

**TEXAS DEPARTMENT OF
AGRICULTURE
AGENCY SUMMARY**



Texas Department of Agriculture

Background/Authorities

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

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

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

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

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

TDA headquarters are located in the Stephen F. Austin Building in Austin. TDA's Regional Office, Sub-Offices, and

Nutrition Sub-Offices, located throughout the state are in leased or Texas Facilities Commission owned buildings.

Real Property Assets

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

Asset Description

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

GLO Recommendations

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

AGENCY COMMENTS

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



TDA Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1567	William H. Pieratt Seed Testing Lab	Research Lab	Research Lab	2.56	\$740,000.00
Total:				2.56	\$740,000.00

**TEXAS DEPARTMENT OF
AGRICULTURE
PROPERTIES**

GLO ID#: 1567

William H. Pieratt Seed Testing Laboratory

Location:

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

Legal Description:

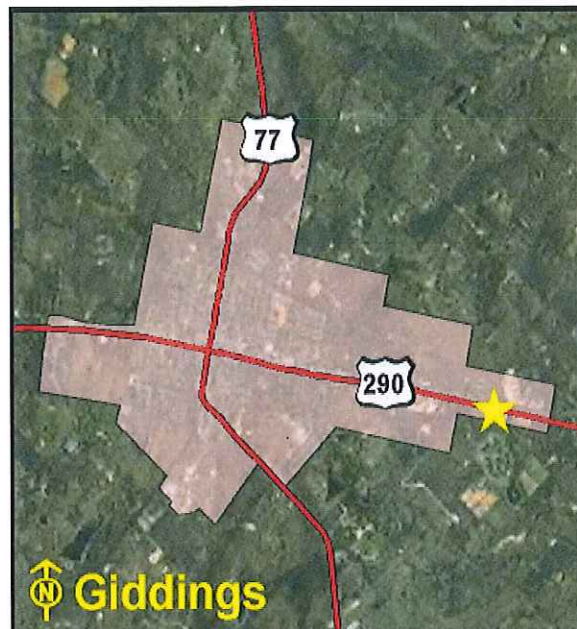
Volume 228, Page 163, Lee County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..5/15/2013 **Acres:** 2.56 **Bldgs.:**3 **Bldg Sq Ft....** 11,053 sq. ft.

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

% in Floodplain:..... 0% **Slope:**Level **Total Market Value:** \$740,000

Zoning:Civic

Frontage:US 290 East, CR 226

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

Surrounding Uses:Industrial, Agricultural, Residential, Governmental

Current Use:Research Laboratory

Highest and Best Use:Research Laboratory

Agency Projected Use:Research Laboratory

Texas Department of Agriculture

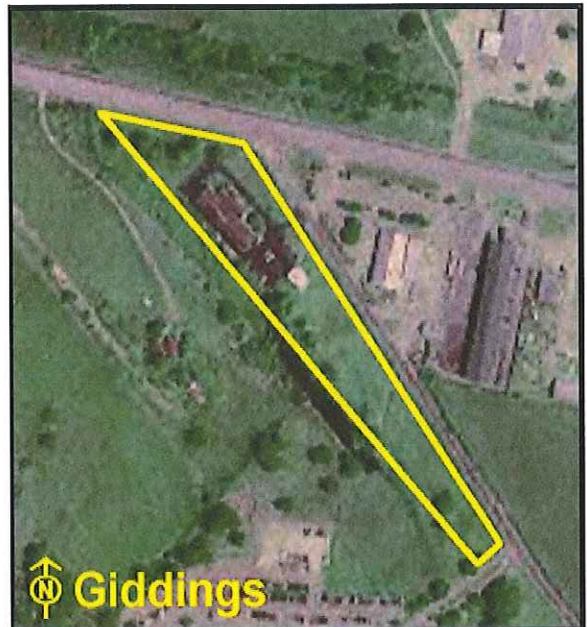
Texas General Land Office

Analysis

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

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

Site Map



GLO Recommendation:

Retain for continued agency operations.

**TEXAS SCHOOL FOR THE
BLIND AND
VISUALLY IMPAIRED
AGENCY SUMMARY**



Texas School for the Blind and Visually Impaired

Agency Summary

Background/Authorities

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

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

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

Real Property Assets

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

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

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

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

GLO RECOMMENDATIONS

The GLO recommends retaining both properties in their present use.

AGENCY COMMENTS

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



**TSBVI Properties
to be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
228	Texas School for the Blind - Austin	School for the Blind	School for the Blind	43.58	\$65,475,000.00
227	Texas School for the Blind - Roscoe	Farmland	Farmland	247.00	\$272,000.00
Total:				290.58	\$65,747,000.00

**TEXAS SCHOOL FOR THE
BLIND AND
VISUALLY IMPAIRED
PROPERTIES**

Texas General Land Office

Texas School for the Blind and Visually Impaired

GLO ID#: 228

Texas School for the Blind - Austin

Location:

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

Legal Description:

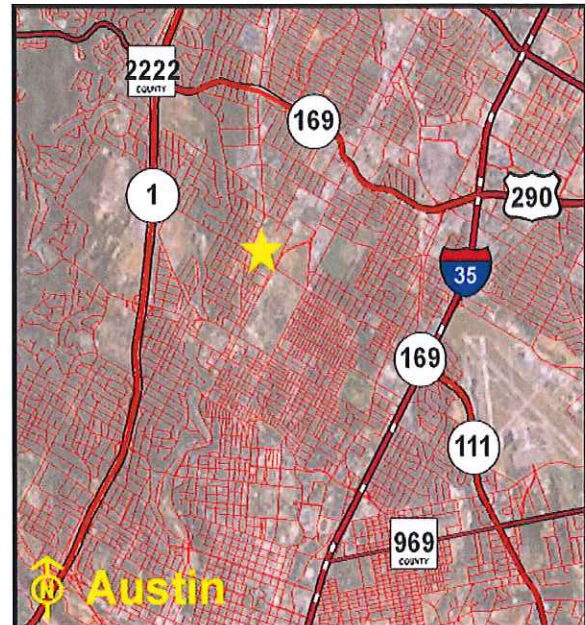
George Spear League, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

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

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

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:School for the Blind and Visually Impaired

Highest and Best Use:School for the Blind and Visually Impaired

Agency Projected Use:School for the Blind and Visually Impaired

Texas General Land Office

Texas School for the Blind and Visually Impaired

Analysis

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

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

GLO Recommendation:

Retain for continued agency operations.

Site Map



Texas General Land Office

Texas School for the Blind and Visually Impaired

GLO ID#: 227

Texas School For The Blind -
Roscoe

Location:

FM 608, Roscoe, Nolan County, Texas

Legal Description:

Volume Y, Page 520, Nolan County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Revenue Designation

Easements: Utility



Location Map

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

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

Surrounding Uses:Agricultural, Residential

Current Use:Farmland

Highest and Best Use:Farmland

Agency Projected Use:Farmland

Texas General Land Office

Texas School for the Blind and Visually Impaired

Analysis

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

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

Site Map



GLO Recommendation:

Retain for continued agency operations.

**CREDIT UNION
DEPARTMENT
AGENCY SUMMARY**



Credit Union Department

Agency Summary

Background/Authorities

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

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

Real Property Assets

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

Asset Description

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

The building is the headquarters for state-chartered credit union regulatory and

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

GLO Recommendations

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

AGENCY COMMENTS

No comments were received from TCU.



**CUD Properties
to be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1586	Texas Credit Union Department	Credit Union Office	Credit Union Office	0.37	\$523,000.00
Total:				0.37	\$523,000.00

**CREDIT UNION
DEPARTMENT
PROPERTIES**

Credit Union Department
Texas General Land Office

GLO ID#: 1586

Texas Credit Union Department

Location:

914 East Anderson Lane, Austin, Travis
County, Texas

Legal Description:

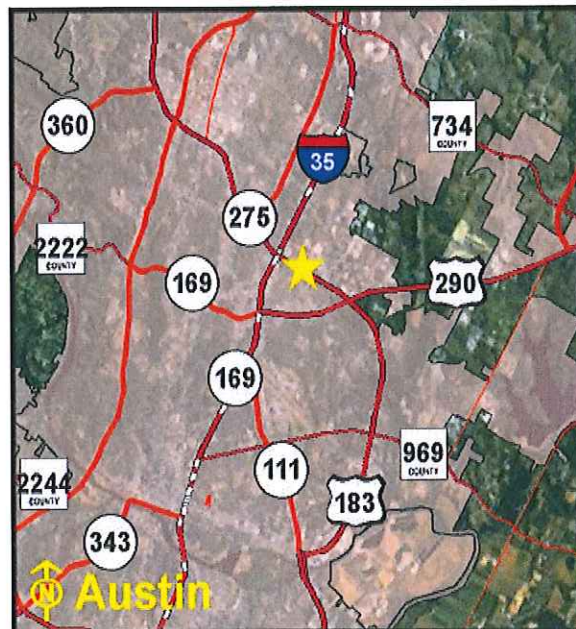
Volume 6126, Page 27, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:3/5/2013 Acres:..... 0.37 Bldgs.:1 Bldg Sq Ft.... 4,184 sq. ft.

Sen. Dist.:14 Rep. Dist.:46 FAR:... 0.26

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

Total Market Value:.. \$523,000

Zoning:Commercial

Frontage:East Anderson Lane

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

Surrounding Uses:Commercial, Vacant

Current Use:Credit Union Office

Highest and Best Use:Credit Union Office

Agency Projected Use:Credit Union Office

Credit Union Department

Texas General Land Office

Analysis

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

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

Site Map



GLO Recommendation:

Retain for continued agency operations.

**TEXAS SCHOOL
FOR THE DEAF
AGENCY SUMMARY**



Texas School for the Deaf

Agency Summary

Background/Authorities

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

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

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

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

Administrative Divisions

The school is divided into five divisions;

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

Real Property Asset

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

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

GLO Recommendations

GLO recommends retaining this property at its present use.

AGENCY COMMENTS

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



**TSD Properties
to be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
225	Texas School for the Deaf	School for the Deaf	School for the Deaf	68.5	\$69,550,000.00
Total:				68.5	\$69,550,000.00

**TEXAS SCHOOL
FOR THE DEAF
PROPERTIES**

Texas General Land Office

Texas School for the Deaf

GLO ID#: 225

Texas School for the Deaf

Location:

1102 South Congress Avenue, Austin, Travis County, Texas

Legal Description:

Volume M, Page 155, Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..11/9/2012	Acres: 68.50	Bldgs.:47	Bldg Sq Ft599,945 sq. ft.
Sen. Dist.:14	Rep. Dist.:51	FAR: ... 0.22	Total Market Value: \$69,550,000
% in Floodplain: 7%	Slope:Moderate	Frontage:Congress Ave, South 1st St	
Zoning:Unzoned			

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

Surrounding Uses:Residential, Commercial, Office

Current Use:School for the Deaf

Highest and Best Use:School for the Deaf

Agency Projected Use:School for the Deaf

Analysis

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

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

GLO Recommendation:

Retain for continued agency operations.

Site Map



**TEXAS PARKS AND
WILDLIFE DEPARTMENT
AGENCY SUMMARY**



Texas Parks and Wildlife Department

Agency Summary

Background/Authorities

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

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

An executive director, who carries out the policies set by the Texas Park and Wildlife Commission, heads TPWD. The

Commission is comprised of nine members, appointed (to overlapping six-year terms) by the Governor, with the advice and consent of the Senate.

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

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

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

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

TPWD Evaluation Consideration

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

The agency has not historically measured the success of its operations in terms of intensity of use or commercial return. Rather, TPWD measures successful utilization in terms of preservation of habitat,



Texas Parks and Wildlife Department

a dedication to quality of life, and resource protection matters. The inherent conflict between the GLO's valuation of highest and best use and TPWD's preservation philosophy creates a paradox in the evaluation process. The GLO has approached this conflict by incorporating TPWD's mission as a decisive factor in generating land use recommendations.

Property Management

The Executive Director of the Texas Parks and Wildlife Department may, with the approval of the Parks and Wildlife Commission, sell, lease, or exchange real property that is no longer suitable for the purpose for which it was acquired (Parks and Wildlife Act Sec. 11.001).

Additionally, H.B. 2108 and S.B. 872 further expands TPWD's ability to dispose of real property no longer needed by authorizing TPWD to provide funds to local governments when they agree to assume responsibility for Department facilities.

Real Property Assets

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

GLO Recommendations

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

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

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

AGENCY COMMENTS

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

TEXAS FACILITIES COMMISSION COMMENTS

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



TPWD Properties Recommended for Sale or Lease

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
72	McKinney Falls Park/ State HQ	State Park/ HQ	State Park/ HQ/Office or Light Industrial	727.93	\$23,993,949.00	7.0	\$84,000.00
Total: 1				727.93	\$23,993,949.00	7.0	\$84,000.00

TPWD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
153	A. E. Wood Fish Hatchery	Fish Hatchery	Fish Hatchery	118.38	\$21,257,900.00
2275	A. E. Wood Fish Hatchery - Stokes Park	State Park	State Park	5.58	\$146,000.00
100	Abilene State Park	State Park	State Park	440.37	\$1,218,000.00
2109	Alazan Bayou WMA	Wildlife Management Area	Wildlife Management Area	2,543.24	\$3,435,000.00
2625	Albert and Bessie Kronkosky SNA	State Natural Area	State Natural Area	3,757.34	\$23,840,000.00
2489	Artificial Reef Staging Area/Brazoria County Pier	Vacant	Marina and Fishing Pier	2.44	\$80,000.00
2085	Atkinson Island WMA	Wildlife Management Area	Wildlife Management Area	151.96	\$99,000.00
110	Balmorea State Park	State Park	State Park	43.10	\$369,000.00
97	Bastrop State Park	State Park	State Park	6,667.88	\$13,900,000.00
2246	Big Bend Ranch State Park	State Park and Museum Center	State Park and Museum Center	310,134.48	\$86,940,000.00
2052	Big Lake Bottom WMA	Wildlife Management Area	Wildlife Management Area	3,894.00	\$4,675,000.00
104	Big Spring State Park	State Park	State Park	381.99	\$390,000.00
150	Black Gap WMA	Wildlife Management Area	Wildlife Management Area	102,973.73	\$30,000,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
122	Blanco State Park	State Park	State Park	104.65	\$950,558.00
2277	Boca Chica State Park	State Park	State Park	1,055.76	\$2,530,000.00
99	Bonham State Park	State Park	State Park	261.00	\$1,007,000.00
1939	Brazoria County Access	County Park Leased to Brazoria County	County Park	16.86	\$1,007,000.00
46	Brazos Bend State Park	State Park	State Park	4,975.00	\$9,156,000.00
125	Buescher State Park	State Park	State Park	1,054.04	\$3,300,000.00
103	Caddo Lake State Park	State Park	State Park	484.18	\$1,190,000.00
2416	Caddo Lakes WMA	Wildlife Management Area	Wildlife Management Area	6,820.51	\$3,875,000.00
2051	Candy Abshire WMA	Wildlife Management Area	Wildlife Management Area	208.77	\$290,000.00
58	Caprock Canyons State Park	State Park	State Park	13,960.64	\$11,731,000.00
2265	Caprock Canyons Trailways	State Park Trailway	State Park Trailway	1,200.00	\$865,000.00
133	Chaparral WMA	Wildlife Management Area	Wildlife Management Area	15,200.00	\$19,256,000.00
2300	Chinati Mountain State Natural Area	State Park	State Park	37,885.44	\$1,450,000.00
127	Cleburne State Park	State Park	State Park	528.77	\$3,302,000.00
27	Colorado Bend State Park	State Park	State Park	5,316.08	\$13,634,000.00
73	Copper Breaks State Park	State Park	State Park	1,898.77	\$1,958,000.00
2448	Corpus Christi Wildlife Refuge	Wildlife Refuge/Treatment Plant Site	Agriculture	50.00	\$95,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
119	Daingerfield State Park	State Park	State Park	506.91	\$2,240,000.00
30	Davis Hill State Park	Wildlife Habitat Area	Wildlife Habitat Area	1,738.34	\$1,740,000.00
109	Davis Mountains State Park	State Park	State Park	2,708.90	\$6,827,000.00
85	De Zavala Historic Site	Historical Site	Historical Site	1.00	\$0.00
2005	Devil's River Ranch State Natural Area	State Natural Area	State Natural Area	19,988.63	\$6,545,000.00
2605	Devil's River State Park	State Park	State Park	18,000.00	\$15,875,000.00
19	Devil's Sinkhole State Park	State Park	State Park	1,859.67	\$2,572,000.00
2431	Dickinson Regional Office	Regional Office	Regional Office	3.62	\$965,000.00
78	Dinosaur Valley State Park	State Park	State Park	1,587.38	\$6,677,000.00
162	Dundee Fish Hatchery	Fish Hatchery	Fish Hatchery	142.50	\$12,447,000.00
144	East Texas Ecological Education Center	Research Center	Research Center	82.50	\$1,135,000.00
21	Elephant Mountain WMA	Recreational Wildlife Management	Recreational Wildlife Management	23,146.70	\$7,875,000.00
38	Enchanted Rock State Natural Area	State Park and Natural Area	State Park and Natural Area	1,643.50	\$6,272,000.00
63	Falcon State Recreation Area	State Park	State Park	563.15	\$1,670,000.00
41	Fanthorp Inn State Historical Site	State Historical Site	State Historical Site	5.96	\$132,000.00
2592	Fitzgerald Ranch WMA	Wildlife Management Area	Wildlife Management Area	241.00	\$84,350.00
18	Fort Boggy Creek State Park	State Park	State Park	1,847.00	\$3,007,598.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
82	Fort Leaton State Historic Park	State Historic Park	State Historic Park	27.10	\$300,000.00
108	Fort Parker State Recreation Area	State Park	State Park	1,495.09	\$2,360,000.00
79	Fort Richardson State Historical Park	State Historic Park	State Historic Park	425.19	\$887,300.00
37	Fort Worth State Fish Hatchery	Fisheries Management Office	Fisheries Management Office	61.26	\$501,000.00
32	Franklin Mountains/ Wyler Aerial Tramway	State Park/Aerial Tramway	State Park/Aerial Tramway	24,360.89	\$14,130,000.00
75	Galveston Island State Park	State Park	State Park	1,938.71	\$9,990,000.00
106	Garner State Park	State Park	State Park	1,777.38	\$9,360,000.00
147	Gene Howe WMA	Wildlife Management Area	Wildlife Management Area	5,886.80	\$4,781,000.00
87	Goliad SHP/General Zaragosa Birthplace	State Historical Site	State Historical Site	2.65	\$20,000.00
96	Goliad State Historical Park	State Historical Park	State Historical Park	185.65	\$738,000.00
70	Goliad State Park - Mission Rosario Unit	State Historical Site	State Historical Site	4.77	\$27,000.00
128	Goose Island State Park	State Park	State Park	380.53	\$5,490,000.00
2264	Government Canyon State Natural Area	State Natural Area and Preserve	State Natural Area and Preserve	8,625.07	\$58,376,000.00
22	Guadalupe Delta WMA	Wildlife Management Area	Wildlife Management Area	7,239.77	\$4,650,000.00
60	Guadalupe River State Park	State Park	Residential Development	1,938.67	\$20,650,000.00
149	Gus Engeling WMA	Wildlife Management Area	Wildlife Management Area	10,959.55	\$15,050,000.00
2096	Heart of the Hills Ctr/ Stockmans Spring Protected Area	Research Center	Research Center	250.00	\$1,336,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
159	Heart of the Hills Research Center	Research Center/Fish Hatchery	Research Center/Fish Hatchery	55.84	\$1,078,000.00
40	Hill Country Natural Area	State Natural Area	State Natural Area	5,369.85	\$10,501,000.00
24	Honey Creek Natural Area	State Natural Area	Residential Development	2,293.67	\$15,000,000.00
77	Hueco Tanks State Historic Park	State Historical Park	State Historical Park	860.34	\$659,000.00
117	Huntsville State Park	State Park	State Park	2,087.38	\$6,228,000.00
126	Inks Lake State Park	State Park	State Park	1,201.03	\$7,563,170.00
141	J. D. Murphree WMA	Wildlife Management Area	Wildlife Management Area	24,503.49	\$12,930,000.00
158	Jasper State Fish Hatchery	State Fish Hatchery	State Fish Hatchery	219.25	\$585,000.00
23	Justin Hurst WMA	Wildlife Management Area	Wildlife Management Area	12,711.42	\$10,930,000.00
17	Keechi Creek WMA	Wildlife Management Area	Wildlife Management Area	1,500.18	\$1,210,000.00
148	Kerr WMA	Wildlife Management Area	Wildlife Management Area	6,459.88	\$11,168,000.00
131	Kerrville Regional Office	Regional Office	Redevelopment to more intensive use	1.48	\$500,000.00
1941	Kickapoo Caverns State Park	Archeological Site/State Park	Archeological Site/State Park	6,368.36	\$3,771,000.00
74	Lake Arrowhead State Park	State Recreation Area	State Recreation Area	524.00	\$1,017,000.00
35	Lake Bob Sandlin State Park	State Park	State Park	639.75	\$2,360,000.00
112	Lake Brownwood State Park	State Park	State Park	537.50	\$2,203,000.00
71	Lake Livingston State Recreation Area	State Park	State Park	635.52	\$2,290,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
49	Lake Mineral Wells State Park	State Park	State Park	3,008.52	\$8,861,000.00
2326	Lake Mineral Wells Trailway	Recreational Trailway	Recreational Trailway	273.98	\$2,337,000.00
2038	Las Palomas WMA Anacua Unit	Wildlife Management Area	Wildlife Management Area	223.51	\$560,000.00
2301	Las Palomas WMA Arroyo Colorado Unit	Wildlife Management Area	Wildlife Management Area	531.77	\$1,150,000.00
2039	Las Palomas WMA Baird Unit	Wildlife Management Area	Wildlife Management Area	122.29	\$245,000.00
2040	Las Palomas WMA Carricitos Unit	Wildlife Management Area	Wildlife Management Area	117.85	\$470,000.00
2067	Las Palomas WMA Champion Unit	Wildlife Management Area	Wildlife Management Area	2.08	\$21,000.00
2288	Las Palomas WMA - Chapote Unit	Wildlife Management Area	Wildlife Management Area	220.05	\$440,000.00
2272	Las Palomas WMA Ebony Unit	Wildlife Management Area	Wildlife Management Area	265.52	\$665,000.00
2041	Las Palomas WMA Frederick Unit	Wildlife Management Area	Wildlife Management Area	35.00	\$85,000.00
2050	Las Palomas WMA Kelly Unit	Wildlife Management Area	Wildlife Management Area	45.85	\$92,000.00
2271	Las Palomas WMA Kiskadee Unit	Wildlife Habitat	Wildlife Habitat	13.59	\$29,000.00
2049	Las Palomas WMA La Grulla Unit	Wildlife Management Area	Wildlife Management Area	136.07	\$245,000.00
2045	Las Palomas WMA La Prieta Unit	Wildlife Management Area	Wildlife Management Area	164.37	\$280,000.00
2048	Las Palomas WMA Longoria Unit	Wildlife Management Area	Wildlife Management Area	373.89	\$865,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2047	Las Palomas WMA McManus Unit	Wildlife Management Area	Wildlife Management Area	56.27	\$115,000.00
2046	Las Palomas WMA Penitas Unit	Wildlife Habitat Area	Wildlife Habitat Area	119.50	\$240,000.00
2036	Las Palomas WMA Taormina Unit	Wildlife Management Area	Wildlife Management Area	600.50	\$1,200,000.00
2044	Las Palomas WMA - Tucker/ DeShazo Unit	Wildlife Management Area	Wildlife Management Area	175.66	\$440,000.00
2043	Las Palomas WMA Voshell Unit	Wildlife Management Area	Wildlife Management Area	67.86	\$1,150,000.00
93	Lipantitlan State Park	Recreational Area	Recreational Area	5.00	\$32,500.00
111	Lockhart State Park	State Park	State Park	264.16	\$1,079,925.00
123	Longhorn Cavern State Park	State Park	State Park	663.74	\$3,275,458.00
66	Lost Maples State Natural Area	State Natural Area	State Natural Area	2,901.64	\$9,234,000.00
1976	Lower Neches WMA	Wildlife Management Area	Recreational Use	6,620.79	\$3,220,000.00
168	Lubbock Regional Office	TPWD Regional Office	TPWD Regional Office	3.85	\$530,000.00
83	Lyndon B Johnson State Historical Park	State Historical Park	State Historical Park	717.94	\$5,045,028.00
28	M. O. Neasloney WMA	Wildlife Management Area	Wildlife Management Area	99.52	\$400,000.00
1977	Mad Island WMA	Wildlife Management Area	Wildlife Management Area	7,280.81	\$4,030,000.00
48	Martin Creek Lake State Park	State Park	State Park	286.00	\$860,000.00
2324	Mason Mountain WMA	Wildlife Management Area	Wildlife Management Area	5,300.79	\$15,225,000.00
139	Matador WMA	Wildlife Management Area	Recreational Hunting and Livestock grazing	28,183.93	\$19,800,000.00
2444	McGillivray & Leona McKie Muse WMA	Wildlife Management Area	Wildlife Management Area	1,972.50	\$4,822,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
72	McKinney Falls Park/ State Headquarters	State Park/Headquarters	State Park/Headquarters/ Industrial/Office	727.93	\$23,993,949.00
130	Meridian State Park	State Park	State Park	505.37	\$1,455,000.00
89	Mission Tejas State Historical Park	State Historical Park	State Historical Park	661.12	\$2,290,000.00
115	Monument Hill/Krieshe Brewery Historical Site	State Historical Park	State Historical Park	40.40	\$478,777.00
118	Mother Neff State Park	State Park	State Park	399.54	\$1,475,000.00
68	Mustang Island State Park	State Park	State Park	3,843.36	\$15,800,000.00
2446	Nannie Stringfellow WMA	Wildlife Management Area	Wildlife Management Area	134.14	\$67,000.00
2276	Old Sabine River Bot- tom WMA	Wildlife Management Area	Wildlife Management Area	5,726.30	\$5,878,000.00
2164	Old Tunnel WMA	Wildlife Management Area	Wildlife Management Area	16.12	\$101,000.00
156	Olmito State Fish Hatchery	Fish Hatchery and Offices	Fish Hatchery and Offices	28.95	\$570,000.00
113	Palmetto State Park	State Park	State Park	283.96	\$1,341,500.00
107	Palo Duro Canyon State Park	State Park	State Park	28,072.60	\$18,628,000.00
2618	Palo Pinto Mountains State Park	State Park	State Park	3,885.35	\$8,855,756.00
76	Pedernales Falls State Park	State Park	State Park	5,211.75	\$18,845,958.00
136	Perry R Bass Marine Fisheries Research Station	Marine Research Station	Marine Research Station	40.00	\$877,000.00
2084	Playa Lakes WMA Dimmitt Unit	Wildlife Management Area	Wildlife Management Area	420.00	\$148,000.00
2274	Playa Lakes/Taylor Lakes WMA	Wildlife Management Area	Wildlife Management Area	529.95	\$424,000.00
91	Port Isabel Lighthouse	State Historical Site	State Historical Site	0.83	\$470,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
155	Possum Kingdom State Fish Hatchery	Fish Hatchery	Fish Hatchery	102.86	\$14,549,000.00
121	Possum Kingdom State Park	State Park	State Park	1,528.67	\$8,257,000.00
50	Purtis Creek State Park	State Park	State Park	1,582.44	\$2,424,000.00
2151	Redhead Pond WMA	Wildlife Management Area	Wildlife Management Area	36.93	\$230,000.00
39	Resaca de la Palma State Park	State Park	State Park	1,200.93	\$4,600,000.00
1979	Richland Creek WMA	Wildlife Management Area	Wildlife Management Area	13,887.43	\$17,697,894.00
937	Rockport Maintenance Facility	Office and Storage	Hold for Speculation	2.76	\$445,000.00
137	Rockport Regional Office	Regional Office	Hold for Speculation/Regional Office	1.03	\$186,000.00
154	San Angelo Fish Hatchery No. 1	Fish Hatchery	Fish Hatchery	63.91	\$384,000.00
2626	San Felipe - SFA State Park	State Park	State Park	473.25	\$1,665,000.00
86	San Jacinto Battleground State Park	State Park	State Park	1,117.11	\$13,515,000.00
2165	Sea Center Texas	Sea Center	Sea Center	75.00	\$19,032,000.00
67	Sea Rim State Park	State Park	State Park	3,876.83	\$2,690,000.00
65	Seminole Canyon State Historic Park	State Historic Park	State Historic Park	2,172.52	\$1,616,000.00
145	Sheldon Lake State Park	State Park	State Park	2,882.66	\$5,135,000.00
146	Sierra Diablo WMA	Wildlife Management Area	Recreational Wildlife Management Area	11,165.80	\$1,955,000.00
42	South Llano River State Park & W Buck WMA	State Park	State Park	2,656.87	\$5,246,000.00
2263	Texas Freshwater Fisheries Center	Fish Hatchery	Fish Hatchery	97.97	\$13,005,000.00



**TPWD Properties to
be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2557	Texas Game Warden Training Academy	Game Warden Training Academy	Game Warden Training Academy	219.49	\$5,625,000.00
94	Tips State Recreation Area	State Recreational Area	State Recreational Area	31.30	\$162,000.00
2291	Tony Houseman State Park/Blue Elbow WMA	Wildlife Management Area	Wildlife Management Area	4,315.75	\$2,160,000.00
120	Tyler State Park	State Park	State Park	985.51	\$2,710,000.00
34	Village Creek State Park	State Park	State Park	2,465.59	\$3,810,000.00
2282	W. A. Murphy WMA	Wildlife Management Area	Wildlife Management Area	876.00	\$610,000.00
132	Waco District Office	TPWD District Office	TPWD District Office	2.47	\$215,000.00
95	Washington on the Brazos State Historical Park	State Historical Park	State Historical Park	292.99	\$3,143,000.00
2290	Wintermann Waterfowl WMA	Waterfowl Wildlife Management Area	Waterfowl Wildlife Management Area	246.36	\$355,000.00
92	World Birding Center Bentsen Rio Grande Valley	State Park/Wildlife Refuge	State Park/Wildlife Refuge	763.74	\$4,600,000.00
2508	World Birding Center Llano Grande State Park	State Park	State Park	196.64	\$2,100,000.00
Total:				892,432.75	\$903,514,621.00

**TEXAS PARKS AND
WILDLIFE DEPARTMENT
PROPERTIES FOR SALE
OR LEASE**

Texas Parks and Wildlife Department

Texas General Land Office

GLO ID#: 72

**McKinney Falls Park/State
Headquarters**

Location:

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

Legal Description:

Volume 4191, Page1562, Volume 5163, Page 584,
Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..7/19/2012	Acres: 727.93	Bldgs.:28	Bldg Sq Ft402,265 sq. ft.
Sen. Dist.:21	Rep. Dist.:51	FAR: .. 0.01	Building Value: \$15,558,949
% in Floodplain: 12%	Slope:Level	Land Value:	\$8,435,000
Zoning:Special	Total Market Value: ..		\$23,993,949
Frontage: .Smith School Rd, McKinney Falls Pky			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Industrial, Commercial, Residential, Vacant			
Current Use:State Park/Headquarters			
Highest and Best Use:State Park/Headquarters/Industrial/Office			
Agency Projected Use:State Park/Headquarters/Industrial/Office			

Texas Parks and Wildlife Department

Texas General Land Office

Analysis

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

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

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

GLO Recommendation:

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

Agency Comments:

Site Map



**TEXAS PARKS AND
WILDLIFE DEPARTMENT
PROPERTIES TO BE
RETAINED**

Texas General Land Office

A. E. Wood Fish Hatchery

Location:

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

Legal Description:

Volume 135, Page 414, Hays County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:5/8/2013	Acres: 118.38	Bldgs.:7	Bldg Sq Ft 71,909 sq.ft.
Sen. Dist.:21	Rep. Dist.:45	FAR: 0.01	Total Market Value: \$21,257,900
% in Floodplain:17%	Slope:Moderate		
Zoning:	Commercial		
Frontage:	Staples Rd (FM 621)		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Recreational, School		
Current Use:	Fish Hatchery		
Highest and Best Use:	Fish Hatchery		
Agency Projected Use:	Fish Hatchery		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

A. E. Wood Fish Hatchery - Stokes Park

Location:

Cape Road, San Marcos, Hays County, Texas

Legal Description:

Volume 986, Page 793, Hays County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:5/8/2013	Acres: 5.58	Bldgs.:0	Bldg Sq Ft 0 sq.ft.
Sen. Dist.:21	Rep. Dist.:45	FAR: 0.00	Total Market Value: \$146,000
% in Floodplain:100%	Slope:Level		
Zoning:	Agriculture		
Frontage:	Cape Road		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, School, Governmental		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Abilene State Park

Location:

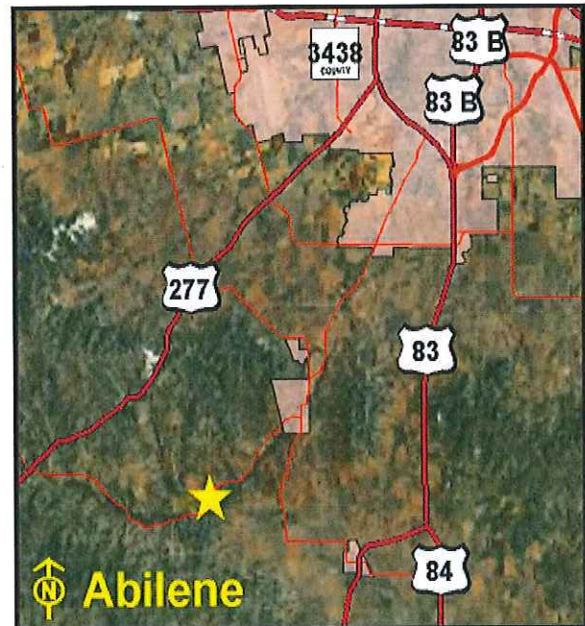
FM 89, Buffalo Gap, Taylor County, Texas

Legal Description:

Volume 266, Page 430, Taylor County Deed Records

Encumbrances

Physical: Floodplain

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

Location Map

Appraisal Date: ..8/23/2012	Acres: 440.37	Bldgs.:25	Bldg Sq Ft 17,473 sq.ft.
Sen. Dist.:24	Rep. Dist.:71	FAR: 0.001	Total Market Value: \$1,218,000
% in Floodplain:5%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	FM 89		
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

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

Texas General Land Office

Alazan Bayou WMA

Location:

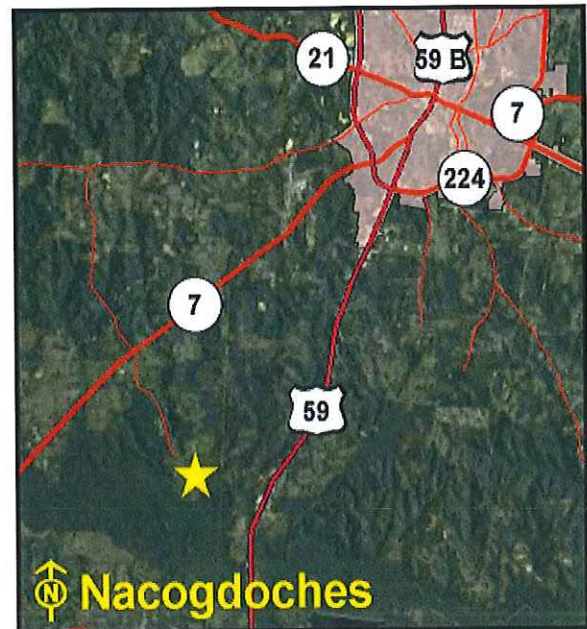
FM 2782, Nacogdoches, Nacogdoches County, Texas

Legal Description:

Volume 793, Page 216-232, Volume 1556, Page 290-291, Nacogdoches County Deed Records

Encumbrances

Physical: Poor Drainage

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

Location Map

Appraisal Date: ..8/27/2012	Acres: 2,543.24	Bldgs.:5	Bldg Sq Ft 5,307 sq.ft.
Sen. Dist.:3	Rep. Dist.:11	FAR: 0.001	Total Market Value: \$3,435,000
% in Floodplain:100%	Slope:Level		
Zoning:	Unzoned		
Frontage:	FM 2782		
Utilities:	Electricity, Gas, Telephone, Water		
Surrounding Uses:	Woodlands, Residential, Rangeland		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

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

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

Recommendation:*Retain for continued agency operations.*

Texas General Land Office

Albert and Bessie Kronkosky SNA

Location:

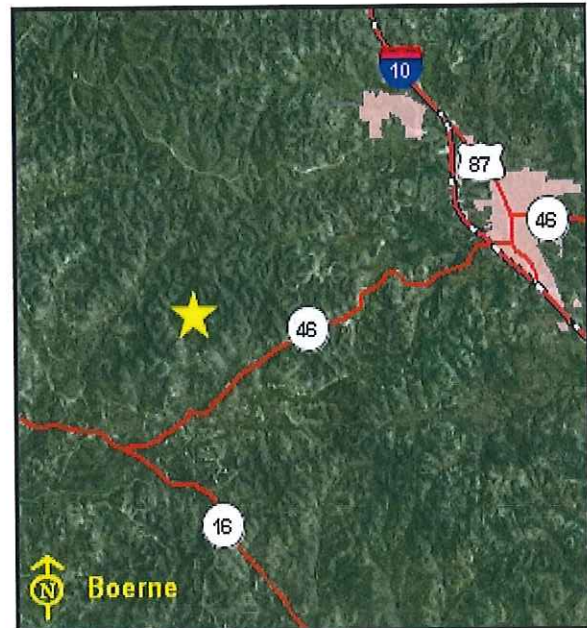
State Highway 46, Boerne, Bandera County, Texas

Legal Description:

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

Encumbrances

Physical: None

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

Location Map

Appraisal Date: ..5/22/2013	Acres: 3,757.34	Bldgs.:9	Bldg Sq Ft 11,035 sq.ft.
Sen. Dist.:24	Rep. Dist.:53	FAR: 0.001	Total Market Value: \$23,840,000
% in Floodplain:0%	Slope:Level		
Zoning:Unzoned			
Frontage:SH 46			
Utilities:Electricity, Gas, Telephone, Water Well, Septic Tank			
Surrounding Uses:Residential, Vacant, None, None			
Current Use:State Natural Area			
Highest and Best Use:State Natural Area			
Agency Projected Use:State Natural Area			

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

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

Recommendation:*Retain for continued agency operations.*

Texas General Land Office

Artificial Reef Staging Area/Brazoria County Pier

Location:

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

Legal Description:

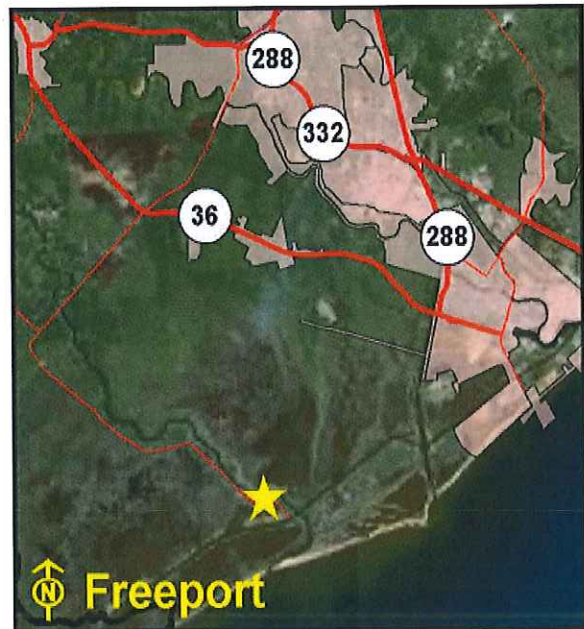
Windst Subdivision, P. Williams Svy, Lots 1, 2 & 3,
Abst 137, Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013	Acres:	2.44	Bldgs.:	1	Bldg Sq Ft	1,450 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR:	Total Market Value:		\$80,000	
% in Floodplain:		100%	Slope:.....		Level	
Zoning:		Unzoned				
Frontage:		CR 441D				
Utilities:		Electricity, Telephone				
Surrounding Uses:		Residential, Agricultural				
Current Use:		Vacant				
Highest and Best Use:		Marina and Fishing Pier				
Agency Projected Use:		Marina and Fishing Pier				

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Atkinson Island WMA

Location:

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

Legal Description:

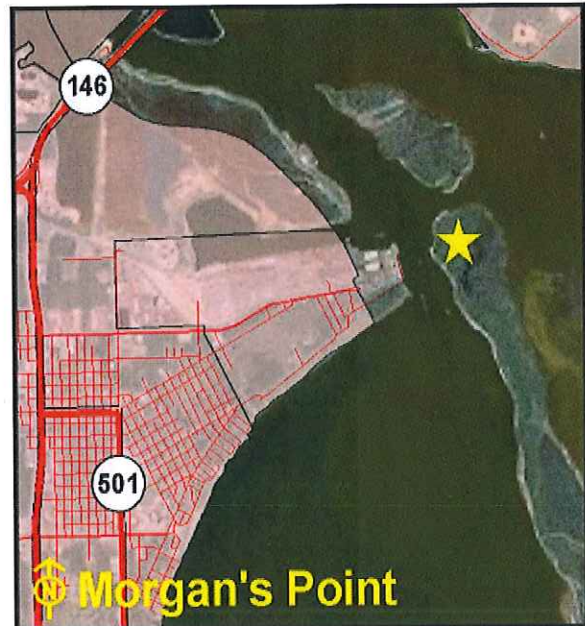
Johnson Hunter Survey Abstract 35, Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility, ROW



Location Map

Appraisal Date: ..1/16/2013	Acres: 151.96	Bldgs.:0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:11	Rep. Dist.:128	FAR: 0.00		
% in Floodplain:100%	Slope:Level	Total Market Value:	\$99,000	
Zoning:	Unzoned			
Frontage:	An island accessible by boat			
Utilities:	None			
Surrounding Uses:	Commercial, Industrial			
Current Use:	Wildlife Management Area			
Highest and Best Use:	Wildlife Management Area			
Agency Projected Use:	Wildlife Management Area			

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Balmorhea State Park

Location:

SH 17 South, Toyahvale, Reeves County, Texas

Legal Description:

Volume 123, Page 291, Reeves County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 11/12/2012	Acres: 43.10	Bldgs.: 10	Bldg Sq Ft 21,260 sq.ft.
Sen. Dist.: 19	Rep. Dist.: 74	FAR: 0.01	Total Market Value: \$369,000
% in Floodplain: 0%	Slope: Level		
Zoning: Unzoned			
Frontage: SH 17 South			
Utilities: Electricity, Gas, Telephone, Water, Septic Tank			
Surrounding Uses: Agricultural, Residential, Commercial, Rangeland			
Current Use: State Park			
Highest and Best Use: State Park			
Agency Projected Use: State Park			

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Bastrop State Park

Location:

100 Park Road 1, Bastrop, Bastrop County, Texas

Legal Description:

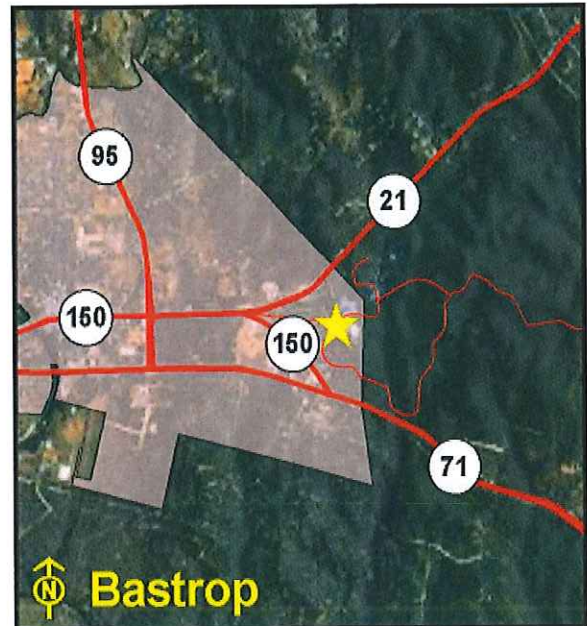
Volume 96, Page 482, Volume 173, Page 767,
Volume 273, Page 779, Bastrop County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ..7/27/2012	Acres: 6,667.88	Bldgs.:28	Bldg Sq Ft 38,297 sq.ft.
Sen. Dist.:14	Rep. Dist.:17	FAR: 0.001	
% in Floodplain:0%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	US Hwy 21, Loop 150		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Big Bend Ranch State Park

Location:

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

Legal Description:

Vol 283, Pg 285, Vol 281, Pg 188, Vol 278, Pg 355,
Vol 20, Pg 503, Vol 276, Pg 726, Vol 277, Pg 454, Vol
6, Pg 472, Presidio County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: 11/14/2012	Acres: 310,134.48	Bldgs.: 25	Bldg Sq Ft 66,372 sq.ft.
Sen. Dist.: 29	Rep. Dist.: 74	FAR: 0.001	Total Market Value: \$86,940,000
% in Floodplain: 10%	Slope: Steep		
Zoning:	Unzoned		
Frontage:	FM 170		
Utilities:	Electricity, Telephone, Water, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	State Park and Museum Center		
Highest and Best Use:	State Park and Museum Center		
Agency Projected Use:	State Park and Museum Center		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Big Lake Bottom WMA

Location:

CR 2901, Palestine, Anderson County, Texas

Legal Description:

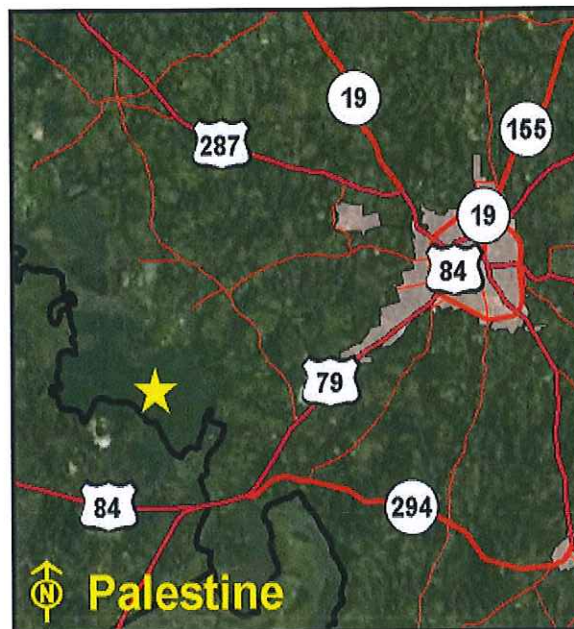
Volume 1260, Page 133, Anderson County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Pipeline



Location Map

Appraisal Date:8/1/2012 Acres: 3,894.00
 Sen. Dist.:.....3 Rep. Dist.:.....8 FAR: 0.00
 % in Floodplain:.....98% Slope:.....Level
 Zoning:Unzoned
 Frontage:CR 2901, CR 2906

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

Total Market Value: \$4,675,000

Utilities:None
 Surrounding Uses:Agricultural, Woodlands, Residential
 Current Use:Wildlife Management Area
 Highest and Best Use:Wildlife Management Area
 Agency Projected Use:Wildlife Management Area

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Big Spring State Park

Location:

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

Legal Description:

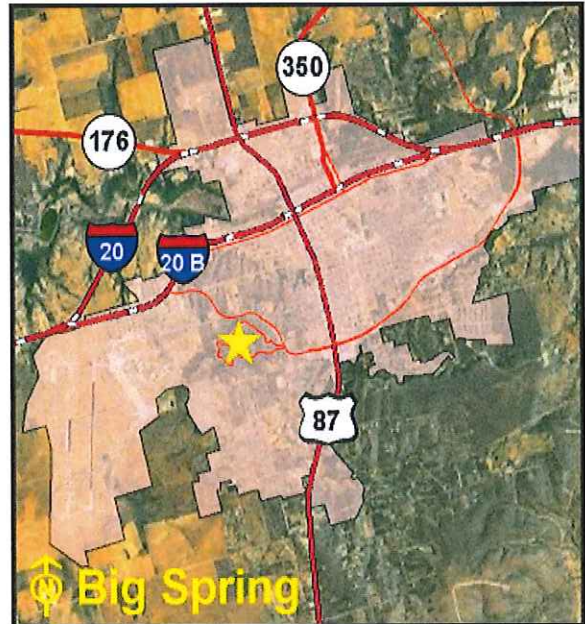
Volume 484, Page 514, Volume 109, Page 29,
Volume 129, Page 120, Howard County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013	Acres: 381.99	Bldgs.:7	Bldg Sq Ft 6,729 sq.ft.
Sen. Dist.:31	Rep. Dist.:72	FAR: ... 0.0004	Total Market Value: \$390,000
% in Floodplain:0%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	FM 700, US Hwy 87		
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Commercial, Industrial, Medical		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Black Gap WMA

Location:

FM 2627 East, Marathon, Brewster County, Texas

Legal Description:

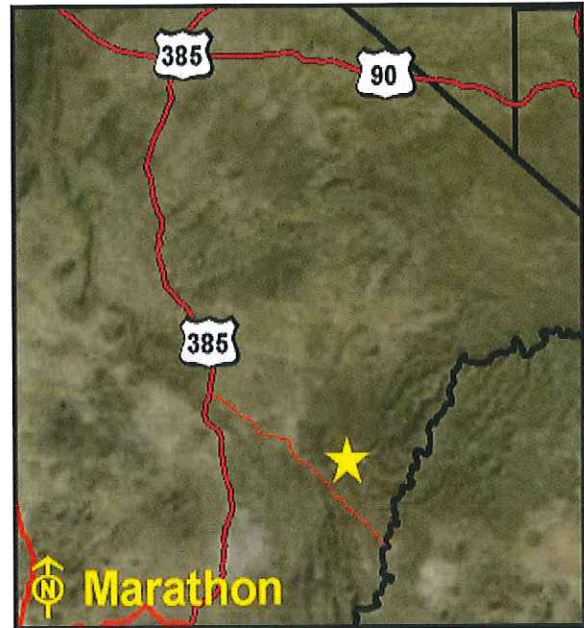
Vol 164, Pg 115, Vol 234, Pg 366, Vol 115, Pg 59, Vol 120, Pg 558, Vol 121, Pg 232, Vol 127, Pg 322, Vol 134, Pg 19, Vol 134, Pg 225, Vol 136, Pg 56, Vol 143, Pg 206, Brewster County Deed Records

Encumbrances

Physical: Environmental Concern

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/12/2012	Acres: 102,973.73	Bldgs.: 8	Bldg Sq Ft 13,925 sq.ft.
Sen. Dist.: 19	Rep. Dist.: 74	FAR: 0.001	Total Market Value: \$30,000,000
% in Floodplain: 1%	Slope: Steep		
Zoning: Unzoned			
Frontage: FM 2627 East			
Utilities: Electricity, Telephone, Water Well, Septic Tank			
Surrounding Uses: Ranching, Recreational			
Current Use: Wildlife Management Area			
Highest and Best Use: Wildlife Management Area			
Agency Projected Use: Wildlife Management Area			

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Blanco State Park

Location:

101 Park Road 23, Blanco, Blanco County, Texas

Legal Description:

Volume 50, Page 73, Volume 53, Page 521, Blanco County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Access



Location Map

Appraisal Date: 10/25/2012	Acres: 104.65	Bldgs.: 16	Bldg Sq Ft 9,265 sq.ft.
Sen. Dist.: 24	Rep. Dist.: 45	FAR: 0.002	
% in Floodplain: 90%	Slope: Level	Total Market Value:	\$950,558
Zoning: Special			
Frontage: Park Road 23, US Hwy 281			
Utilities: Electricity, Telephone, Wastewater, Water			
Surrounding Uses: Residential, Rangeland, Commercial			
Current Use: State Park			
Highest and Best Use: State Park			
Agency Projected Use: State Park			

The site is utilized as a Texas Parks and Wildlife Department state park and has frontage on both sides of Park Rd 23 and the Blanco River. Approximately 90% of the park is in the 100-year floodplain. It is improved with sixteen buildings supporting park usage. The surrounding land is utilized for residential and commercial development, and rangeland.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Boca Chica State Park

Location:

State Highway 4, Port Isabel, Cameron County, Texas

Legal Description:

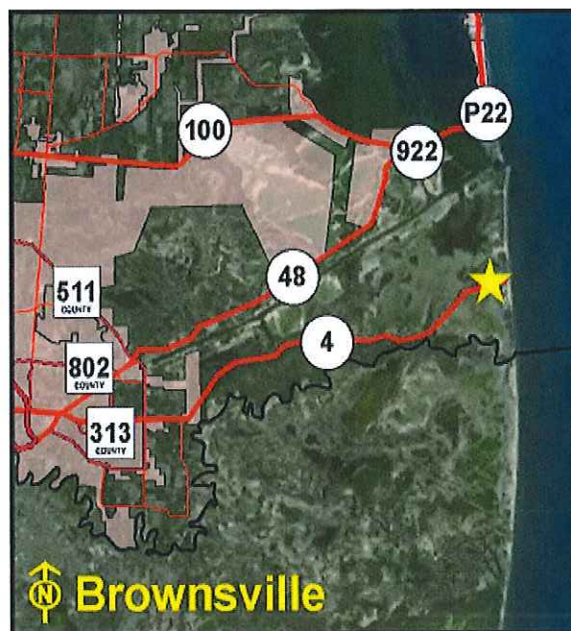
Volume 711, Page 10, Volume 710, Page 734,
 Volume 2960, Page 326, Volume 2705, Page 219,
 Volume 20, Pages 11-14, Volume 3176, Page 293,
 Cameron County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

Appraisal Date: ..4/30/2013 Acres: 1,055.76
 Sen. Dist.:.....27 Rep. Dist.:.....37 FAR: 0.00
 % in Floodplain:100% Slope:.....Level
 Zoning:Unzoned
 Frontage:SH 4

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

Total Market Value: \$2,530,000

Utilities:Electricity, Telephone
 Surrounding Uses:Residential, Native Land
 Current Use:State Park
 Highest and Best Use:State Park
 Agency Projected Use:State Park

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Bonham State Park

Location:

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

Legal Description:

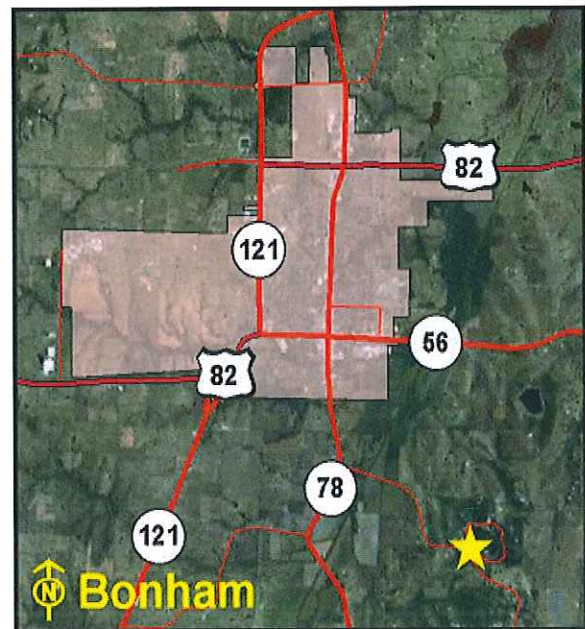
Volume 226, Page 212, Fannin County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ..10/2/2012 Acres: 261.00
 Sen. Dist.:.....2 Rep. Dist.:.....62 FAR: 0.001
 % in Floodplain:0% Slope:Moderate
 Zoning:Unzoned
 Frontage:FM 271

Bldgs.:17 Bldg Sq Ft 16,604 sq.ft.

Total Market Value: \$1,007,000

Utilities:Electricity, Telephone, Water, Septic Tank
 Surrounding Uses:Residential
 Current Use:State Park
 Highest and Best Use:State Park
 Agency Projected Use:State Park

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Brazoria County Access

Location:

CR 257, Hitchcock, Brazoria County, Texas

Legal Description:

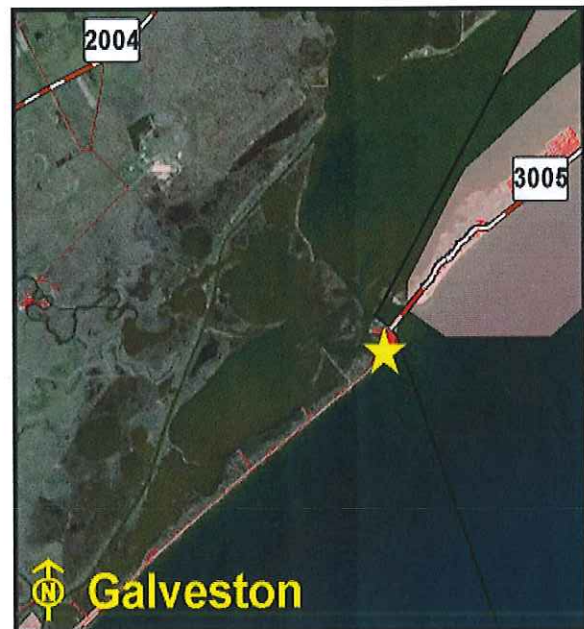
Volume 86366, Page 332, Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013	Acres: 16.86	Bldgs.:5	Bldg Sq Ft 9,725 sq.ft.
Sen. Dist.:11	Rep. Dist.:25	FAR: 0.01	Total Market Value: \$1,007,000
% in Floodplain:100%	Slope:Level		
Zoning:	Unzoned		
Frontage:	CR 257		
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Recreational		
Current Use:	County Park Leased to Brazoria County		
Highest and Best Use:	County Park		
Agency Projected Use:	County Park Leased to Brazoria County		

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

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

Recommendation:*Retain for continued agency operations.*

Texas General Land Office

Brazos Bend State Park

Location:

21901 FM 762, Needville, Fort Bend County, Texas

Legal Description:

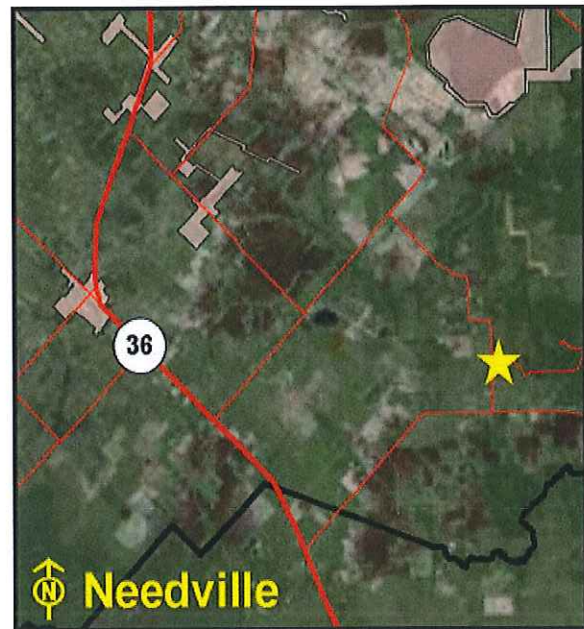
Volume 702, Page 185, Volume 703, Page 144, Fort Bend County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 Acres: 4,975.00
 Sen. Dist.:.....17 Rep. Dist.:.....85 FAR: ... 0.0001
 % in Floodplain:88% Slope:Moderate
 Zoning:Unzoned
 Frontage:FM 762

Bldgs.:32 Bldg Sq Ft 26,404 sq.ft.
 Total Market Value: \$9,156,000

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

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Buescher State Park

Location:

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

Legal Description:

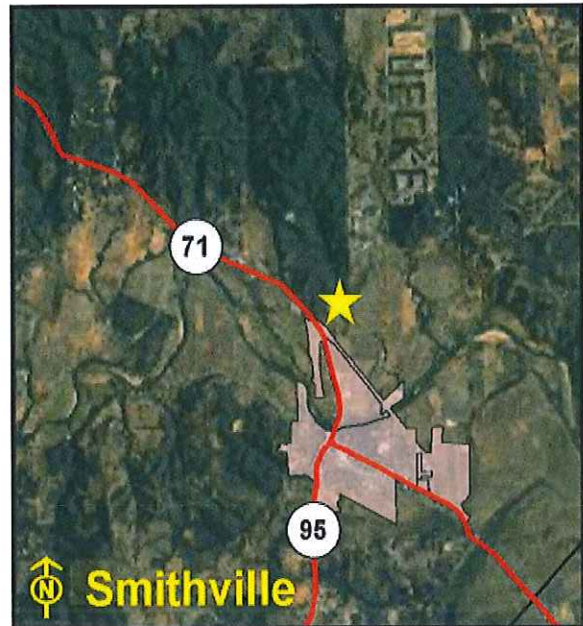
Volume 96, Page 595, Volume 97, Page 40, Bastrop County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ..7/27/2012 Acres: 1,054.04

Sen. Dist.:.....14 Rep. Dist.:.....17 FAR: 0.001

% in Floodplain:15% Slope:.....Steep

Zoning:Unzoned

Frontage:FM 153

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

Surrounding Uses:Ranching, Residential, Medical

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:18 Bldg Sq Ft 12,699 sq.ft.

Total Market Value: \$3,300,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Caddo Lake State Park

Location:

245 Park Road 2, Karnack, Harrison County, Texas

Legal Description:

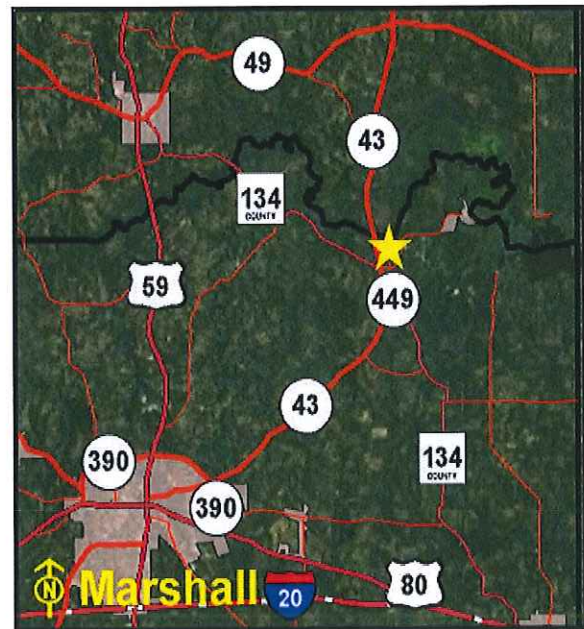
Volume 196, Page 189, Volume 288, Page 75,
 Volume 227, Page 249, Volume 225, Page 360,
 Harrison County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date:9/6/2012 Acres: 484.18

Sen. Dist.:.....1 Rep. Dist.:.....9 FAR: 0.001

% in Floodplain:.....90% Slope:.....Steep

Zoning:Unzoned

Frontage:FM 2918, SH 43

Utilities:Electricity, Wastewater, Water Well

Surrounding Uses:Agricultural, Woodlands, Residential, Commercial

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:18 Bldg Sq Ft 19,978 sq.ft.

Total Market Value:\$1,190,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

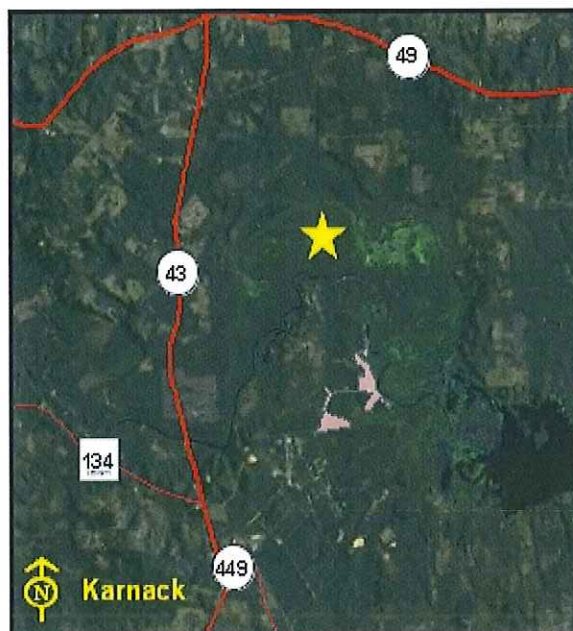
Caddo Lakes WMA

Location:

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

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

Physical: Floodplain

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

Location Map

Appraisal Date: ..9/11/2012 **Acres:** 6,820.51**Sen. Dist.:**.....1 **Rep. Dist.:**.....9 **FAR:** 0.001**% in Floodplain:**.....100% **Slope:**.....Level**Zoning:**Unzoned**Frontage:**FM 43, FM 727**Utilities:**Electricity, Wastewater, Water Well**Surrounding Uses:**Recreational, Woodlands**Current Use:**Wildlife Management Area**Highest and Best Use:**Wildlife Management Area**Agency Projected Use:**Wildlife Management Area**Bldgs.:**1 **Bldg Sq Ft** 2,013 sq.ft.**Total Market Value:**\$3,875,000

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

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

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

Texas General Land Office

Candy Abshire WMA

Location:

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

Legal Description:

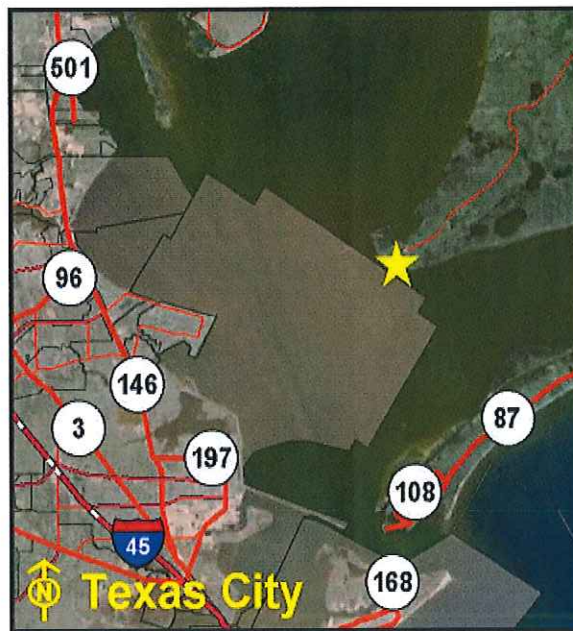
Volume 101, Page 386, Volume 271, Page 789,
Chambers County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: 12/3/2012 Acres: 208.77

Sen. Dist.: 4 Rep. Dist.: 23 FAR: 0.00

% in Floodplain: 50% Slope: Level

Zoning: Unzoned

Frontage: FM 562, Plummer Rd

Utilities: Electricity, Water, Septic Tank

Surrounding Uses: Industrial, Commercial, Residential

Current Use: Wildlife Management Area

Highest and Best Use: Wildlife Management Area

Agency Projected Use: Wildlife Management Area

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

Total Market Value: \$290,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Caprock Canyons State Park

Location:

FM 1065, Quitaque, Briscoe County, Texas

Legal Description:

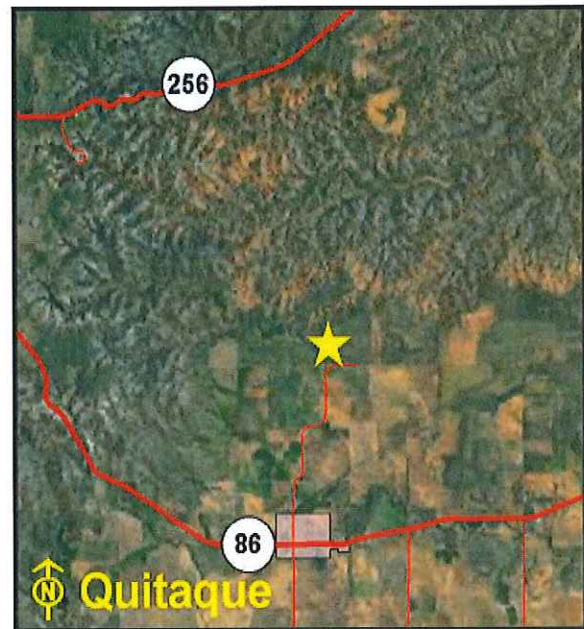
Volume 75, Page 442, Volume 80, Page 196, Volume 81, Page 82, Briscoe County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..9/12/2012	Acres:13,960.64	Bldgs.:18	Bldg Sq Ft 29,147 sq.ft.
Sen. Dist.:31	Rep. Dist.:88	FAR: ... 0.0001	Total Market Value: \$11,731,000
% in Floodplain:5%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	FM 1065		
Utilities:	Electricity, Telephone, Water, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Agricultural		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Caprock Canyons Trailways

Location:

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

Legal Description:

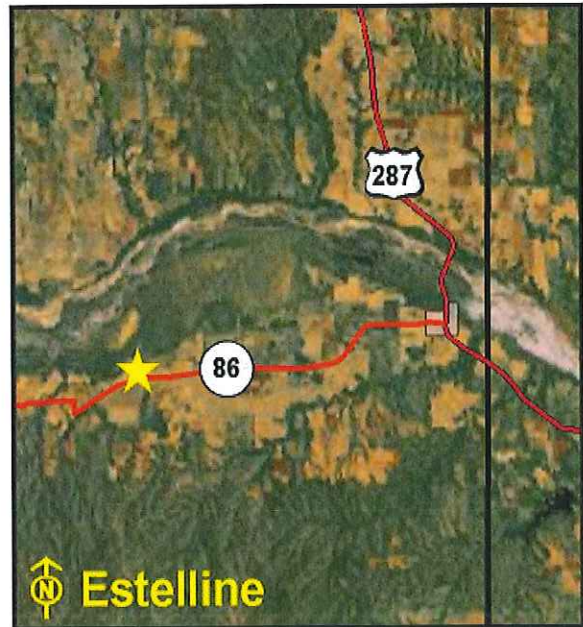
Volume 236, Page 218-224, Briscoe, Hall, and Floyd County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: None



Location Map

Appraisal Date:4/3/2013	Acres: 1,200.00	Bldgs.:0	Bldg Sq Ft	0 sq.ft.
Sen. Dist.:31	Rep. Dist.:88	FAR: 0.00		
% in Floodplain:0%	Slope:Level			
Zoning:	Unzoned			
Frontage:	SH 86, US Hwy 287			
Utilities:	None			
Surrounding Uses:	Native Land, Rangeland, Recreational			
Current Use:	State Park Trailway			
Highest and Best Use:	State Park Trailway			
Agency Projected Use:	State Park Trailway			

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Chaparral WMA

Location:

FM 133, Artesia Wells, Dimmit County, Texas

Legal Description:

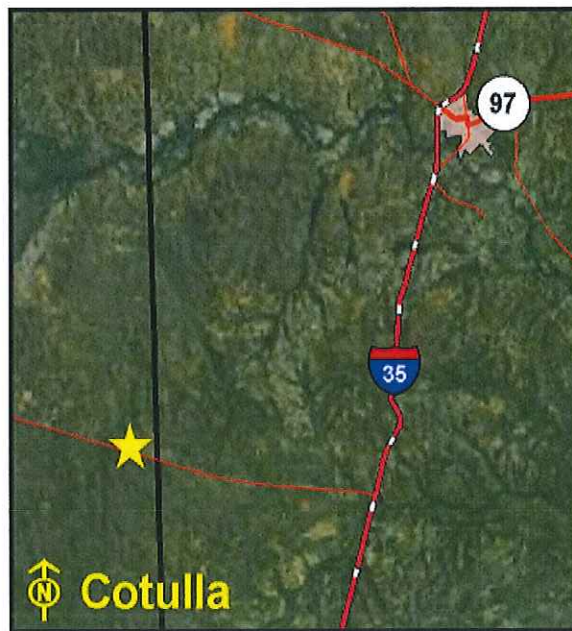
Volume 151, Page 239, La Salle County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ..5/30/2013 Acres:15,200.00

Sen. Dist.:.....19 Rep. Dist.:.....80 FAR:.... 0.0001

% in Floodplain:2% Slope:Moderate

Zoning:Unzoned

Frontage:FM 133

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

Surrounding Uses:Ranching

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:11 Bldg Sq Ft 15,243 sq.ft.

Total Market Value: \$19,256,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Chinati Mountain State Natural Area

Location:

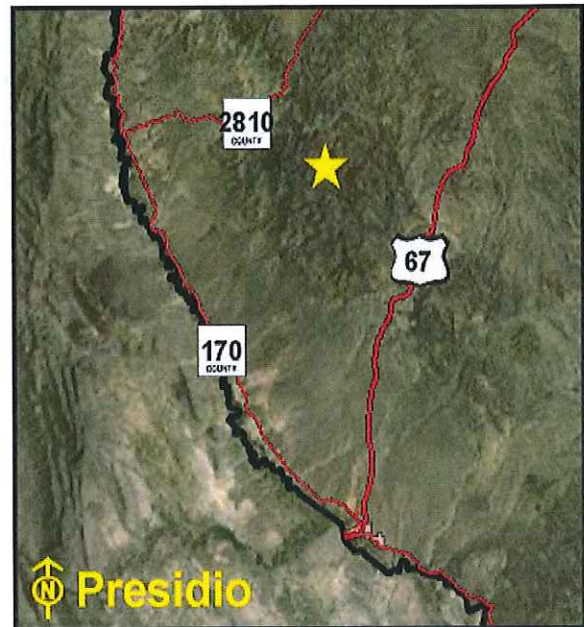
Caliche Road, Presidio, Presidio County, Texas

Legal Description:

Volume 298, Page 511, Presidio County Deed Records

Encumbrances

Physical: None

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

Location Map

Appraisal Date: 11/13/2012	Acres:37,885.44	Bldgs.:4	Bldg Sq Ft 3,894 sq.ft.
Sen. Dist.:19	Rep. Dist.:74	FAR: ... 0.0001	Total Market Value: \$1,450,000
% in Floodplain:0%	Slope:Steep		
Zoning:	Unzoned		
Frontage:	Caliche Road, FM 170		
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	State Natural Area		
Highest and Best Use:	State Natural Area		
Agency Projected Use:	State Natural Area		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Cleburne State Park

Location:

5800 Park Road 21, Cleburne, Johnson County,
Texas

Legal Description:

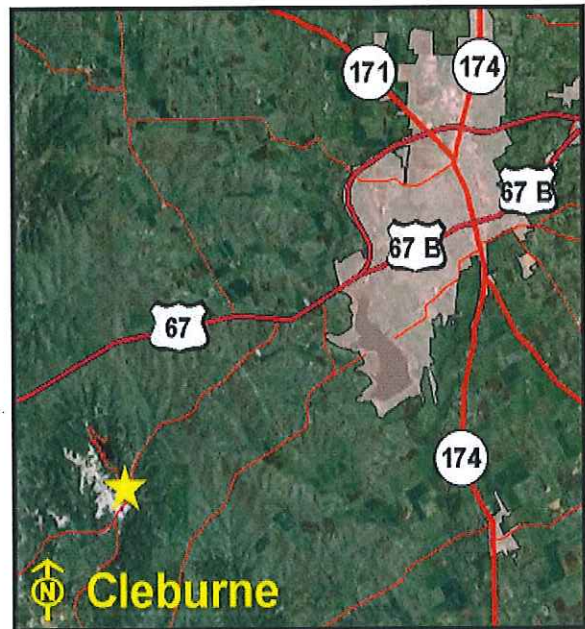
Volume 12, Page 312, Volume 301, Page 10, Volume
369, Page 205, Johnson County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 11/30/2012	Acres: 528.77	Bldgs.: 18	Bldg Sq Ft 17,334 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 58	FAR: 0.001	
% in Floodplain:	Slope: Steep	Total Market Value:	\$3,302,000
Zoning:	Unzoned		
Frontage:	Park Rd 21, US Hwy 67		
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Colorado Bend State Park

Location:

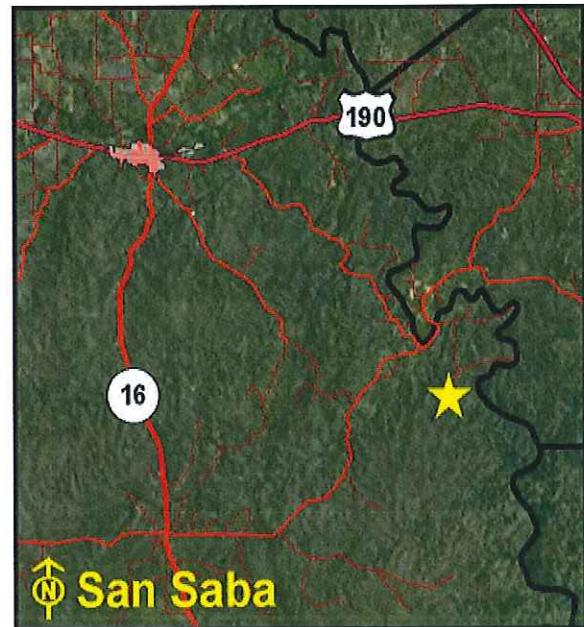
FM 580, San Saba, San Saba County, Texas

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

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..8/10/2012 **Acres:** 5,316.08**Sen. Dist.:**.....24 **Rep. Dist.:**.....59 **FAR:** 0.01**% in Floodplain:**15% **Slope:**.....Steep**Zoning:**Unzoned**Frontage:**FM 580, US Hwy 190**Utilities:**Electricity, Telephone, Water Well, Septic Tank**Surrounding Uses:**Ranching, Recreational, Residential**Current Use:**State Park**Highest and Best Use:**State Park**Agency Projected Use:**State Park**Bldgs.:**13 **Bldg Sq Ft** 9,153 sq.ft.**Total Market Value:**\$13,634,000

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

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

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

Texas General Land Office

Copper Breaks State Park

Location:

777 Park Road 62, Quanah, Hardeman County,
Texas

Legal Description:

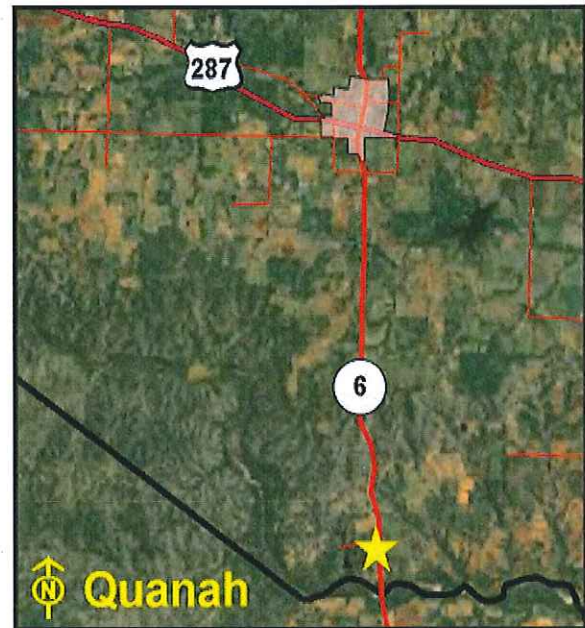
Volume 196, Page 599, Volume 199, Page 114,
Hardeman County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..9/12/2012 **Acres:** 1,898.77

Sen. Dist.:.....28 **Rep. Dist.:**.....68 **FAR:** 0.001

% in Floodplain:.....5% **Slope:**.....Steep

Zoning:Unzoned

Frontage:Park Road 62, SH 6

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Agricultural, Rangeland

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:8 **Bldg Sq Ft** 13,162 sq.ft.

Total Market Value:\$1,958,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located on Park Road 62 in Quanah, the site is improved with eight buildings. The surrounding land uses include rangeland and agricultural developments.

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Corpus Christi Wildlife Refuge

Location:

Park Road 25, Mathis, San Patricio County, Texas

Legal Description:

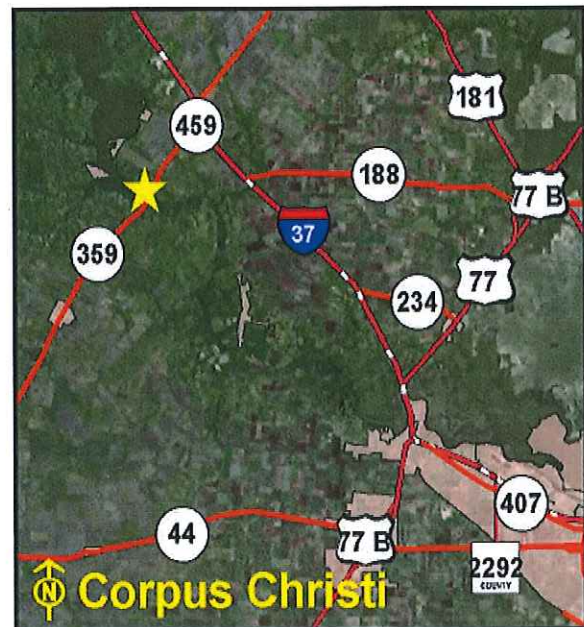
File 498949, San Patricio County Deed Records

Encumbrances

Physical:

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 Acres: 50.00

Sen. Dist.:.....21 Rep. Dist.:.....43 FAR: 0.00

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

Zoning:Unzoned

Frontage:Park Road 25

Utilities:Electricity

Surrounding Uses:Recreational, Agricultural, Residential

Current Use:Wildlife Refuge/Treatment Plant Site

Highest and Best Use:Agriculture

Agency Projected Use:Wildlife Refuge/Treatment Plant Site

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

Total Market Value: \$95,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Daingerfield State Park

Location:

455 Park Road 17, Daingerfield, Morris County, Texas

Legal Description:

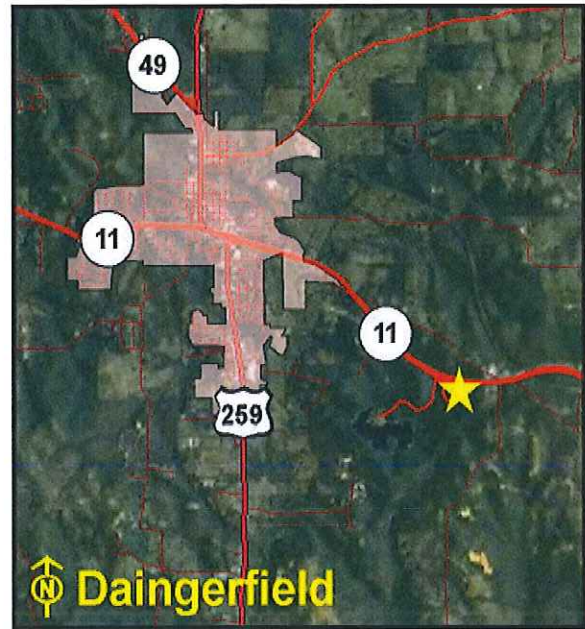
Volume 30, Page 575, Volume 31, Page 291, Morris County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ..7/19/2012 Acres: 506.91

Sen. Dist.:.....1 Rep. Dist.:.....5 FAR: 0.001

% in Floodplain:15% Slope:Moderate

Zoning:Unzoned

Frontage:SH 49/11

Utilities:Electricity, Telephone, Water, Septic Tank

Surrounding Uses:Residential, Woodlands

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:14 Bldg Sq Ft 15,608 sq.ft.

Total Market Value: \$2,240,000

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

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

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

Texas General Land Office

Davis Hill State Park

Location:

CR 2252, Cleveland, Liberty County, Texas

Legal Description:

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

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: ..1/15/2013 Acres: 1,738.34

Sen. Dist.:.....3 Rep. Dist.:.....18 FAR: 0.00

% in Floodplain:60% Slope:Moderate

Zoning:Unzoned

Frontage:CR 2252

Utilities:Electricity, Telephone, Water

Surrounding Uses:Woodlands, Residential

Current Use:Wildlife Habitat Area

Highest and Best Use:Wildlife Habitat Area

Agency Projected Use:Wildlife Habitat Area

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

Total Market Value: \$1,740,000

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

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

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Davis Mountains State Park

Location:

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

Legal Description:

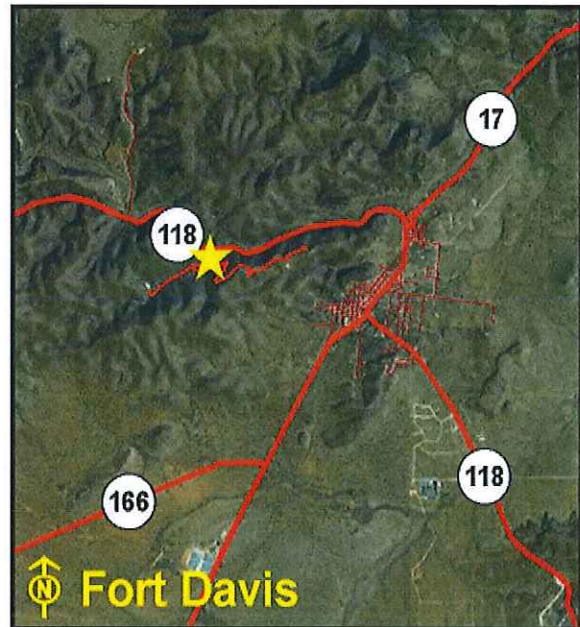
Volume 33, Page 620, Volume 34, Page 576, Volume
35, Page 330, Volume 61, Page 640, Volume 111,
Page 466, Jeff Davis County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/15/2012 Acres: 2,708.90

Sen. Dist.:.....29 Rep. Dist.:.....74 FAR: ... 0.0004

% in Floodplain:7% Slope:.....Steep

Zoning:Unzoned

Frontage:Park Road 3, SH 118 North

Utilities:Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses:Rangeland, Residential

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:18 Bldg Sq Ft 47,168 sq.ft.

Total Market Value: \$6,827,000

The Texas Parks and Wildlife Department utilizes this site as a state park. Located at the intersection of State Highway 17 and State Highway 118 in Fort Davis, the site is improved with 18 buildings and asphalt parking. The surrounding land uses include rangeland and residential developments.

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

Recommendation:

Retain for continued agency operations.