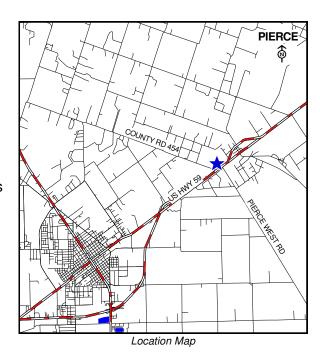
Volume 419 Page 168 Wharton County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/19/2006 Acres:	4.00	Bldgs.:1 Bldg. Area:	5,015 sq.ft.
Sen. Dist.:18 Rep. Dist.:28 FAR:	0.04	Building Value:	. \$0
% in Floodplain:100% Slope:	Level	Improvement Value:	\$0
Zoning:Unz	oned	Land Value:	. \$240,000
Frontage:Hv	vy 59	Total Market Value:	\$240,000
Utilities:	Electı	tricity, Gas, Telephone, Water Well	, Septic Tank
Surrounding Uses:		Agricultura	ıl, Residential
Current Use:		DP	S Area Office
Highest and Best Use:		DP	S Area Office
Agency Projected Use:		DP	S Area Office

DPS uses this site as an area office. The property is located on Hwy 59 between Wharton and El Campo in Pierce. It is improved with one building, parking and landscaping. The surrounding land use is agricultural and residential. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in an area with limited commercial appeal. GLO concurs with the appraisal findings.

Recommendation:

Plainview Area Office

Location:

1108 South Business Hwy 87, Plainview, Hale County, Texas

Legal Description:

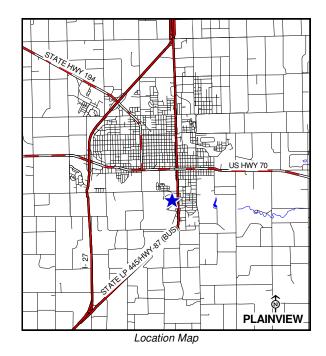
Volume 551 Page 87 Hale County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/28/200	6 Acres: 1.05	Bldgs.:1 Bldg. Area:	6,258 sq.ft.
Sen. Dist.:28 Rep. Dist.	:85 FAR: 0.14	Building Value:	\$0
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$172,000
Frontage:	Hwy 87	Total Market Value:	\$172,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Vacant, Residential, G	overnmental
Current Use:		DPS	Area Office
Highest and Best Use:		DP\$	S Area Office
Agency Projected Use:		DPS	S Area Office

DPS uses this site in Plainview as an area office. It is located on South Business Hwy 87 and is easily accessible from all points of the City. It is improved with one building and surface parking. Surrounding land use is vacant to the north and south, residential to the east, and the Hale County Airport is to the west. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The subject is located in a stable area of the city. Plainview has a mix of commercial, residential and vacant land available for development. The site is near the downtown area of Plainview. Real estate values have improved slightly in recent years.

Recommendation:

Rosenberg Area Office

Location:

5505 Avenue N, Rosenberg, Fort Bend County, Texas

Legal Description:

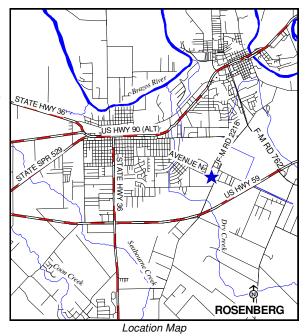
Volume 758 Page 744 Ft. Bend County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:3/28/20	006 Acres: 1.80	Bldgs.:1 Bldg. Area:	11,785 sq.ft.
Sen. Dist.:18 Rep. Dis	t.:27 FAR: 0.15	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	. \$0
Zoning:	Unzoned	Land Value:	\$766,000
Frontage:	Avenue N, Terry Blvd	Total Market Value:	. \$766,000
Utilities:		Electricity, Gas, Telephone, Wast	ewater, Water
Surrounding Uses:		Residential, Governmenta	I, Commercial
Current Use:		DF	S Area Office
Highest and Best Use:		DF	PS Area Office
Agency Projected Use:		DF	PS Area Office

DPS uses this site for an area office. The property is unzoned and located at the northwest corner of Avenue N and Terry Blvd. The building is considered to be in average condition. Surrounding land use is residential, commercial and governmental. The appraisal does not give individual land and building values, it is appraised as a whole.

The highest and best use of the subject property as improved is continued use as an office building, as represented by the existing improvements. The site is well suited to office use or commercial development. The demand for commercial office space in Rosenberg is limited and there are many available sites.

Recommendation:

San Angelo Area Office

Location:

1600 W Loop 306, San Angelo, Tom Green County,

Legal Description:

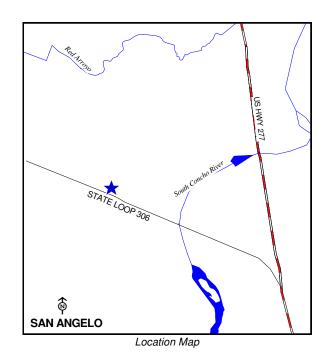
Volume 322 Page 614 Tom Green County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/27/20		Bldgs.:2 Bldg. Area:	•
Sen. Dist.:28 Rep. Dis	st.:72 FAR: 0.05	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$1,092,000
Frontage:	Loop 306, Foster Rd	Total Market Value:	\$1,092,000
Utilities:		Electricity, Gas, Was	tewater, Water
Surrounding Uses:		Vaca	ant, Residential
Current Use:		D	PS Area Office
Highest and Best Use:		D	PS Area Office
Agency Projected Use:		D	PS Area Office

DPS currently uses this site as an area office and a driver's license office. It is located at the intersection of Loop 306 and Foster Rd in south San Angelo. It is zoned GC (General Commercial) and improved with two buildings and surface parking. Surrounding land use is vacant and residential. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The growth pattern for San Angelo is further west than the subject, between Knickerbocker Rd and Hwy 67. New construction in the immediate area has been minimal. The economy is stable.

Recommendation:

San Antonio District Office

Location:

6502 South New Braunfels Ave, San Antonio, Bexar County, Texas

Legal Description:

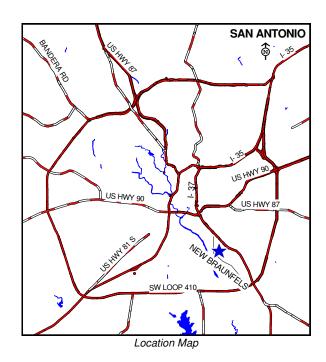
Volume 5059 Page 281 Bexar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/18/2006 Acres: 6.66	Bldgs.:
Sen. Dist.: 19 Rep. Dist.: 119 FAR: 0.12	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Residential	Land Value: \$828,000
Frontage:South New Braunfels Ave.	Total Market Value: \$828,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Vacant, Medical
Current Use:	DPS District Office
Highest and Best Use:	DPS District Office
Agency Projected Use:	DPS District Office

DPS uses this site in San Antonio for district offices. The property is located on South New Braunfels Ave in the southeastern part of the city. It is zoned residential and surrounded by a state hospital, residential development and vacant tracts. There are two buildings; the office building and a service garage. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The original building was constructed in 1970 with an addition added in 1996. The building was gutted and refurbished. The renovation includes all new interior finish-out.

Recommendation:

San Marcos Area Office

Location:

1400 North IH 35, San Marcos, Hays County, Texas

Legal Description:

Volume 148 Page 138 Hays County Deed Records

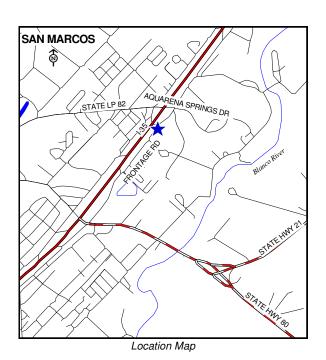
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: ...2/15/2006 Acres:



Appraisal Date:2/15/2006 Acres:	. 1.25	Bldgs.:2 Bldg. Area:	7,378 sq.ft.
Sen. Dist.:45 FAR:	0.13	Building Value:	\$0
% in Floodplain:0% Slope:	Level	Improvement Value:	\$0
Zoning:	ommercial	Land Value:	\$495,000
Frontage:N	lorth IH 35	Total Market Value:	\$495,000
Utilities:		Electricity, Gas, Telephone, Water,	Septic Tank
Surrounding Uses:		Civic, Vacant,	Commercial
Current Use:		DPS	Area Office

DPS uses this site in San Marcos as an area office. It located on north IH 35 just north of CR 80. It is improved with one building and surface parking. Surrounding land uses include civic, commercial and vacant tracts. The appraiser valued the tract as a whole and did not separate land and building values.

Highest and Best Use: DPS Area Office Agency Projected Use:DPS Area Office

1.25

The appraisal indicates the highest and best use is to continue in the present use. The southern part of San Marcos appears to be more active due in part to the location of an outlet mall. There are still vacant properties available indicating no shortage of real estate.

Recommendation:

Seguin Area Office

Location:

1440 East Kingsbury/US 90, Seguin, Guadalupe County, Texas

Legal Description:

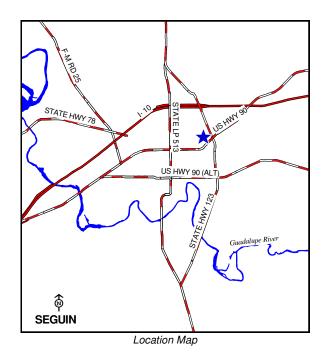
Volume 546 Page 834 Guadalupe County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/15/20	06 Acres: 2.00	Bldgs.:1 Bldg. Area:	3,658 sq.ft.
Sen. Dist.:25 Rep. Dist	t.:44 FAR: 0.04	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$340,000
Frontage:	East Kingsbury/US 90	Total Market Value:	\$340,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:		Commercial, Resider	ntial, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

DPS uses this site on the north side of Seguin as an area office. It is located near the intersection of SH 123 and US 90/Kingsbury. It is improved with one building and surface parking. Surrounding land uses are commercial, residential and vacant. The appraiser valued this tract as a whole and did not break down separate land and building values.

The appraisal indicates the highest and best use is to continue in the present use. Seguin is located in the San Antonio Metropolitan Statistical Area and has a diverse economy that has resulted in strong growth trends in the past decade.

Recommendation:

Sherman Area Office

Location:

1413 Texana Parkway, Sherman, Grayson County, Texas

Legal Description:

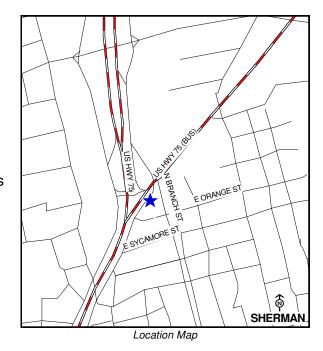
Volume 1501 Page 83 Grayson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:4/20/2006 A	cres: 3.89	Bldgs.:1 Bldg. Area:	8,194 sq.ft.
Sen. Dist.:30 Rep. Dist.:6	62 FAR: 0.05	Building Value:	\$0
% in Floodplain:0% Slo	ope:Level	Improvement Value:	\$0
Zoning:	Commercial	Land Value:	\$503,000
Frontage:	Texana Pkwy	Total Market Value:	\$503,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Residential, Vac	ant, Medical
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

This site is used as an area office by the DPS. It is located on the outer perimeter of downtown Sherman. The site is improved with one building, parking, a radio tower and storage. Surrounding land use is residential, vacant and medical. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates the highest and best use is the current use. Although the area is zoned C-2, General Commercial, there are various types of development in existence. Sherman is approximately 65 miles from downtown Dallas and is enjoying growth.

Recommendation:

Stephenville Area Office

Location:

850 East Rd, Stephenville, Erath County, Texas

Legal Description:

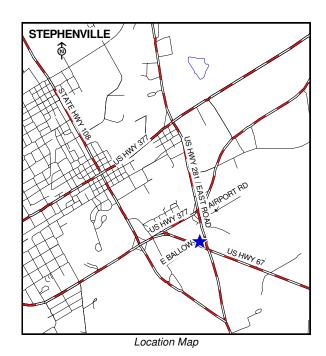
Volume 576 Page 463 Erath County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 5/1/2005 Acres: 1.50	Bldgs.:
Sen. Dist.: 24 Rep. Dist.: 59 FAR: 0.04	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$215,000
Frontage:East Rd	Total Market Value: \$215,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Industrial, Governmental
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site in Stephenville for an area office. It is improved with a building and parking. Surrounding land use is industrial and governmental. The appraisal did not assign separate values to the land and buildings, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Stephenville's economy is based principally upon agriculture and dairy production. There are several major manufactures as well, and Tarleton State University. New home and commercial construction is occurring on the north and west sides of the city. There has been some new development to the west toward Dublin since the completion of SH 377.

Recommendation:

Sulphur Springs Area Office

Location:

1508 Shannon Rd, Sulphur Springs, Hopkins County, Texas

Legal Description:

Volume 312 Page 230 Hopkins County Deed Records

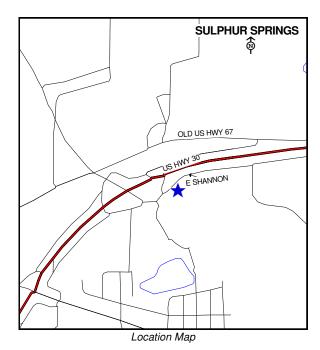
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/10/2006 Agree.

Easements: Utility



Bidgs.: βidg. Area: 3,747 Sq.π.
Building Value: \$0
Improvement Value: \$0
Land Value: \$229,000
Total Market Value: \$229,000
Electricity, Gas, Telephone, Wastewater, Water
Vacant, Commercial
DPS Area Office
DPS Area Office
DPS Area Office

DPS uses this site just east of Sulphur Springs as an area office. The property is zoned commercial and located on Shannon Rd. Surrounding land uses include vacant tracts and motels. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Just east of the site is a floodplain which limits development. Land to the east and south of the site is used for livestock and hay production.

Recommendation:

2 20E ag ft

Texas General Land Office

Sweetwater Area Office

Location:

600 NW Georgia St/IH 20, Sweetwater, Nolan County, Texas

Legal Description:

Volume 738 Page 904 Nolan County Deed Records

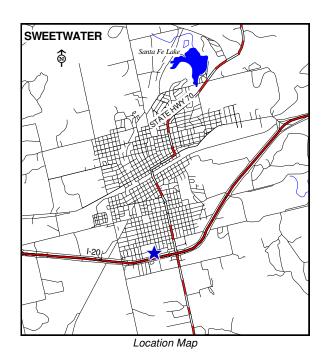
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/07/0006 Agree.

Easements: Utility



Appraisal Date:2/27/2006 Acres: 1.15	Bidgs.: Bidg. Area: 2,285 Sq.it.
Sen. Dist.: 28 Rep. Dist.: 71 FAR: 0.05	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Commercial	Land Value: \$111,000
Frontage:Georgia St/IH 20, Sam Houston St	Total Market Value: \$111,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Residential, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site for an area office. The property is located on NW Georgia Street also known as the service road of IH 20. It is improved with one building and surface parking. Surrounding land use to the west and north is vacant, one home site is to the east, and a car dealership and Ramada Inn are across IH 20. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. This is a modest facility and should remain an office for the DPS. Demand for commercial land in Sweetwater has been limited and growth is slow.

Recommendation:

Temple Area Office

Location:

6612 South General Bruce Dr, Temple, Bell County, Texas

Legal Description:

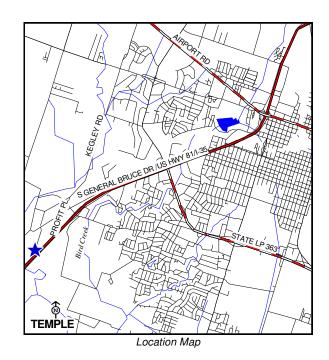
Volume 1382 Page 83 Bell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 4/26/2006 Acres: 2.00	Bldgs.: 6,198 sq.tt.
Sen. Dist.: 24 Rep. Dist.: 55 FAR: 0.07	Building Value: \$0
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Industrial	Land Value: \$430,000
Frontage:S General Bruce Dr, Twin City Pkwy	Total Market Value: \$430,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Vacant
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

This site is used as the Temple area office by the DPS. The site is located in the northwest quadrant of the city. Surrounding land use is commercial and vacant. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The medical community is the largest employer in Temple, employing over 25% of the labor force. Fort Hood is a major employer as well. There is some employment diversification provided by Wal-Mart Distribution Center, Wilsonart International, and McLane Southwest.

Recommendation:

Terrell Area Office

Location:

111 Tejas Dr, Terrell, Kaufman County, Texas

Legal Description:

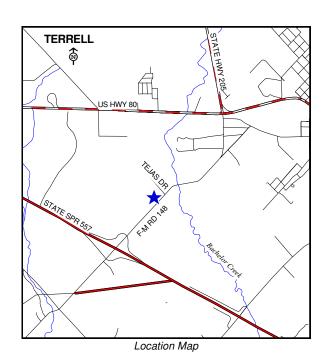
Book 1355 Page 449 Kaufman County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Appraisal Date:4/21/2006	3.99 Acres:	Bldgs.:1 Bldg. Area:	5,788 sq.ft.
Sen. Dist.:2 Rep. Dist.:	4 FAR: 0.03	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Industrial	Land Value:	\$870,000
Frontage:	Tejas Dr	Total Market Value:	\$870,000
Utilities:		Electricity, Gas, Telephone, Waster	water, Water
Surrounding Uses:		Commercial, Residential, Office	e, Industrial
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	S Area Office
Agency Projected Use:		DP8	S Area Office

This site on the west side of Terrell is used as a DPS area office. It is located on Tejas Dr near FM 148 between Hwy 80 and IH 20 in the Metrocrest Industrial Park. There is one building, surface parking and site improvements. Surrounding land use north of the site is office and commercial, to the east is apartments, south is vacant, an Exxon convenience store and Denny's, and to the west is the Metrocrest Industrial park. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is for office development. Since Dallas is located 32 miles west of Terrell, this would qualify as a bedroom community for commuting into the city. This is reflected by residential growth in the west and northwest. Commercial/retail growth is to the south along and near IH 20.

Recommendation:

Texarkana Area Office

Location:

1516 Hampton Rd (IH 30 Service Rd), Texarkana, Bowie County, Texas

Legal Description:

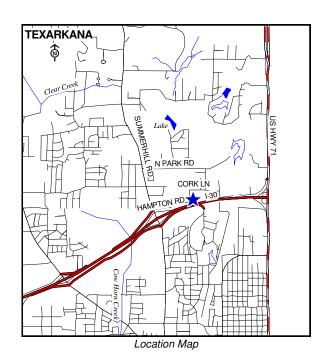
Volume 570 Page 648 Bowie County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/23/2006 Acres: 3.28	Bldgs.: Bldg. Area: 8,495 sq.ft.
Sen. Dist.:1 Rep. Dist.:1 FAR: 0.06	Building Value: \$265,000
% in Floodplain:0% Slope: Moderate	Improvement Value:\$0
Zoning:Office	Land Value: \$715,000
Frontage:Hampton Rd (IH 30 Service Rd)	Total Market Value: \$980,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Vacant
Current Use:	DPS Office
Highest and Best Use:	DPS Office
Agency Projected Use:	DPS Office

DPS uses this site for an area office for administration, obtaining driver's licenses, highway patrol, narcotics and the Texas Rangers Office. The property is located in northwest Texarkana on Hampton Road (IH 30 service road). The site is zoned for office use and surrounded by commercial sites and vacant land.

According to the appraisal, the current use is also the highest and best use. The improvements are considered in average condition.

Recommendation:

Texas City Area Office

Location:

1325 North Amburn Rd, Texas City, Galveston County, Texas

Legal Description:

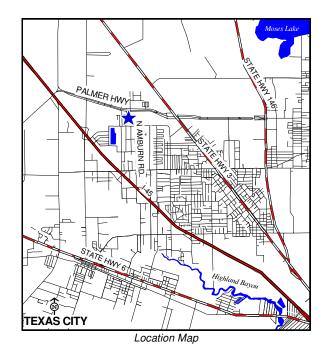
Film Code 002-95-1746 Galveston County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:4/20/2006 Acres:	2.00	Bldgs.:1	Bldg. Area:	9,304 sq.ft.
Sen. Dist.:11 Rep. Dist.:23 FAR:	0.01	Building Value:		\$0
% in Floodplain: 0% Slope:	Level	Improvement Va	lue:	\$0
Zoning:	Office	Land Value:		\$690,000
Frontage:Aml	burn Rd	Total Market Val	ue:	\$690,000
Utilities:		Electricity, Gas, T	elephone, Wastew	ater, Water
Surrounding Uses:		Re	sidential, Commer	cial, School
Current Use:			DPS	Area Office
Highest and Best Use:			DPS	Area Office
Agency Projected Use:			DPS	Area Office

DPS uses this site for an area office. It is located just south of Palmer Hwy on Amburn Rd in Texas City. Site improvements consist of one building and surface parking. Surrounding land use is residential, commercial and to the east is the College of the Mainland Campus. Texas City Fire Station #3 is located nearby. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. In light of the deed restriction for law enforcement use only, the use is appropriate. The site is considered fully developed with the building, parking and radio tower.

Recommendation:

Townhurst Driver License Office

Location:

1601 Townhurst Dr, Houston, Harris County, Texas

Legal Description:

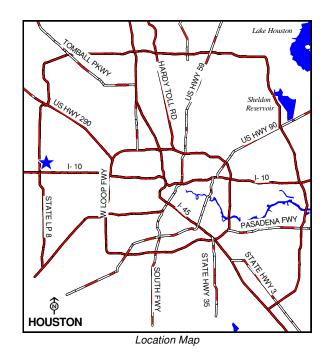
Volume 183 Page 1 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 1/31/2006 Acres: 1.48	Bldgs.: 4,170 sq.ft.
Sen. Dist.:7 Rep. Dist.: 138 FAR: 0.06	Building Value: \$198,200
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$241,800
Frontage:Townhurst Dr, Stebbins Dr	Total Market Value: \$440,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Office, Commercial, Residential
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site as a driver license facility. It is located in the Spring Branch area, 18 miles west of the Houston central business district, in the Town and Country Business Park. The site is improved with one masonry structure and surface parking. Surrounding land uses include office, commercial and residential sites.

The appraisal indicates the highest and best use is to continue in the present use. The site is deed restricted; thereby precluding any other use.

Recommendation:

Tyler District Office

Location:

4700 University Blvd, Tyler, Smith County, Texas

Legal Description:

Volume 2102 Page 639 Smith County Deed Records

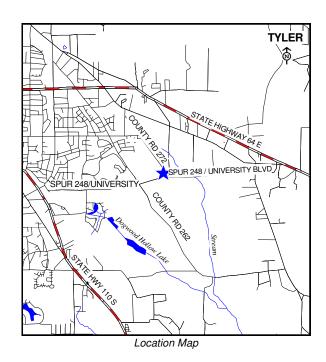
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 0/01/0006 Aprec.

Easements: Utility



Appraisai Date:3/21/20	Dub Acres:	0.45	Blags.: Blag. Area:	25,239 sq.it.
Sen. Dist.:1 Rep. Dis	st.:6 FAR : (0.09	Building Value:	\$1,575,000
% in Floodplain: 0%	Slope:Le	evel	Improvement Value:	\$0
Zoning:	Comme	rcial	Land Value:	. \$225,000
Frontage:	University E	3lvd	Total Market Value:	\$1,800,000
Utilities:			.Electricity, Gas, Telephone, Water	, Septic Tank
Surrounding Uses:			Vacant, Commercia	ıl, Residential
Current Use:			DPS R	egional Office
Highest and Best Use:			DPS Re	egional Office
Agency Projected Use:			DPS Re	egional Office

DPS uses this site just southeast of the city limits of Tyler for a district office. Surrounding land use is primarily vacant, residential and commercial. The site has significant building improvements exceeding \$1.5 million in value. Adequate parking for the employees and public is provided. Part of the acreage is used to provide adequate drainage for the private septic system.

The appraisal indicates the highest and best use is to continue in the present use. Commercial market activity in Tyler is centered in the southern part of town along Hwy 69 and South Loop 323. Growth in the subject area has been slow but steady, although not as prominent as in the south end of town. A new outer loop is proposed in the next few years, and this highway will pass about one mile from the subject.

Recommendation:

Uvalde Area Office

Location:

2901 East Main St/Hwy 90 East, Uvalde, Uvalde County, Texas

Legal Description:

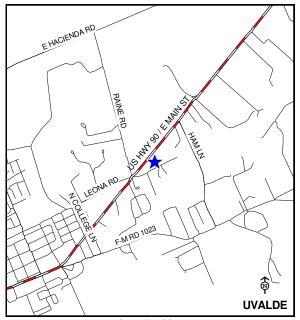
Volume 201 Page 983 Uvalde County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/27/2006 Acres: 1.30	Bldgs.:
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.05	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Commercial	Land Value: \$161,000
Frontage:East Main St/Hwy 90 East	Total Market Value: \$161,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Commercial, Residential
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

DPS uses this site located in Uvalde as an area office. It is located on East Main St/Hwy 90 East. It is improved with one building and parking. Surrounding land use is vacant agricultural, commercial and residential. The appraisal did not assign separate values to the land and buildings but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue the present use. Neither the City of Uvalde nor the county has experienced mentionable growth during the past decade. Unemployment is fairly high relative to the more robust counties of central Texas. The limited growth trend that is occurring is east along Hwy 90. There is a new Ford dealership located almost directly across Hwy 90 from the subject.

Recommendation:

Van Horn Area Office

Location:

1300 Northwest Encino Dr, Van Horn, Culberson County, Texas

Legal Description:

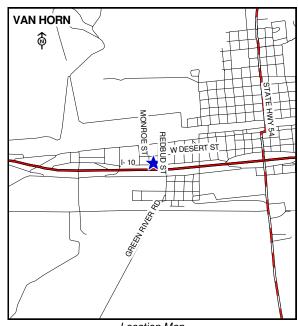
Volume 146 Page 97 Culberson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



oca		

Appraisal Date: 3/28/2006 Acres: 2.0	7 Bldgs.:
Sen. Dist.:19 Rep. Dist.:74 FAR: 0.0	8 Building Value: \$0
% in Floodplain: 0% Slope:Leve	el Improvement Value: \$0
Zoning:Unzone	d Land Value: \$330,000
Frontage:Northwest Enciino D	r Total Market Value: \$330,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Commercial
Current Use:	DPS Area Office
Highest and Best Use:	DPS Area Office
Agency Projected Use:	DPS Area Office

The Texas Department of Public Safety uses this site in Van Horn as an area office. The site is improved with two buildings and surface parking. Surrounding land use is vacant and commercial tracts. The appraisal did not assign individual values to the land and buildings but valued the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. The economy of Van Horn is dominated by agribusiness and recreational hunting/tourism. The City serves as a hub for surrounding community needs.

Recommendation:

Vernon Radio Tower Site

Location:

Intersection of CR 85 and Hwy 287, Chillicothe, Wilbarger County, Texas

Legal Description:

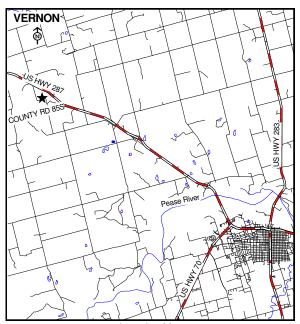
Volume 376 Page 283 Wilbarger County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date:4/13/20	06 Acres: 2.07	Bldgs.:1 Bldg. Area:	128 sq.ft.
Sen. Dist.:28 Rep. Dis	t.:68 FAR : 0.0	Building Value:	\$0
% in Floodplain:0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$4,100
Frontage:	CR 85, Hwy 287	Total Market Value:	\$4,100
Utilities:		Electricity	, Telephone
Surrounding Uses:		Rangeland,	Residential
Current Use:		Radio	Tower Site
Highest and Best Use:		Radio	Tower Site
Agency Projected Use:		Radio	Tower Site

DPS uses this site to house a radio tower site. The site is located about 11 miles northwest of Vernon. Land uses surrounding the site are rangeland and rural residential tracts. There is one tower which adds no value to the tract.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in a remote area with no development occurring. Most ranch land tracts are much larger and this site could only be used for assemblage if offered for sale.

Recommendation:

0 000 00 ft

Texas General Land Office

Victoria Area Office

Location:

8802 North Navarro, Victoria, Victoria County, Texas

Legal Description:

Volume 710 Page 275 Victoria County Deed Records

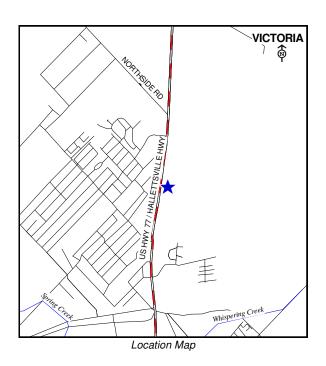
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/10/2006 Agree.

Easements: Utility, Pipeline



Appraisal Date:4/18/20	006 Acres: 2.07	Blags.:2 Blag. Area:	8,039 sq.1t.
Sen. Dist.:18 Rep. Dis	st.:30 FAR: 0.12	Building Value:	\$158,800
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$541,200
Frontage:	North Navarro	Total Market Value:	\$700,000
Utilities:		Electricity, Gas, Telephone, Wastev	water, Water
Surrounding Uses:		Comme	rcial, Vacant
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	3 Area Office
Agency Projected Use:		DP\$	3 Area Office

DPS uses this site on the north side of Victoria as an area office. It is located on North Navarro St or Hallettsville Hwy. The site is improved with two buildings and surface parking. Surrounding land uses are commercial and vacant tracts.

The appraisal indicates the highest and best use is to continue in the present use. Victoria is the center of the county and draws population from an approximate 50 mile radius for employment and shopping. The growth trend is modest but constant.

Recommendation:

Waco Regional Office

Location:

1617 East Crest Dr, Waco, McLennan County, Texas

Legal Description:

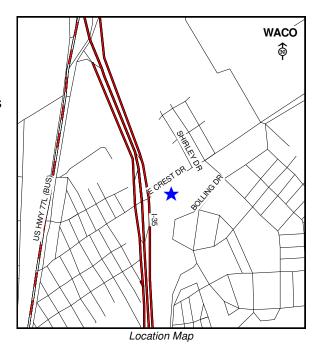
Volume 1067 Page 746 McLennan County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:3/21/2006 Acres:	5.05	Bldgs.:4 Bldg. Area:	24,958 sq.ft.
Sen. Dist.:57 FA	R: 0.11	Building Value:	\$873,530
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	. \$76,470
Frontage:	East Crest Dr	Total Market Value:	\$950,000
Utilities:		Electricity, Gas, Telephone, Waste	water, Water
Surrounding Uses:		Commercia	ıl, Residential
Current Use:		DPS R	egional Office
Highest and Best Use:		DPS R	egional Office
Agency Projected Use:		DPS R	egional Office

DPS uses this site as a regional office. It is located on the south side of East Crest Dr about one quarter mile east of IH 35 in north Waco. It is improved with four buildings and infrastructure. Surrounding land use is commercial and residential.

The appraisal indicates the highest and best use is to continue the present use. The Waco metropolitan statistical area has a diverse economy which has resulted in stable growth in the past ten years. The area's economic growth is good, with positive trends established by the population growth, unemployment rate, job growth and continued diversification of the local economy.

Recommendation:

Wallisville Area Office

Location:

20906 I 10 East., Wallisville, Chambers County, Texas

Legal Description:

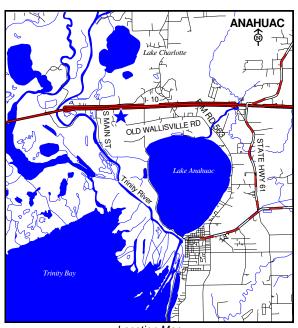
Volume 311 Page 356 Chambers County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: 11/2/2005 Acres: 1.50	Bldgs.: 4,874 sq.ft.
Sen. Dist.: 4 Rep. Dist.: 23 FAR: 0.07%	Building Value: \$208,000
% in Floodplain:100% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$12,000
Frontage:I 10 East	Total Market Value: \$220,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Residential, Agricultural
Current Use:	Area Office
Highest and Best Use:	Office Development
Agency Projected Use:	Area Office

Since the time of last reporting, DPS has constructed a one-story area office on South Main St. between FM 563 and Wallisville Liberty Road. The building construction deed restriction period has been reached and no problems were encountered. Surrounding land use is vacant, residential and agricultural.

The appraisal indicates the highest and best use is for office development to include the present use. The site is situated in the heart of the growth corridor for the city.

Recommendation:

Weatherford Area Office

Location:

1309 South Bowie Dr, Weatherford, Parker County, Texas

Legal Description:

Volume 1090 Page 123 Parker County Deed Records

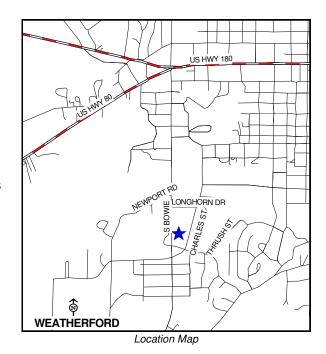
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 4/07/0006 Agree.

Easements: Utility



Appraisai Date:4/2//2006 Acres:	1.55	Blags.: Blag. Area:	3,447 Sq.II.
Sen. Dist.:61 FA	R: 0.05	Building Value:	\$0
% in Floodplain: 0% Slope:	Level	Improvement Value:	\$0
Zoning:	Civic	Land Value:	\$242,000
Frontage:So	uth Bowie Dr	Total Market Value:	\$242,000
Utilities:		Electricity, Gas, Telephone, Wastev	vater, Water
Surrounding Uses:			Residential
Current Use:		DPS	Area Office
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DPS	Area Office

1 66

The DPS uses this site located in Weatherford as an area office. The subject is improved with a single-story frame and masonry office building. Surrounding land use is primarily residential. Some commercial growth is occurring to the north of the site along the Mineral Wells Hwy and to the south along IH 20. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

The appraisal indicates the highest and best use is to continue in the present use. Weatherford is within commuting distance to Fort Worth. Presently, the economy is thriving.

Recommendation:

Webster Lake Area Office

Location:

111 Tristar Dr, Webster, Harris County, Texas

Legal Description:

2.4678 acres O/O Luke Hemenway Survey, Abstracts 801 and 802

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appreciaal Date: 4/00/0006 Agree.



Appraisal Date:4/20/20	006 Acres: 2.47	Blags.: Blag. Area:	7,715 sq.tt.
Sen. Dist.:11 Rep. Dis	t.:144 FAR: 0.07	Building Value:	\$0
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$615,000
Frontage:	Tristar, SH 3	Total Market Value:	\$615,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Governmental, Vacant		
Current Use:DPS Area Office			
Highest and Best Use:		DPS	Area Office
Agency Projected Use:		DP\$	3 Area Office

DPS uses this site in Houston as an area office. The office is located on the far southeastern edge of the city near the suburbs of Clear Lake City, Webster and Pasadena. It is improved with one building and surface parking. At this time the building has been vacated due to mold problems. This will be remedied in the near future and will not affect the value of the tract. Surrounding land uses include industrial, governmental and vacant tracts. The appraisal did not assign separate values to the buildings and land, but appraised the site as a whole.

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

Recommendation:

Wichita Falls Sub-District Office

Location:

5505 North Central Expwy, Wichita Falls, Wichita County, Texas

Legal Description:

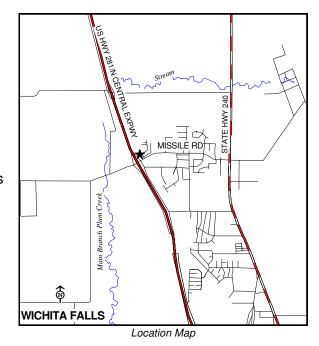
Volume 1204 Page 114 Wichita County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 3/21/2006 Acres: 6.15	Bldgs.: 1,884 sq.ft.
Sen. Dist.: 30 Rep. Dist.: 69 FAR: 0.01	Building Value: \$0
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Commercial	Land Value: \$800,000
Frontage:North Central Expwy, Missile Rd	Total Market Value: \$800,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial, Industrial, Vacant
Current Use:	DPS Office
Highest and Best Use:	Office/Commercial Development
Agency Projected Use:	DPS Office

DPS uses this site in northwest Wichita Falls as a sub-district office. It is located at the intersection of North Central Expwy and Missile Dr. There are three buildings and surface parking. There was a purchase of 1.42 additional acres for a total of 6.15 acres. This smaller tract is adjacent to the original site and was purchased with possible expansion in mind. Surrounding land uses are residential, commercial, industrial and vacant. The tract was appraised as a whole, the buildings and land were not assigned individual values.

The appraisal indicates the highest and best use is to continue in the present use. This area of Wichita Falls, near the north corporate limits of the city, is heavily influenced by close proximity of Sheppard Air Force Base and Wichita Falls Municipal Airport. The main industrial growth trend is on the far southeastern section of the city with little growth on the north end of town.

Retain for continued agency operations.

Recommendation:

TEXAS STATE LIBRARY & ARCHIVES AGENCY SUMMARY



Agency Summary

Background/Authorities

The Texas State Library and Archives (Commission) Commission established to assist in the development of and cooperation among libraries, including public, academic, special and other types of libraries. The Commission was created in 1909 as the Texas Library and Historical Commission, and in 1979 was renamed the Texas State Library and Archives Commission. Chapter 441.00 of the Texas Government Code the serves as Commission's enabling authority. provides services Commission also under three federal statutes relating to programs carried out in the state on behalf of the federal government.

The Commission's Headquarters, owned by the Texas Building and Procurement Commission, is the Lorenzo de Zavala State Archives and Library Building within the Capitol Complex in Austin. This facility houses all of the Executive staff. the Administrative Services Division and the Information Resources Technology Division, which provide support services to the agency. program divisions house their entire staff in this facility. The Library Development Division provides consulting continuing education services, grant opportunities, and coordinates the 10 Texas library systems, and the Library Resources Sharing Division oversees programs and services that provide information and library materials through networks of Texas libraries and across the Internet through the TexShare

Program, the TexNet Interlibrary Loan Network, the Texas State Publications Depository Program and TRAIL, the Texas Records and Information Locator.

The Archives and Information Services Division (ARIS) has part of its staff located in the Library and Archives building in Austin and other staff located in Liberty. Those in the Library and Archives Building are responsible for acquiring, evaluating, organizing, and preserving permanently valuable government records, in addition to providing expert reference services to the public. The ARIS Division in Liberty operates the Sam Houston Regional Library and Research Center. The main facility serves as both a research facility housing and museum. local а government records of the 10-county, Atascosito region of Texas, as well as manuscripts, books, maps, photographs, oral history tapes, and newspapers.

The State and Local Records Management Division is housed completely at a facility located on Shoal Creek Boulevard in Austin. This division provides support services to Texas state agencies and local governments in their efforts to comply with state record management laws, to include record management training, document imaging services, and records storage services.

The Talking Book Program Division

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Texas General Land Office

provides free library services to Texans who are unable to read standard print because of visual, physical, or reading disabilities. The reader consultants and program support staff are located in the Library and Archives Building. The staff at the circulation facility process materials requested by program patrons. These materials are available in large-print, Braille, and special cassette tape formats. The staff also process requests for playing the Talking Books.

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

Real Property Assets

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

Asset Description

Two of the three properties owned by the Commission are in Liberty, in a mostly

rural setting. The Liberty sites have historic homes, as well as library, research and meeting facilities. Although large areas of underdeveloped land can be found on the sites, they are considered well utilized due to their current use level, and historic nature of the improvements.

The third site is the Texas State Records Center in Austin, which is within an older but well-maintained residential neighborhood. It is improved with a single-story building and surface parking. The property is surrounded by little vacant land. As a result there has been limited new development.

GLO Recommendations

A "retain" recommendation is assigned to properties that are meeting the agency's legislatively authorized purpose in an effective and efficient manner. GLO recommends retaining all three properties.

AGENCY COMMENTS

All agency comments have been incorporated in the evaluation.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas State Library and Archives Commission properties.

TEXAS STATE LIBRARY & ARCHIVES PROPERTY

Miriam Partlow House & Meeting Room

Location:

2131 Grand Ave, Liberty, Liberty County, Texas

Legal Description:

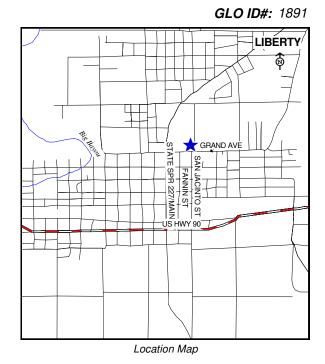
Vol 1008 Pg 267 Liberty County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Bldg. Area:.... 4,470 sq. ft. Appraisal Date: ..2/13/2006 Acres: 1.48 **Bldgs.:**2 Sen. Dist.:4 Rep. Dist.:18 FAR:... 0.07 Building Value: \$78.914 % in Floodplain:..... 0% Slope:Level Improvement Value:..... \$0 Zoning:Unzoned Land Value: \$51,610 Frontage:Grand Avenue Total Market Value: \$130,524 Utilities: Electricity, Gas, Telephone, Wastewater, Water Line Surrounding Uses: Residential Current Use: Library and Archives Highest and Best Use:Office Development Agency Projected Use: Library and Archives

Texas State Library and Archives Commission

Texas General Land Office

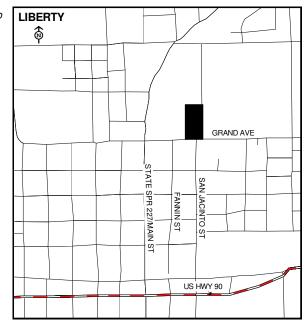
Analysis

The Texas State Library and Archives Commission maintains this site as a historic property. The property is located on Grand Avenue in the central portion of the City of Liberty. It is improved with the historical structure and a separate meeting room. Surrounding land use is residential.

The house was built in 1860 by Judge C. L. Cleveland and purchased by W. S. Partlow in 1886. The Partlow family lived there until it was donated to the State in 1983. Deed restrictions and historical designations prevent any other use or extensive renovation.

Site Map

GLO Recommendation:



GLO ID#: 1892

Sam Houston Library & Research Center

Location:

FM 1011, Liberty, Liberty County, Texas

Legal Description:

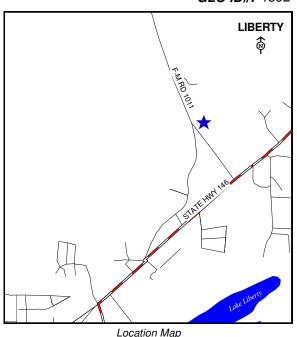
Vol 729 Pg 307 Liberty County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Bldg. Area:.... 27,390 sq. ft. **Appraisal Date:** ...2/13/2006 **Acres:** 127.19 **Bldgs.:**5 Sen. Dist.:4 Rep. Dist.:18 FAR:.. 0.01 Building Value: \$714,266 % in Floodplain:..... 0% Slope:Level Improvement Value:.... \$0 Zoning:Unzoned Land Value: \$178,000 Frontage:FM 1011 Total Market Value: \$892,266 Utilities: Electricity, Gas, Telephone, Wastewater, Water Line Surrounding Uses: Agricultural, Residential Current Use: Library & Research Center Highest and Best Use:Library & Research Center Agency Projected Use: Library & Research Center

Analysis

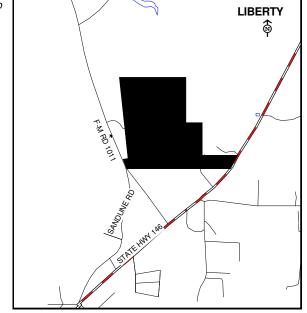
The Texas State Library and Archives Commission uses this property as a museum, research center and archives for Texas historical materials from surrounding counties. It is located just off FM 1011, northeast of Liberty. Surrounding land use is residential and agricultural. There are five buildings, three of which are historic, the Guillard-Duncan House built in 1848, the W. T. Norman House built in 1883, and the St. Stephens Episcopal Church built in 1898.

The deed restriction limits use of this site to its current use which corresponds to the highest and best use. Further development of any vacant acreage for library or historical uses is encouraged and concurs with the deed restriction.

Additionally, the Price Daniel Home was also donated to the Commission for use as a research center and museum. The Daniel Home is located on 10.22 acres of land adjacent to the Research Center, and contains the furnishings and many personal collections of the former governor. The home is approximately 7,318 square feet, and consists of two stories with an attached garage. The staff conduct tours of all facilities in this complex.

Site Map

GLO Recommendation:



GLO ID#: 1893

State Library & Archives Records Division Building

Location:

4400 Shoal Creek Blvd, Austin, Travis County, Texas

Legal Description:

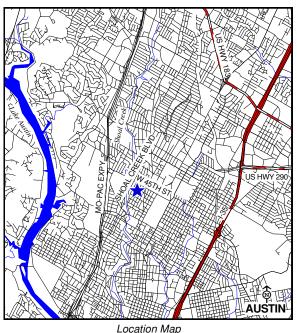
Vol 76 Pg 225 Travis County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/7/2006 **Acres:** 16.29 Bldgs.:1 Bldg. Area:....132,961 sq. ft. **Sen. Dist.:**14 **Rep. Dist.:**49 **FAR:**... 0.19 Building Value: \$0 % in Floodplain:..... 13% Slope:Steep \$0 Improvement Value:.... Zoning:Unzoned Land Value: \$6,000,000 **Total Market Value:.....** \$6,000.000 Frontage:Shoal Creek Blvd Utilities: Electricity, Gas, Telephone, Wastewater, Water Line Surrounding Uses: Residential, Governmental Current Use: Record Storage Facility/Offices Highest and Best Use: Office/Residential Agency Projected Use: Record Storage Facility/Offices

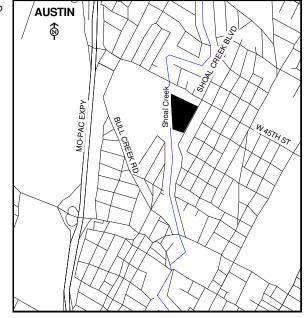
Analysis

The Texas State Library and Archives Commission currently uses this property to accommodate a records storage facility and a distribution center for the Talking Book Program. The property is located just south of the intersection of 45th Street and Shoal Creek Boulevard in north central Austin. It is improved with a single-story mason building with covered loading areas and surface parking. Surrounding land use is residential and other state-owned land. This is an older neighborhood that is 100% built up. There is very little vacant land and as a result very limited new development. The site was valued as a whole and the buildings and land were not broken down as individual values.

The current use does not conform with the residential neighborhood. The highest and best use is to retain the improved property as a storage and records retention structure.

Site Map

GLO Recommendation:



TEXAS YOUTH COMMISSION AGENCY SUMMARY

4

Agency Summary

Background/Authorities

The Texas Youth Commission (TYC) the state's correctional administers facilities for children ages 10 to 21. Its purpose is to provide administration of the state's correctional facilities for children, to provide a program aimed constructive training at rehabilitation and reestablishment in society of children judged delinquent by the Texas courts. The Commission also provides active parole supervision for children until they are officially discharged from its custody.

TYC is authorized by Act 1957, 55th Legislature, Chapter 281. Most of the agency's powers were placed into Texas Revised Civil Statutes Annotated, Article 5143 which was codified into the Texas Human Resources Code, Chapter 61, in 1979. TYC's trust powers were transferred through the Board for Texas State Hospitals and Special Schools, State Youth Development Council, and State Department of Public Welfare.

Under the direction of the six member Governing Board, all appointed by the governor, the executive director manages:

- A state-wide Assessment and Orientation Unit;
- Fifteen high-risk, maximum restriction facilities;
- Nine halfway homes; and
- Four trust properties.

The governing board makes decisions relative to departmental operations, including disposition of real property. Sale of agency properties is also regulated by Texas Natural Resources Code, Chapter 31.158, et seq., which requires that all sales be authorized by the legislature and administered, unless otherwise directed, by the General Land Office (GLO).

Real Property Assets

TYC manages 15 sites located on agency-owned land totaling 5,702.4 acres. TYC also manages nine half-way homes located on privately owned land leased to the agency through the Texas Building and Procurement Commission.

TYC acts as trustee on four properties: Wende Trust property, a 1.56 tract located in Austin on Lamar Street at Barton Springs Road and currently leased to the McDonalds and Peter Pan Miniature Golf, the Parrie Haynes Trust Properties, containing 1,700.34 acres in Milam County, and 2875.63 acres in Bell County.

Asset Description

TYC-owned land is located throughout the state. Sites range from 1.56 acres to 2,875.63 acres. Generally, properties are situated in suburban or rural areas near small communities. Surrounding land uses consist largely of agricultural

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Texas General Land Office

tracts, with occasional rural homesites small and isolated commercial developments. Facilities appraised were in good condition. The majority of improvements are building that fall into four categories: housing, training, education; medical and and administrative and physical plant. Except for institutionalized uses requiring similar facilities such as an adult correctional facility, there is a limited alternate use market for these buildings.

TYC uses much of its non-trust property to support agency operations. However, at sites such as Brownwood State School and Gainesville State School, the agency is not using large amounts of acreage. The GLO acknowledges the need for a sufficient amount of buffer around these units.

GLO Recommendations

When evaluating a site, GLO analysts consider the agency's physical condition; GLO analysis of appraisal findings; and existing market conditions. These are reflected in a recommendation to either retain or consider for an alternate use.

A "retain" recommendation is assigned to properties that are meeting the agency's legislatively authorized purpose in an effective and efficient manner. GLO recommends retaining all property.

A "sale or lease" recommendation is used in the following ways:

 If a portion of a site is not supporting an agency operation,

- there are no plans for expansion, and the property could sustain an alternate use; or
- If a site is currently leased to another organization.

AGENCY COMMENTS

All agency comments have been incorporated in the evaluation.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas Youth Commission properties.

TEXAS YOUTH COMMISSION PROPERTY

Al Price Juvenile Correction Facility

Location:

FM 3514 at Hwy 69, Beaumont, Jefferson County, Texas

Legal Description:

Vol 23 Pg 304 Jefferson County Deed Records

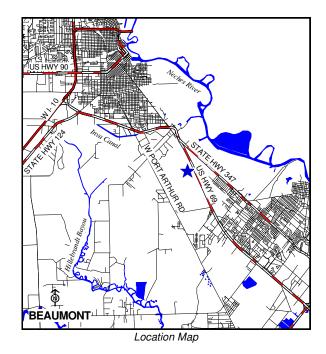
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciant Date: 0/00/0006 Apreci

Easements: Utility



Appraisal Date:2/22/20	006 Acres: 50.23	Blags.: 14 Blag. Area:	. 169,829 sq.tt.
Sen. Dist.:4 Rep. Dis	st.:22 FAR: 0.07	Building Value:	\$6,328,643
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$962,800
Frontage:	Hwy 69, FM 3514	Total Market Value:	\$7,291,443
Utilities:		Electricity, Gas, Telephone, Wa	stewater, Water
Surrounding Uses:		Govern	nmental, Vacant
Current Use:		Texa	as Youth Facility
Highest and Best Use:		Texa	as Youth Facility
Agency Projected Use:		Texa	as Youth Facility

The TYC currently uses this site known as the Al Price Juvenile Correction Facility to accommodate a closed-campus facility. It is located on Hwy 69 about 12 miles south of Beaumont. This area is dominated by correctional facilities; three TDCJ units, a County Jail and a Federal Prison. Several vacant tracts also border the subject. It is improved with roads, parking areas, an underground fuel storage tank, lighting and fencing. There are 14 buildings including, administration, maintenance, education, recreation and dormitory facilities.

The appraisal indicates the highest and best use is to continue in the present use. The improvements are well suited to the current use and make it unlikely for alternative use.

Recommendation:

Corsicana Residential Treatment Center

Location:

4000 West Second St, Corsicana, Navarro County, Texas

Legal Description:

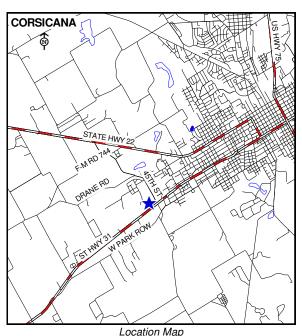
William Svy A-850 Beauchamp Svy A-50 Richardson Svy A-702 (Tract 28) Navarro County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date:2/13/20	006 Acres: 106.36	Bldgs.:41 Bldg. Area:	243,864 sq.ft.
Sen. Dist.:22 Rep. Dis	st.:8 FAR: 0.05	Building Value:	\$8,622,119
% in Floodplain: 0%	Slope: Moderate	Improvement Value:	\$0
Zoning:	Residential	Land Value:	\$640,000
Frontage:	West Second St.	Total Market Value:	\$9,262,119
Utilities:		Electricity, Gas, Telephone, Was	stewater, Water
Surrounding Uses:		Residential, Commercial, Medic	al, Recreational
Current Use:			State Home
Highest and Best Use:			State Home
Agency Projected Use:			State Home

The Texas Youth Commission uses this approximately 106.36 acres in Corsicana as a state home for emotionally disturbed children. Improvements consist of 41 buildings and infrastructure. Surrounding land uses are residential, commercial, medical and recreational. Since the time of last reporting, 278.59 acres were recommended on the 2005 Governor's Report and have been sold. The new appraisal reflects that reduced acreage.

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

Recommendation:

Crockett State School

Location:

Loop 304 West at FM 2110, Crockett, Houston County, Texas

Legal Description:

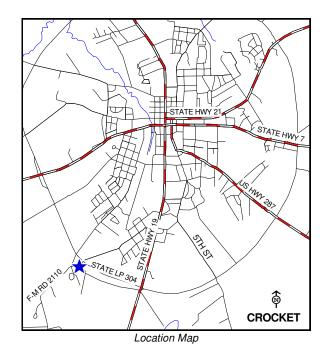
Vol 227 Pg 221 Houston County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 2/28/2006 Acres: 70.54	Bldgs.:29 Bldg. Area: 182,518 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 11 FAR: 0.06	Building Value: \$9,200,000
% in Floodplain:0% Slope: Moderate	Improvement Value: \$0
Zoning:Agriculture	Land Value: \$600,000
Frontage:Loop 304 West, FM 2110	Total Market Value: \$9,800,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Industrial, Residential, Vacant
Current Use:	TYC Juvenile Correction Facility
Highest and Best Use:	TYC Juvenile Correction Facility
Agency Projected Use:	TYC Juvenile Correction Facility

The Texas Youth Commission currently uses this site to accommodate a state school. The property is located on Loop 304 West at FM 2110. It is improved with 29 buildings and infrastructure. Surrounding land uses include residential, industrial, agricultural, Crocket ISD and vacant tracts.

The appraisal indicates the current use is also the highest and best use. The improvements lend themselves to this specific purpose.

Recommendation:

Evins Regional Juvenile Center

Location:

3801 East Monte Cristo Rd or FM 1925, Edinburg, Hidalgo County, Texas

Legal Description:

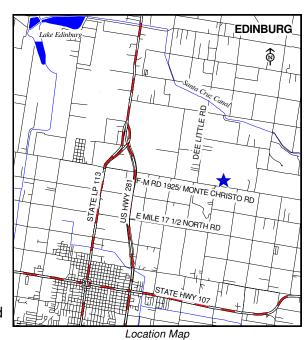
Vol 2001 Pg 859 Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Deed Restrictions: Mineral Rights Reserved Legal:

Easements: ROW, Utility



Appraisal Date: 3/9/2006 Acres: 99.90	Bldgs.:20 Bldg. Area: 134,790 sq.ft.
Sen. Dist.: 20 Rep. Dist.: 40 FAR: 0.03	Building Value: \$9,000,000
% in Floodplain:75% Slope:Level	Improvement Value: \$0
Zoning:Residential	Land Value:\$1,000,000
Frontage:East Monte Cristo Rd. or FM 1925	Total Market Value: \$10,000,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Vacant, Commercial, Residential
Current Use:	Juvenile Correctional Center

The Texas Youth Commission (TYC) currently uses this site to accommodate a juvenile detention center. The property is located on Monte Cristo Rd, in the northeast quadrant of the city of Edinburg. Surrounding land uses include vacant, commercial and residential tracts. The site is improved with 20 buildings including administration, health services, maintenance, education, recreation, and housing.

Agency Projected Use:Juvenile Correctional Center

The appraisal indicates the highest and best use is to continue the present use. Two miles west of the subject is the Edinburg Economic Development Corporation creating the University Park Complex, a research and technology park.

Recommendation:

Gainesville State School

Location:

FM 679/Old Woodbine Rd, Gainesville, Cooke County, Texas

Legal Description:

Vol 116 Pg 123 Vol 440 Pg 233 Cooke County Deed Records

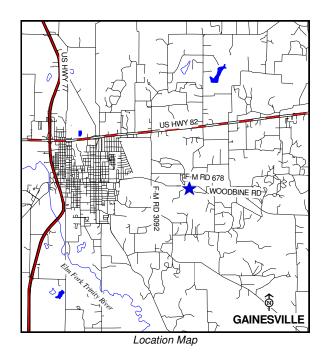
Encumbrances

Physical: None

Legal: Deed Restrictions: None

Appreciaal Date: 0/00/0006 Acres.

Easements: Utility



Appraisal Date:3/30/2006 Acres: 189./8	Blags.: 38 Blag. Area: 214,547 sq.π.
Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.03	Building Value: \$13,046,288
% in Floodplain: 0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$493,000
Frontage:FM 679/Old Woodbine Rd	Total Market Value: \$13,539,288
Utilities:	Electricity, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential
Current Use:	State School
Highest and Best Use:	State School
Agency Projected Use:	State School

The Texas Youth Commission currently uses this site to accommodate the Gainesville State School. The school provides housing, care, and training for juvenile offenders. The property is divided by FM 679, approximately three miles east of Gainesville. Surrounding land uses are agricultural and rural home sites. This site is improved with 38 buildings including maintenance, administration, dormitory, and educational facilities.

This tract is well suited to its present use and is consistent with the highest and best use. Growth in the county and in the city of Gainesville is slowly increasing with the growth of the Dallas metroplex to the south. Gainesville is located 69 miles north from Dallas.

Recommendation:

Giddings State School

Location:

CR 226, just south of US 290, Giddings, Lee County, Texas

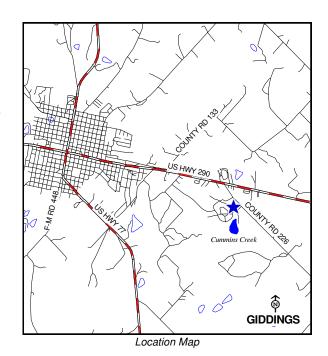
Legal Description:

Vol 182 Pg 259 Lee County Deed Records

Encumbrances

Physical: Environmental Hazard **Legal:** *Deed Restrictions:* None

Easements: Utility



Appraisal Date:3/1/2006 Ac	cres: 194.95	Bldgs.:36 Bldg. Area:	266,444 sq.ft.
Sen. Dist.:5 Rep. Dist.:1	17 FAR: 0.02	Building Value:	\$10,181,210
% in Floodplain: 0% Slo	ope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$700,000
Frontage:	CR 226	Total Market Value:	\$10,881,210
Utilities:		Electricity, Gas, Telephone, \	Wastewater, Water
Surrounding Uses:		Agricultural, Comr	mercial, Residential
Current Use:		State	Home and School
Highest and Best Use:		State	Home and School
Agency Projected Use:		State	Home and School

The TYC currently uses this site to accommodate the Giddings State School. The school provides housing, care, and training for juvenile offenders. Surrounding uses are primarily agricultural, commercial and residential. There are 36 buildings and infrastructure. A 65.5-acre portion of the site is leased to Texas Department of Agriculture (TDA) for agricultural production and experimentation through year 2006, at one dollar per year. TYC has leased an additional 5.5 acres to TDA for a metrology lab until year 2041.

The appraisal indicates the highest and best use is the current use. The economy of Lee County is primarily based on agribusiness, varied manufacturing, and oil and gas operations. Development in Giddings is stable to moderate. Commercial development is occurring along US 290 and US 77.

Recommendation:

John Shero State Juvenile Correctional Facility

Location:

206 S. Wallace Creek Rd. or FM 1030, San Saba, San Saba County, Texas

Legal Description:

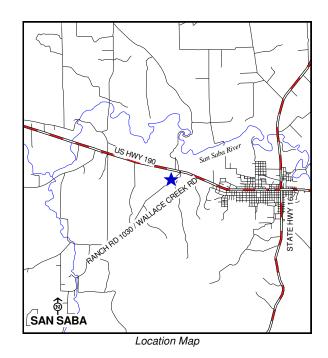
Gregg Srvy 42 Abst 422 Weaver Srvy 41 Abst. 1335 San Saba County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Appraisal Date: 1/24/2006 Acres: 25.00	Bldgs.:3 Bldg. Area: 99,333 sq.ft.
Sen. Dist.: 24 Rep. Dist.: 53 FAR: 0.09	Building Value: \$7,587,500
% in Floodplain:0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$112,500
Frontage:S. Wallace Creek Rd. or FM 1030	Total Market Value: \$7,700,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Agricultural, Residential, Ranching
Current Use:	Juvenile Detention Center
Highest and Best Use:	Juvenile Detention Center
Agency Projected Use:	Juvenile Detention Center

The TYC currently uses this site to accommodate a maximum security youth detention facility and state school. The property is located just west of the City of San Saba. It is improved with three buildings and infrastructure. Surrounding land use is primarily agricultural, ranching and residential.

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

Recommendation:

Marlin Orientation and Assessment Unit

Location:

Hwy 6 Bypass East, Marlin, Falls County, Texas

Legal Description:

Vol 338 Pg 940 Falls County Deed Records

Encumbrances

Physical: None

% in Floodplain: 0%

Legal: Deed Restrictions: None

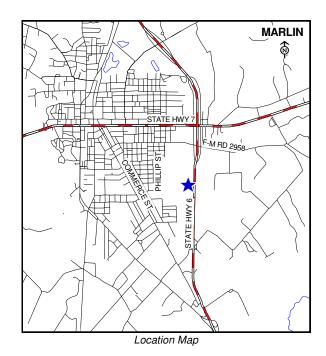
Easements: None

Appraisal Date:2/2/2006 Acres:

Sen. Dist.:.....22 **Rep. Dist.:**.....57 **FAR:** 0.09

Zoning:Commercial

Frontage:Hwy 6 Bypass



Bldgs.: 19 Bldg. Area: 102,018 sq.ft. **Building Value:** \$8,500,000 Improvement Value:.... \$0 Land Value: \$40,000 **Total Market Value:** \$8,540,000 Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Residential, Vacant, Commercial Current Use: Juvenile Detention Center

The Texas Youth Commission currently uses this site as a juvenile detention facility for the orientation and assessment of juvenile delinquents before their transfer to other TYC units. The property is located on Hwy 6 Bypass in the southeast part of the City of Marlin. It is improved with 19 buildings and infrastructure. Surrounding land uses include vacant, commercial and residential tracts.

25.00

Slope:....Level

The appraisal indicates the highest and best use is the present use. Marlin is a small community with approximately 7,000 residents. The growth trend seems to be toward the northeast. Land located to the west of town lies along the Brazos River and has typically been used for farming.

Recommendation:

McLennan County Juvenile **Correctional Facility**

Location:

116 Burleson Rd, Mart, McLennan County, Texas

Legal Description:

Being 138.05 acres o/o the William Donaho Srvy (A #282) in McLennan Co, Texas

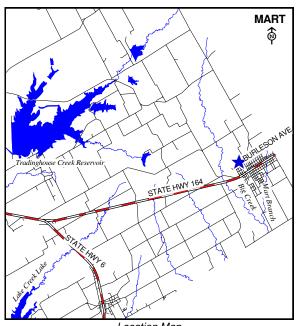
Encumbrances

Physical: None

Deed Restrictions: Mineral Rights Reserved Legal:

Easements: Utility

Appreciaal Date: 1/10/0006 Agree.



Location Map

Appraisal Date:1/13/2006 A	Acres: 138.06	Bidgs.:22 Bidg. Area:	294,276 sq.ft.
Sen. Dist.:22 Rep. Dist.:	.57 FAR: 0.05	Building Value:	\$32,000,000
% in Floodplain: 0% S	lope:Level	Improvement Value:	\$0
Zoning:	Unzoned	Land Value:	\$140,000
Frontage:	Burleson Rd	Total Market Value:	\$32,140,000
Utilities:		Electricity, Gas, Telephone, Wa	astewater, Water
Surrounding Uses:		Residential, I	ndustrial, Vacant
Current Use:		Juvenile Cor	rectional Facility
Highest and Best Use:		Juvenile Co	rrectional Facility
Agency Projected Use:		Juvenile Co	rrectional Facility

120 00

This site was purchased by Texas Youth Commission in 1998 for the construction of a juvenile correctional facility. It is located in Mart about 20 miles east of Waco. There are 22 structures, infrastructure, and improvements contained on approximately 45 acres. The remainder is used as pastureland. Surrounding land use is residential, industrial and vacant.

The appraisal indicates the highest and best use as improved is to continue as a juvenile correctional facility. TYC has indicated they have plans to build an additional 600 beds at this unit on the land not currently being used.

Recommendation:

Parrie Haynes Ranch Trust - Milam County

Location:

CR 328, Caldwell, Milam County, Texas

Legal Description:

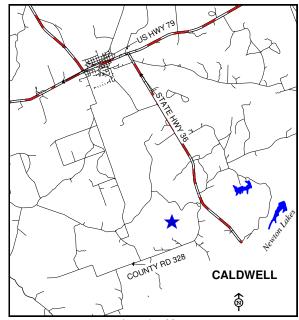
Vol 319 Pg 424 Milam County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



I acation	1100
Location	IVIAD

Appraisal Date: 11/11/2006 Acres: 151.00	O Bldgs.: 0 Bldg. Area: 0 sq.ft.
Sen. Dist.:5 Rep. Dist.:17 FAR: 0.0	D Building Value: \$0
% in Floodplain:0% Slope:Leve	el Improvement Value: \$0
Zoning:Unzone	d Land Value: \$225,000
Frontage:CR 32	8 Total Market Value: \$225,000
Utilities:	Electricity, Telephone, Wastewater, Water
Surrounding Uses:	Ranching, Agricultural, Recreational, Residential
Current Use:	Agricultural/Grazing
Highest and Best Use:	Agricultural/Rural Residential
Agency Projected Use:	Agricultural/Grazing

The Texas Youth Commission currently controls this site as part of the Parrie Haynes Trust property. The property is located approximately five miles south of the city of Milano. It has a recorded access easement from CR 328 along a railroad right-of-way. Surrounding land use is farm and ranchland, recreational and rural home sites.

The site was donated to the State in 19670. Currently there is a grazing lease at market rates through 2012. The highest and best use is considered ranch or rural home sites.

Recommendation:

Parrie Haynes Trust Property

Location:

SH 36, 5 miles south of Milano, access from CR 328, Milano, Bell County, Texas

Legal Description:

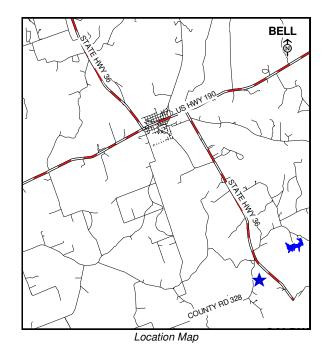
Vol 99 Pg 92 Bell County Deed Records

Encumbrances

Physical: Access

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date:1/11/2006 Acres: 1,549.34	Bidgs.:
Sen. Dist.: 5 Rep. Dist.: 20 FAR: 0.01	Building Value: \$100,000
% in Floodplain: 0% Slope:Level	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$2,700,000
Frontage:CR 328	Total Market Value: \$2,800,000
Utilities:	None
Surrounding Uses:	Ranching, Agricultural
Current Use:	Campgrounds/Recreation
Highest and Best Use:	Campgrounds/Recreation
Agency Projected Use:	Campgrounds/Recreation

The Texas Youth Commission maintains this site as the Parrie Haynes Ranch. The land is held in trust by the Agency. Currently, Parks and Wildlife Department has the ranch leased for recreation and agriculture purposes. It accommodates youth camps and nature outings by appointment. Surrounding land uses include agriculture and ranching.

The site was donated to the State in 1960. Currently there is a grazing lease at market rates through 2012. The highest and best use is considered ranch or rural home site.

Recommendation:

Parrie Haynes Trust Ranch

Location:

Maxdale Rd - SW of Killeen, Killeen, Bell County, Texas

Legal Description:

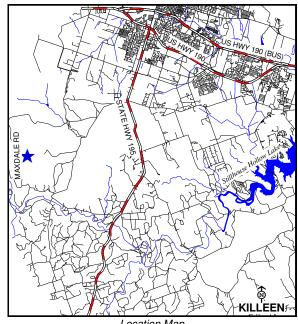
Vol 841 Pg 306 Bell County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date:1/11/2006 Acres: 2,875.63	Bldgs.: 13 Bldg. Area: 19,335 sq.ft.
Sen. Dist.: 24 Rep. Dist.: 54 FAR: 0.01	Building Value: \$2,150,000
% in Floodplain:5% Slope: Moderate	Improvement Value: \$0
Zoning:Unzoned	Land Value: \$4,700,000
Frontage:Maxdale Rd, Oakalla Rd	Total Market Value: \$6,850,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank
Surrounding Uses:	Agricultural, Ranching, Recreational
Current Use:	Campgrounds/Recreation
Highest and Best Use:	Agriculture/Recreation
Agency Projected Use:	Campgrounds/Recreation

The Texas Youth Commission maintains this site as the Parrie Haynes Ranch. The land is held in trust by the agency. Currently, Parks and Wildlife Department has the ranch leased for recreation and agriculture purposes. It accommodates youth camps and nature outings by appointment. The ranch is located on Maxdale Rd about 14 miles southwest of Killeen. Surrounding land uses include agriculture, recreational, and ranching.

The appraisal indicates the highest and best use is to continue in the present use. The tract is ideally suited for rural recreational uses in conjunction with livestock production and long-term investment in vacant rural acreage. The tract is not located near an urban area for residential subdivision or ranchettes.

Recommendation:

Ron Jackson State Juvenile Correctional Complex

Location:

FM 3254 or Old Bangs Rd, Brownwood, Brown County, Texas

Legal Description:

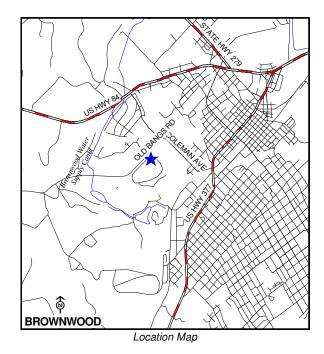
Vol 555 Pg 138 Brown County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Appraisal Date: 2/1/2005 Acres: 201.25	Bldgs.: 38 Bldg. Area: 283,088 sq.ft.
Sen. Dist.: 24 Rep. Dist.: 60 FAR: 0.10	Building Value: \$11,800,000
% in Floodplain:10% Slope: Moderate	Improvement Value: \$0
Zoning:Residential	Land Value: \$500,000
Frontage:Old Bangs Rd. or FM 3254	Total Market Value: \$12,300,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial, Vacant
Current Use:	Correctional Facility
Highest and Best Use:	Correctional Facility
Agency Projected Use:	Correctional Facility

The Texas Youth Commission currently uses this site for a state school/juvenile correction facility. It is located on Old Bangs Rd on the west side of Brownwood. It is improved with 38 buildings and infrastructure. Surrounding land uses include residential, commercial, vacant, and churches. Deed restrictions limit the use of this site to benefit the Texas Youth Council only.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction, and 21 acres being in the floodplain. The buildings are located on the upland portion of the site. Brownwood is supported principally by light industry and agriculture. Any development occurring is to the east and southeast parts of town. The railroad tracks nearby, flood prone areas and site-specific improvements would hinder residential development of the tract.

Recommendation:

Sheffield Boot Camp

Location:

108 Main St, Sheffield, Pecos County, Texas

Legal Description:

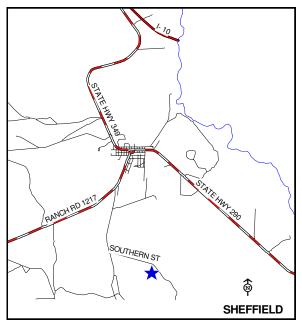
Vol 723 Pg 62 - 66 Pecos County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: None



Location Map

Appraisal Date: 2/7/2006 Acres: 23.80	Bldgs.:
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.04	Building Value: \$4,181,000
% in Floodplain:0% Slope:Level	Improvement Value:\$0
Zoning:Unzoned	Land Value: \$13,000
Frontage:Main St	Total Market Value: \$4,194,000
Utilities:	Electricity, Telephone
Surrounding Uses:	Rangeland, School, Residential
Current Use:	Youth Correctional Facility
Highest and Best Use:	Youth Correctional Facility
Agency Projected Use:	Youth Correctional Facility

The Texas Youth Commission purchased this site in January, 2000, for a youth boot camp. It is located on the south side of Sheffield ISD campus. Surrounding land use is residential, school and range land.

The appraisal indicates the highest and best use is for development as mobile home pads or pastureland. The Texas Youth Commission camp would be considered an appropriate use as well regarding the slow economy of Sheffield. Sheffield is not incorporated and is in the Sheffield/Iraan taxing jurisdiction. There is very little prospect of growth in this area.

Recommendation:

Wende Trust Property

Location:

1209 Barton Springs Rd, Austin, Travis County, Texas

Legal Description:

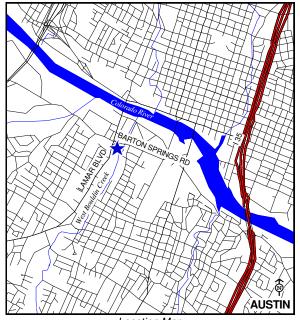
Vol 164 Pg 334 Travis County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: Restricted Use

Easements: None



Location Map

Appraisal Date: 1/13/2006 Acres: 1.56	Bldgs.: 0 Bldg. Area: 0 sq.ft.
Sen. Dist.: 25 Rep. Dist.: 49 FAR: 0.0	Building Value: \$0
% in Floodplain:30% Slope: Steep	Improvement Value: \$0
Zoning:Commercial	Land Value: \$2,100,000
Frontage:Barton Springs Rd, Lamar Blvd	Total Market Value: \$2,100,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential, Office
Current Use:	Commercial Lease
Highest and Best Use:	Commercial Development
Agency Projected Use:	Commercial Lease

TYC owns this property and has leased it for commercial purposes. It is located in Austin at Barton Springs Rd and Lamar Blvd. Surrounding land use is primarily commercial, with some residential and office sites nearby. The west part of the tract is leased to Franchise Realty Corporation who operates a McDonalds restaurant chain until 2024. The east part of the site is leased to J.K. and D.M. Dismukes until 2019 who operate the Peter Pan Miniature Golf Course. The original lease term was to end in 1999, but both parties have opted to renew. Lessees own all improvements and are responsible for razing if the leases are not renewed.

The current use is consistent with the highest and best use as commercial. The lease terms are based upon market rates and provide a profitable return to the state. The property cannot be sold per the terms of a trust.

Recommendation:

ABOUT THE REPORT

4

The Evaluation Process

ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

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

The 79th Legislative Session, HB 957 Section 1, now allows a restricted appraisal report to be performed on properties that have a retain recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

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

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

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

The Evaluation Process



Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market. *Also:*

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

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

Highest and Best Use -

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

Floor-to-Area Ratio (FAR) -

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

Value Ratio of Land to Buildings -

A measurement that indicates the time when replacement of the current use is economically justified, i.e., when the value of the cleared land exceeds the value of the original property (land and buildings). As the ratio approaches 1:1, costs of maintaining present operations versus alternate use of the asset should be examined and relocation criteria determined.

Grade -

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

<u>Lot -</u>

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

Open Space -

An outdoor or unenclosed space, located on the ground, designed and accessible for public use.

ACKNOWLEDGEMENTS



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Mr. Dwight Harris, Executive Director, Texas Youth Commission

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