

## Texas General Land Office

## Houston Regional Headquarters

**Location:**

12230 West Road, Jersey Village, Harris County,  
Texas

**Legal Description:**

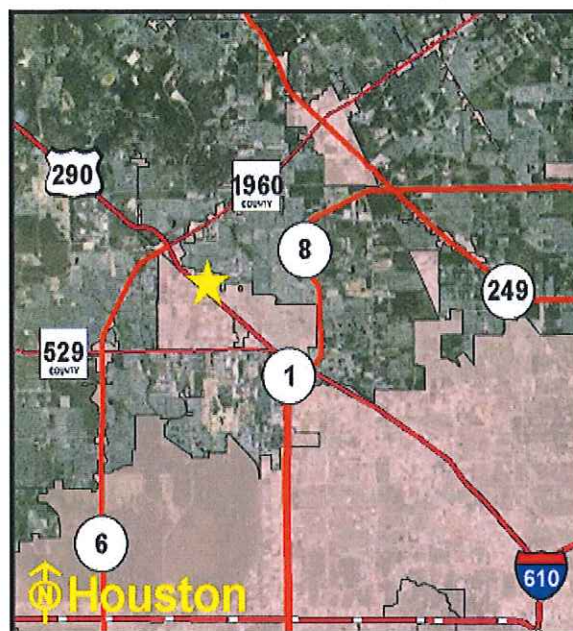
Volume 335, Page 87, Harris County Map Records

**Encumbrances**

Physical: Floodplain

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ..1/30/2013 **Acres:** ..... 20.00

**Sen. Dist.:**.....7 **Rep. Dist.:**....135 **FAR:** ..... 0.16

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

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

**Frontage:** .....West Rd, Castlebridge Dr

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

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

**Current Use:** .....DPS Regional Headquarters

**Highest and Best Use:** .....DPS Regional Headquarters

**Agency Projected Use:** .....DPS Regional Headquarters

**Bldgs.:** .....4 **Bldg Sq Ft** ..... 140,219 sq.ft.

**Total Market Value:** .....\$26,360,000

The Texas Department of Public Safety utilizes this site as a regional headquarters. Located on the northwest corner of West Road and Castlebridge Drive and on the south side of Northwest Station Drive in Jersey Village, the site is improved with four buildings and asphalt parking. The surrounding land uses include vacant land, commercial, and residential developments. A portion of the property, 6.67 acres, is considered excess acreage.

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

## Humble Area Office

**Location:**

7710 Will Clayton Parkway, Humble, Harris County,  
Texas

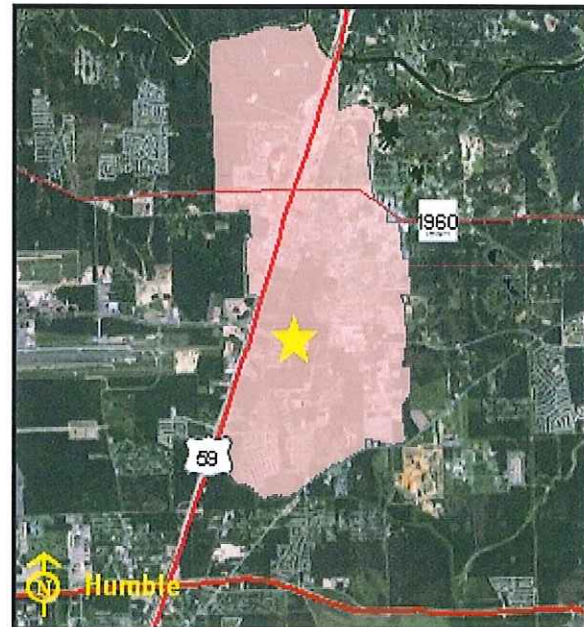
**Legal Description:**

Volume 174-94-0887, Harris County Deed Records

**Encumbrances**

Physical: None

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



Location Map

<b>Appraisal Date:</b> ..1/30/2013	<b>Acres:</b> ..... 1.47	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 6,384 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> ...141	<b>FAR:</b> ..... 0.10	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Unzoned		<b>Total Market Value:</b>	\$810,000
<b>Frontage:</b> .....Will Clayton Parkway			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Residential, Commercial, Vacant			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on the south side of Will Clayton Parkway in Humble, the site is improved with a single story building and asphalt parking. The surrounding land uses include vacant land, 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

## Huntsville Area Office

**Location:**

523 State Highway 75 North, Huntsville, Walker County, Texas

**Legal Description:**

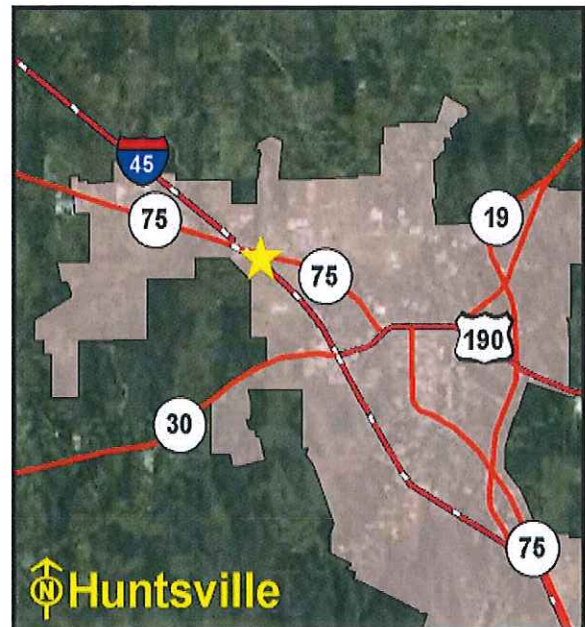
Volume 391, Page 724, Walker County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 5/30/2013 Acres: 1.50

Sen. Dist.: 5 Rep. Dist.: 18 FAR: 0.08

% in Floodplain: 0% Slope: Level

Zoning: Civic

Frontage: SH 75 North

Utilities: Electricity, Gas, Water Well, Septic Tank

Surrounding Uses: Governmental, Agricultural, Commercial, Civic

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft 4,832 sq.ft.

Total Market Value: \$447,000

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of SH 75 and IH 45 in Huntsville, the site is improved with one office building, exterior lighting, and surface parking. The surrounding land is utilized for the Huntsville Airport, TDCJ prison units, a Texas Forest Service office, Huntsville City park, agricultural, and commercial developments.

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

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Hurst Sub-District Office

**Location:**

624 Northeast Loop 820, Hurst, Tarrant County,  
Texas

**Legal Description:**

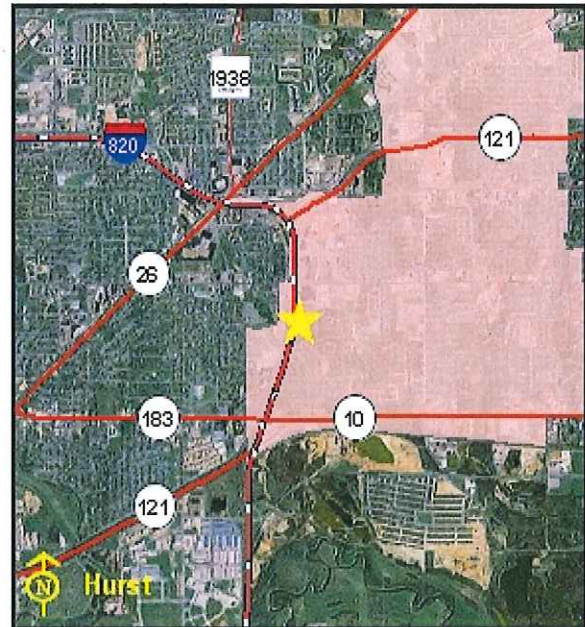
Volume 388, Page 57, Tarrant County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 5/30/2013 Acres: 3.15

Sen. Dist.: 9 Rep. Dist.: 92 FAR: 0.16

% in Floodplain: 0% Slope: Level

Zoning: Residential

Frontage: Northeast Loop 820

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial

Current Use: DPS Sub-District Office

Highest and Best Use: DPS Sub-District Office

Agency Projected Use: DPS Sub-District Office

Bldgs.: 1 Bldg Sq Ft 22,165 sq.ft.

Total Market Value: \$2,126,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on the east side of Loop 820 in Hurst, the site is improved with one building and surface parking. The surrounding land uses include residential and commercial development. The property is zoned "R-3" Dwelling District.

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

## Irving Area Office

**Location:**

1613 West Irving Boulevard, Irving, Dallas County,  
Texas

**Legal Description:**

Volume 96192, Page 04660, Dallas County Deed  
Records

**Encumbrances**

Physical: None

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



Location Map

<b>Appraisal Date:</b> ..4/10/2013	<b>Acres:</b> ..... 1.55	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 8,421 sq.ft.
<b>Sen. Dist.:</b> .....9	<b>Rep. Dist.:</b> ...105	<b>FAR:</b> ..... 0.12	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$421,000
<b>Zoning:</b> .....Industrial			
<b>Frontage:</b> .....West Irving Blvd			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Commercial, Residential, Industrial			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located along the east side of West Irving Boulevard in Irving, the site is improved with one office building, chain-link fencing, and asphalt parking. The surrounding land uses include industrial, residential, and commercial developments.

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

**Recommendation:**

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

## Texas General Land Office

## Jasper Area Office

**Location:**

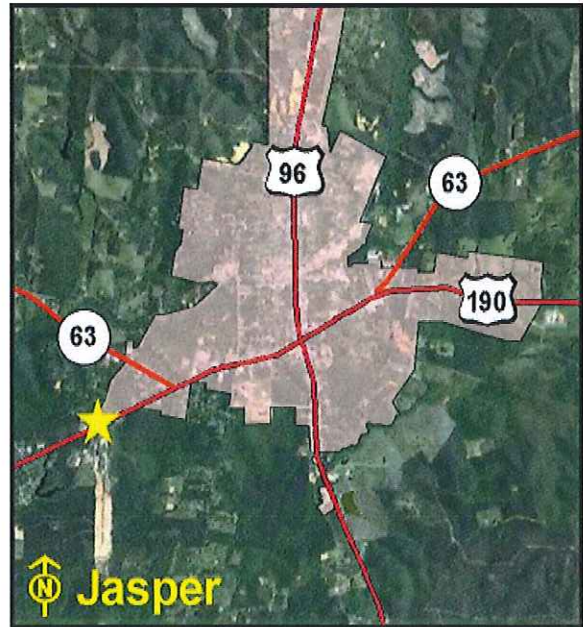
2398 West Gibson, Jasper, Jasper County, Texas

**Legal Description:**

Volume 243, Page 32, Jasper County Deed Records

**Encumbrances**

Physical: None

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

Location Map

Appraisal Date: 5/8/2013 Acres: 1.02

Sen. Dist.: 3 Rep. Dist.: 19 FAR: 0.07

% in Floodplain: 0% Slope: Moderate

Zoning: Unzoned

Frontage: West Gibson

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Recreational, Commercial, Governmental

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft 2,933 sq.ft.

Total Market Value: \$131,500

The Texas Department of Public Safety utilizes this site as an area office. Located on West Gibson in Jasper, the site is improved with one office building, a storage shed, and asphalt parking. The surrounding land uses include governmental, agricultural, recreational, and commercial developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a DPS office.

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

## Kerrville Area Office

**Location:**

311 Sydney Baker South, Kerrville, Kerr County,  
Texas

**Legal Description:**

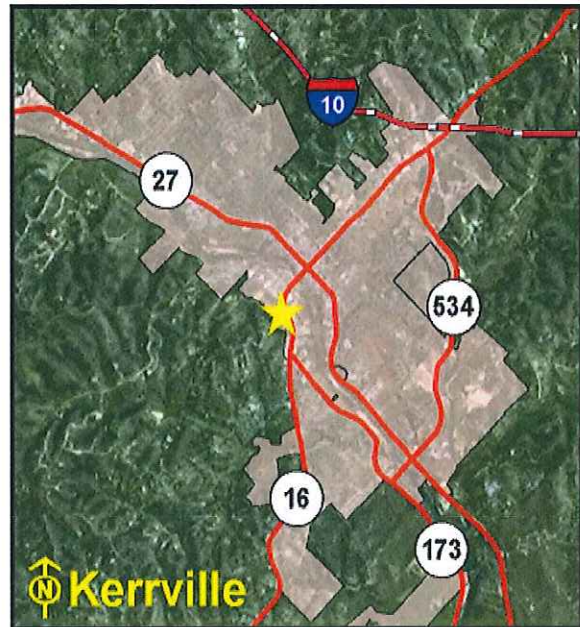
Volume 125, Page 558, Kerr County Deed Records

**Encumbrances**

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 2.50	<b>Bldgs.:</b> .....3	<b>Bldg Sq Ft</b> ..... 5,747 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.07	
<b>% in Floodplain:</b> .....5%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$576,000
<b>Zoning:</b> .....Commercial			
<b>Frontage:</b> .....Sydney Baker, Lehmann Drive			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Commercial, Governmental, Vacant			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office or Commercial			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on Sidney Baker Street (SH 16) in south Kerrville, the site is improved with one office building, two storage buildings, exterior lighting, metal privacy fence with security gates, and surface parking. The surrounding land uses include a strip center, state offices, a car dealership, and restaurants. The area is zoned as a neighborhood business district.

The appraisal indicates the highest and best use is the removal of the existing improvements and redevelopment of the site to a higher, more intense use for DPS.

**Recommendation:**

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

## Texas General Land Office

## Lamesa Area Office

**Location:**

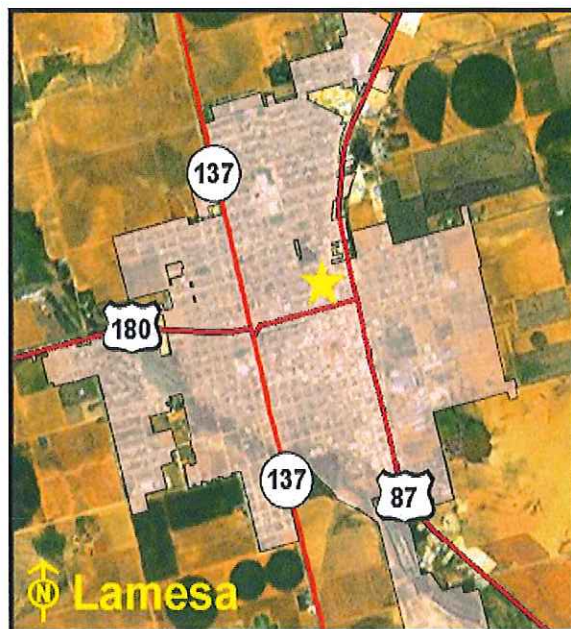
608 North Main, Lamesa, Dawson County, Texas

**Legal Description:**

Volume 344, Page 457, Dawson County Deed Records

**Encumbrances**

Physical: None

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

Location Map

<b>Appraisal Date:</b> 12/20/2012	<b>Acres:</b> ..... 1.10	<b>Bldgs.:</b> ..... 1	<b>Bldg Sq Ft</b> ..... 2,203 sq.ft.
<b>Sen. Dist.:</b> ..... 28	<b>Rep. Dist.:</b> ..... 82	<b>FAR:</b> ..... 0.05	
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> ..... Level		
<b>Zoning:</b> ..... Commercial		<b>Total Market Value:</b>	\$97,000
<b>Frontage:</b> ..... North Main			
<b>Utilities:</b> ..... Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> ..... Residential, Commercial, Medical, Vacant			
<b>Current Use:</b> ..... DPS Area Office			
<b>Highest and Best Use:</b> ..... DPS Area Office			
<b>Agency Projected Use:</b> ..... DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on North Main Street in Lamesa, the site is improved with one building and surface parking. The surrounding land uses include Gebo's store, a senior citizen's center, and a chiropractor's office.

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

## Lampasas Area Office

**Location:**

1690 US Highway 281 North, Lampasas, Lampasas County, Texas

**Legal Description:**

Volume 144, Page 187, Lampasas County Official Records

**Encumbrances**

Physical: None

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



Location Map

<b>Appraisal Date:</b> ..5/16/2013	<b>Acres:</b> ..... 2.09	<b>Bldgs.:</b> .....4	<b>Bldg Sq Ft</b> ..... 1,946 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....54	<b>FAR:</b> ..... 0.02	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Unzoned		<b>Total Market Value:</b>	\$130,000
<b>Frontage:</b> .....US Hwy 281 N, Old Convent Rd			
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Office, Residential, Commercial, Industrial		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located on US Highway 281 North in Lampasas, the site is improved with one office building, three storage sheds, and asphalt parking. The surrounding land uses include office, industrial, residential, and commercial developments.

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

**Recommendation:**

*Retain for continued agency operations.*

## Texas General Land Office

## Laredo "Old" Area Office

**Location:**

8400 North IH 35, Laredo, Webb County, Texas

**Legal Description:**

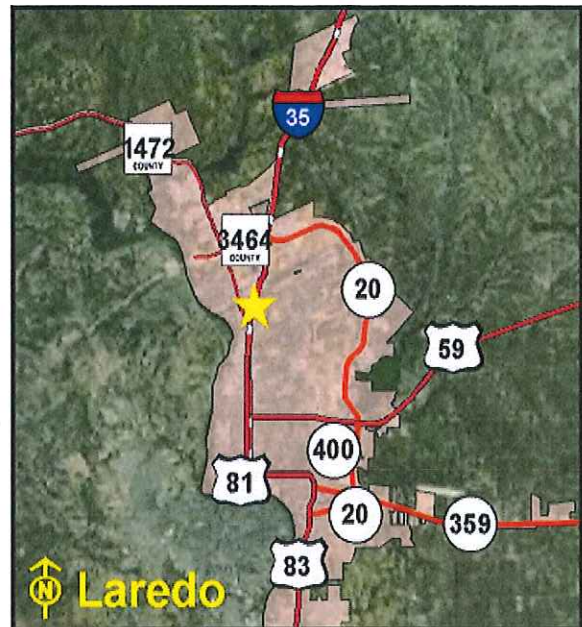
Volume 517, Page 736, Webb County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 1.47	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 5,041 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....42	<b>FAR:</b> ..... 0.08	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Commercial	<b>Total Market Value:</b>	\$382,000
<b>Frontage:</b> .....	North IH 35		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Residential		
<b>Current Use:</b> .....	Webb County Justice of Peace		
<b>Highest and Best Use:</b> .....	Office Development		
<b>Agency Projected Use:</b> .....	Webb County Justice of Peace		

The Texas Department of Public Safety owns this site and is leasing it to Webb County for a Precinct Court office. Located on the east side of IH 35 between Del Mar Boulevard and International Boulevard in north Laredo, the site is improved with a one-story office building and surface parking. The surrounding land uses include residential and industrial development.

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

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



## Texas General Land Office

## Laredo Sub-District Office

**Location:**

1901 Bob Bullock Loop, Laredo, Webb County, Texas

**Legal Description:**

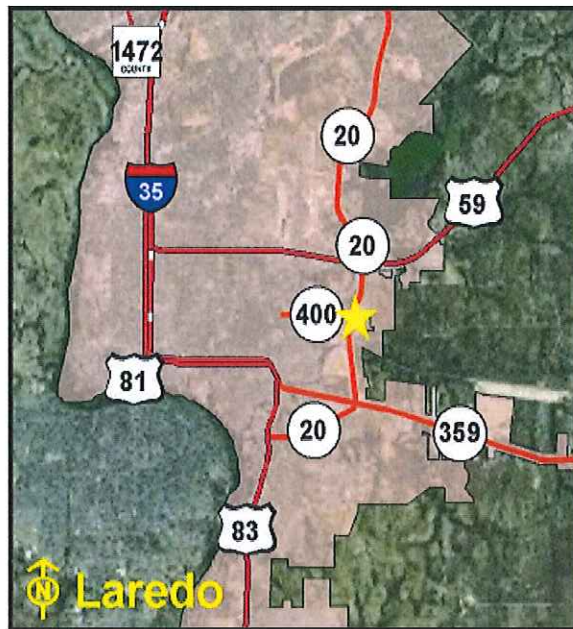
Volume 252, Page 21, Volume 684, Page 459, Webb County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 5/30/2013 Acres: 7.00

Sen. Dist.: 21 Rep. Dist.: 42 FAR: 0.14

% in Floodplain: 0% Slope: Level

Zoning: Residential

Frontage: Bob Bullock Loop, Clark Boulevard

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial, Industrial, Governmental

Current Use: DPS Sub-District Office

Highest and Best Use: DPS Sub-District Office

Agency Projected Use: DPS Sub-District Office

Bldgs.: 4 Bldg Sq Ft 43,975 sq.ft.

Total Market Value: \$4,260,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located at the southeast corner of Bob Bullock Loop and Clark Boulevard in east Laredo, the site is improved with a one-story masonry building, a storage building, workshop, crime lab building, and surface parking. The surrounding land uses include commercial and industrial development, the Laredo Texas Department of Transportation, and numerous restaurants. Approximately 4 acres is considered excess land and is recommended for future expansion.

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

## Longview Area Office

**Location:**

416 Lake Lamond Road, Longview, Gregg County,  
Texas

**Legal Description:**

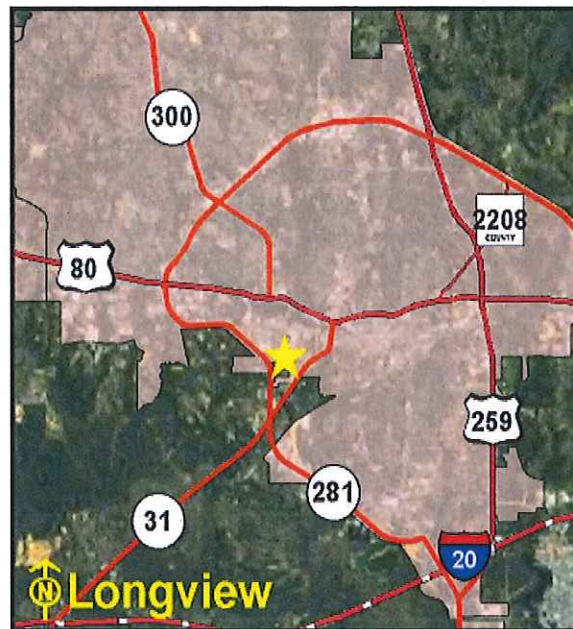
Volume 1153, Page 120, Gregg County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** 11/27/2012 **Acres:** ..... 2.00

**Sen. Dist.:** .....1 **Rep. Dist.:** .....7 **FAR:** ..... 0.10

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

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

**Frontage:** .....Lake Lamond Road

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

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

**Current Use:** .....DPS Area Office

**Highest and Best Use:** .....DPS Area Office

**Agency Projected Use:** .....DPS Area Office

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 8,624 sq.ft.

**Total Market Value:** .....\$645,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Lake Lamond Road, south of US Highway 80 in Longview, the site is improved with one building, security lighting, and surface parking. The surrounding land uses include the Longview Fairgrounds, 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

## Lubbock Business Park

**Location:**

1404 Lubbock Business Park Boulevard, Lubbock,  
Lubbock County, Texas

**Legal Description:**

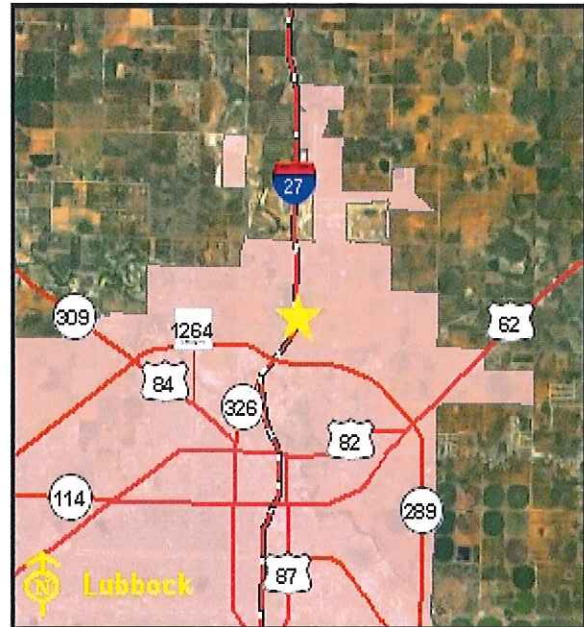
Lot 3, Lubbock Business Park Addition, City of  
Lubbock, Lubbock County

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 14.54	<b>Bldgs.:</b> .....0	<b>Bldg Sq Ft</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....83	<b>FAR:</b> ..... 0.00	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Industrial	<b>Total Market Value:</b>	\$1,080,000
<b>Frontage:</b> .....	North Elm Ave, East Hunter St		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Office, Vacant		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Vacant		
<b>Agency Projected Use:</b> .....	Vacant		

This vacant 14.54 acre property was transferred to the Texas Department of Public Safety from the City of Lubbock. The site is located in the business park section of Lubbock. Currently a new building is under construction. The surrounding land uses include vacant land, office, and industrial 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

## Lufkin Radio Station

**Location:**

FM 3439 (Spence Road), Lufkin, Angelina County,  
Texas

**Legal Description:**

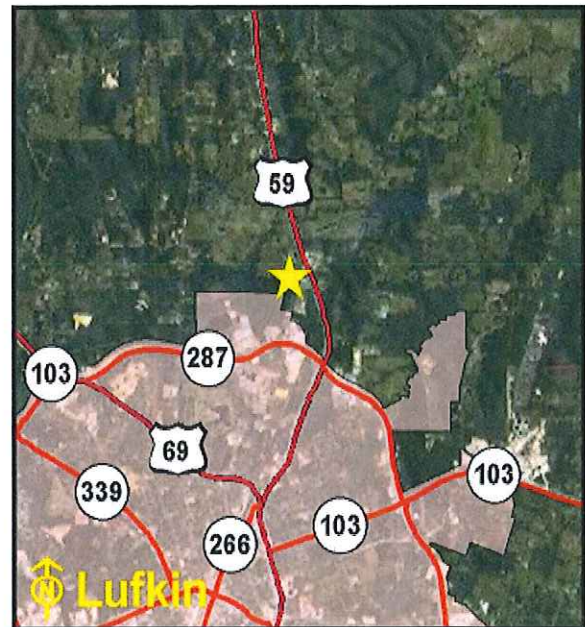
Volume 167, Page 599, Angelina County Deed  
Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

**Appraisal Date:** ..4/22/2013 **Acres:** ..... 2.23

**Sen. Dist.:**.....3 **Rep. Dist.:**.....57 **FAR:** ..... 0.01

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

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

**Frontage:** .....FM 3439

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

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

**Current Use:** .....DPS Radio Tower

**Highest and Best Use:** .....DPS Radio Tower

**Agency Projected Use:** .....DPS Radio Tower

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 756 sq.ft.

**Total Market Value:** .....\$15,600

The Texas Department of Public Safety utilizes this site as a radio tower station. Located on the west side of FM 3439 (Spence Road), southwest of US Highway 59 in Lufkin, the site is improved with two buildings, security fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized for the operation of a radio receiving or sending station for a period of six months.

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

## Lufkin Sub-District Office

**Location:**

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

**Legal Description:**

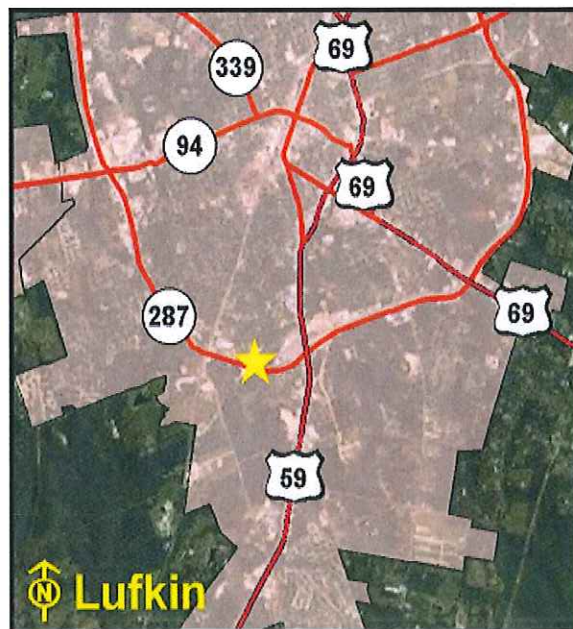
Volume 455, Page 198, Angelina County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/22/2013 Acres: 2.19

Sen. Dist.: 3 Rep. Dist.: 57 FAR: 0.12

% in Floodplain: 0% Slope: Level

Zoning: Commercial

Frontage: John Redditt Dr, Christie St

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial, Civic, Office, Recreational

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft 11,668 sq.ft.

Total Market Value: \$756,000

The Texas Department of Public Safety utilizes this site as an area office. Located along the north side of John Redditt Drive (Loop 287) in Lufkin, the site is improved with one office building, a vehicle inspection station, exterior lighting, and asphalt parking. The surrounding land uses include office, civic, recreational, 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

## Marion County Cabin

**Location:**

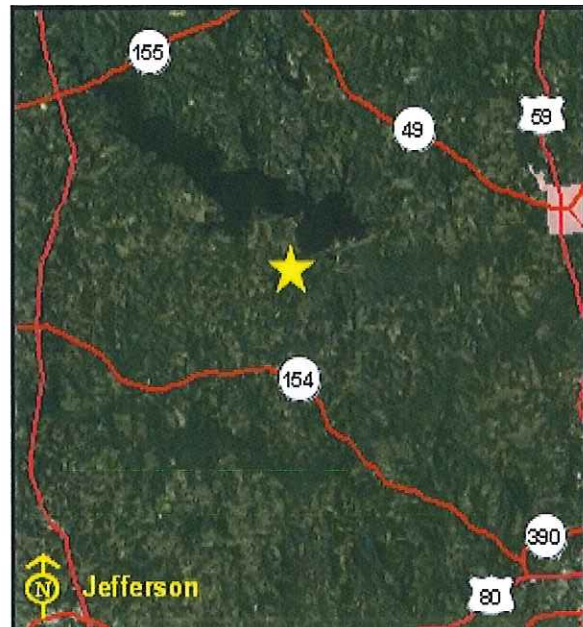
Driftwood Cove, Jefferson, Marion County, Texas

**Legal Description:**A. Jackson Survey, Abstract 227, Marion County  
Official Records**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....3/6/2013	<b>Acres:</b> ..... 0.55	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 784 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.03	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Unzoned	<b>Total Market Value:</b>	\$49,400
<b>Frontage:</b> .....	Driftwood Cove		
<b>Utilities:</b> .....	Electricity, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Vacant		
<b>Current Use:</b> .....	Vacant Cabin		
<b>Highest and Best Use:</b> .....	DPS Fishing Cabin		
<b>Agency Projected Use:</b> .....	DPS Fishing Cabin		

The Texas Department of Public Safety utilizes this site as a future fishing cabin. Located on the south side of Driftwood Cove in Jefferson, the site is improved with one cabin and a storage building. The surrounding land uses include vacant land 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

## Marshall Area Office

**Location:**

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

**Legal Description:**

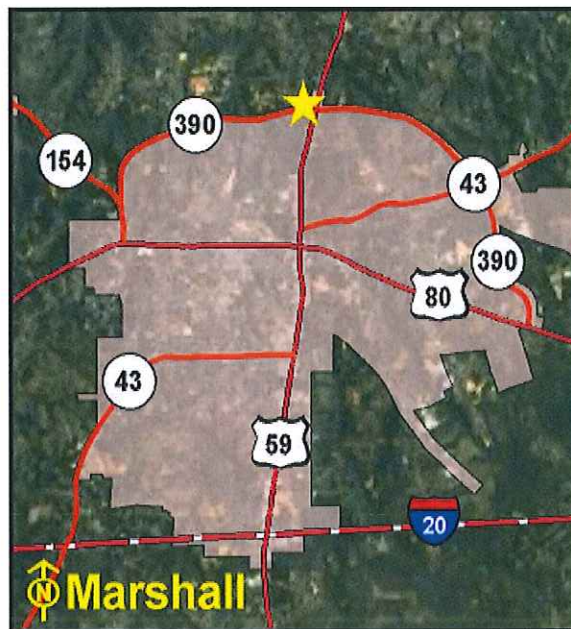
Volume 1025, Page 402, Harrison County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/6/2012 Acres: 2.00

Sen. Dist.: 1 Rep. Dist.: 9 FAR: 0.05

% in Floodplain: 0% Slope: Level

Zoning: Unzoned

Frontage: West Loop 390 North

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Vacant, Agricultural

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft 4,506 sq.ft.

Total Market Value: \$330,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Loop 390 in Marshall, the site is improved with one office building, a storage building, fencing, exterior lighting, and surface parking. The surrounding land uses include vacant commercial land, and residential and agricultural 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

## McAllen Regional Office

**Location:**

1414 North Bicentennial, McAllen, Hidalgo County,  
Texas

**Legal Description:**

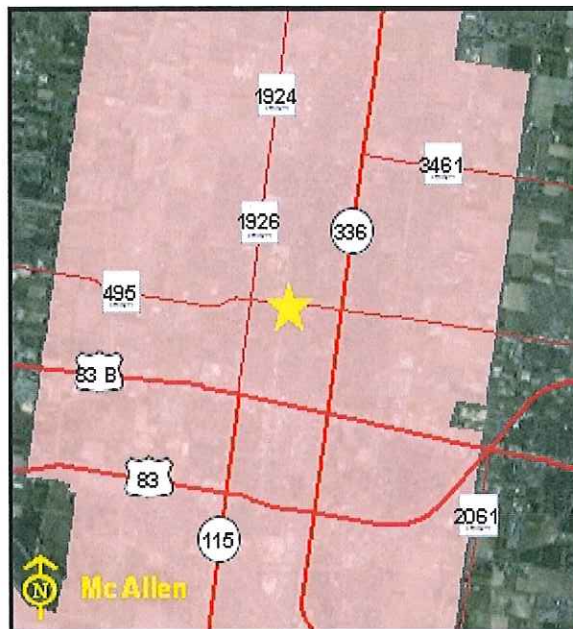
Volume 1305, Page 261, Hidalgo County Deed  
Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

**Appraisal Date:** ..5/30/2013 **Acres:** ..... 3.50

**Sen. Dist.:**.....20 **Rep. Dist.:**.....41 **FAR:** ..... 0.18

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

**Zoning:** .....Office

**Frontage:** .....North Bicentennial, Pecan Avenue

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

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

**Current Use:** .....DPS Regional Office

**Highest and Best Use:** .....DPS Regional Office

**Agency Projected Use:** .....DPS Regional Office

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 26,768 sq.ft.

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

The Texas Department of Public Safety utilizes this site as a regional office. Located at the intersection of Bicentennial and Pecan Street in central McAllen, the site is improved with two buildings, chain link fencing, and surface parking. The surrounding land uses include the McAllen City Police Headquarters, and residential and commercial development. The site reverts to the city if not utilized by DPS or any other city-approved use.

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

## McKinney Area Office

**Location:**

400 Power House Street, McKinney, Collin County,  
Texas

**Legal Description:**

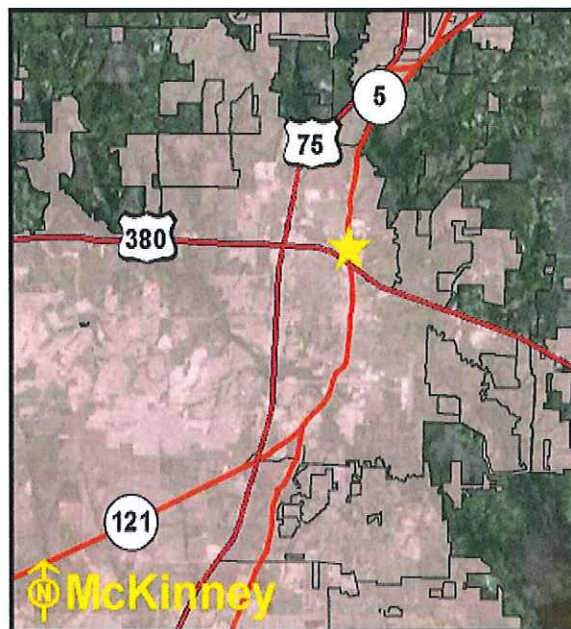
File No. 99-1137945, Collin County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/10/2013 Acres: 3.00

Sen. Dist.: 8 Rep. Dist.: 70 FAR: 0.05

% in Floodplain: 0% Slope: Level

Zoning: Industrial

Frontage: Power House St, SH 5

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Office, Commercial, Industrial

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft 6,613 sq.ft.

Total Market Value: \$604,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Power House Street and North McDonald Street (SH 5) in McKinney, the site is improved with one office building, security lighting, chain-link fencing, and asphalt parking. The surrounding land uses include office, 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

## Midland Radio Tower Site

**Location:**

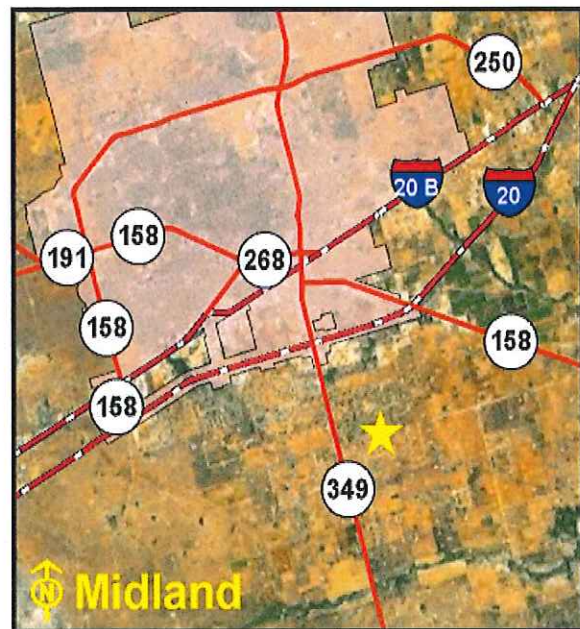
CR 130 &amp; CR 1180, Midland, Midland County, Texas

**Legal Description:**

Volume 275, Page 61, Midland County Deed Records

**Encumbrances**

Physical: None

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

Location Map

Appraisal Date: ..11/6/2012 Acres: ..... 2.07

Sen. Dist.:.....31 Rep. Dist.:.....82 FAR: .... 0.004

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

Zoning: .....Unzoned

Frontage: .....CR 130, CR 1180

Utilities: .....Electricity, Telephone

Surrounding Uses: .....Rangeland, Residential, Commercial

Current Use: .....DPS Radio Station

Highest and Best Use: .....DPS Radio Station

Agency Projected Use: .....DPS Radio Station

Bldgs.: .....1 Bldg Sq Ft ..... 374 sq.ft.

Total Market Value: \$20,600

The Texas Department of Public Safety utilizes this site for a radio tower. Located at the corner of County Road 130 East and County Road 1180 West in Midland, the site is improved with one small building, a radio communication tower, and chain-link fencing. The surrounding land uses include rangeland, and commercial and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a DPS site.

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

## Midland Regional Office

**Location:**

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

**Legal Description:**

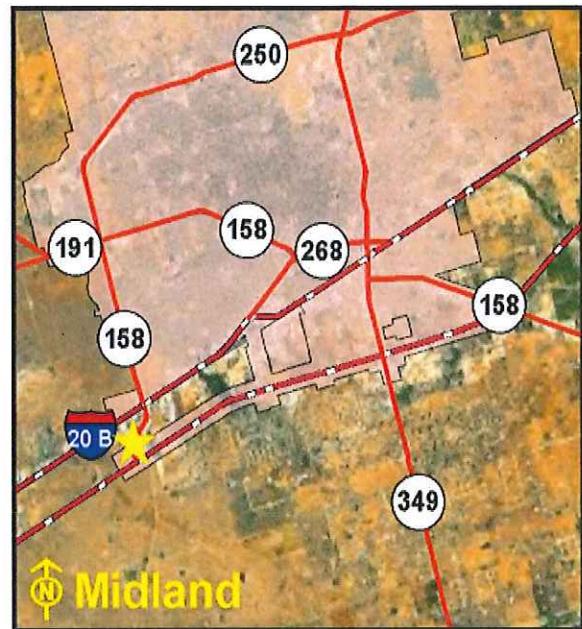
Volume 736, Page 242, Midland County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Pipeline, Utility



Location Map

**Appraisal Date:** ..1/11/2013 **Acres:** ..... 5.70

**Sen. Dist.:**.....31 **Rep. Dist.:**.....82 **FAR:** ..... 0.14

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

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

**Frontage:** .....South Loop 250 West

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

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

**Current Use:** .....DPS Regional Office

**Highest and Best Use:** .....DPS Regional Office

**Agency Projected Use:** .....DPS Regional Office

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 34,739 sq.ft.

**Total Market Value:** .....\$1,860,000

The Texas Department of Public Safety utilizes this site as a regional office. Located on South Loop 250 in southwest Midland, the site is improved with a one-story brick veneer office building, surface parking, chain linked fencing, and exterior lighting. The surrounding land is utilized for industrial development and a motel. Approximately 1.1 acres is considered excess and is being retained for future 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

## Mineral Wells Sub-District Office

**Location:**

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

**Legal Description:**

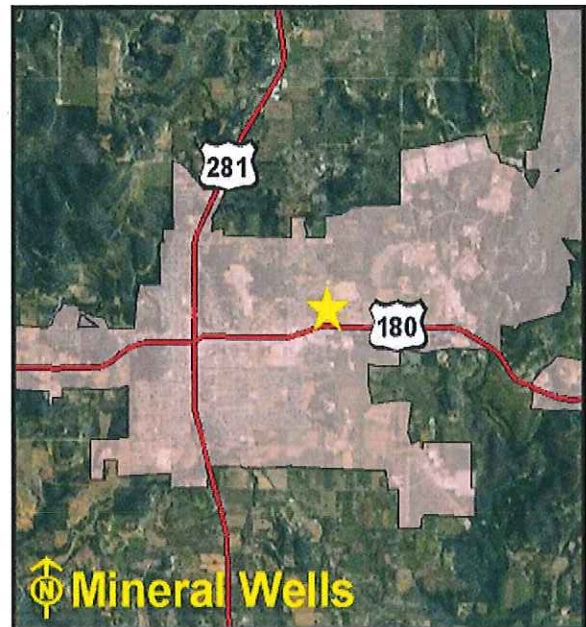
Volume 316, Page 447, Palo Pinto County Deed  
Records

**Encumbrances**

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..2/27/2013	<b>Acres:</b> ..... 1.50	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 7,445 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.11	
<b>% in Floodplain:</b> .....33%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$435,000
<b>Zoning:</b> .....	Civic		
<b>Frontage:</b> .....	FM 1821 North		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, School, Civic, Vacant		
<b>Current Use:</b> .....	DPS Sub-District Office		
<b>Highest and Best Use:</b> .....	DPS Sub-District Office		
<b>Agency Projected Use:</b> .....	DPS Sub-District Office		

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on FM 1821 North in Mineral Wells, the site is improved with one office building, five portable buildings, and asphalt parking. The surrounding land uses include vacant land, a school, civic, and commercial developments. The existing reversion clause calls for the return of the property to Palo Pinto County Livestock Association if not utilized as a DPS facility.

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

## Mount Pleasant Area Office

**Location:**

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

**Legal Description:**

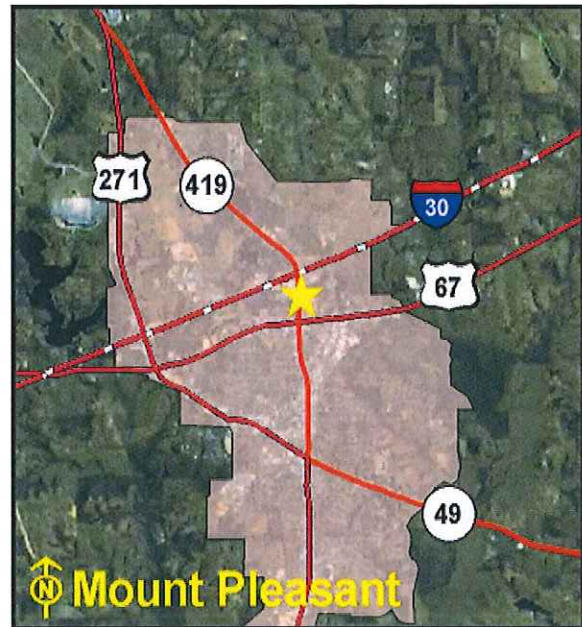
Volume 430, Page 424, Titus County Deed Recods

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ....4/4/2013 **Acres:** ..... 1.91

**Sen. Dist.:**.....1 **Rep. Dist.:**.....5 **FAR:** ..... 0.11

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

**Zoning:** .....General Retail

**Frontage:** .....North Jefferson

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

**Surrounding Uses:** .....Governmental, Commercial, Recreational, Medical

**Current Use:** .....DPS Area Office

**Highest and Best Use:** .....DPS Area Office

**Agency Projected Use:** .....DPS Area Office

**Bldgs.:** .....4 **Bldg Sq Ft** ..... 9,035 sq.ft.

**Total Market Value:** .....\$542,000

The Texas Department of Public Safety utilizes this site as an area office. Located on North Jefferson in Mount Pleasant, the site is improved with one office building, three storage sheds, and asphalt parking. The surrounding land uses include governmental, recreational, medical, 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

## Nacogdoches Area Office

**Location:**

5407 Northwest Stallings Drive, Nacogdoches,  
Nacogdoches County, Texas

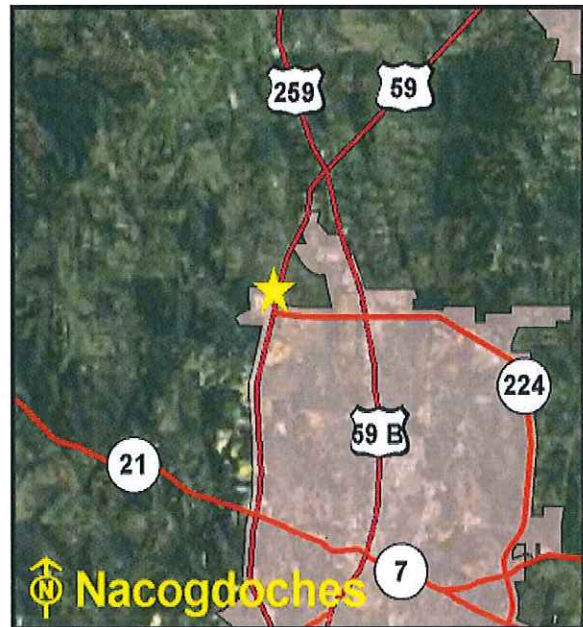
**Legal Description:**

Volume 501, Page 655, Nacogdoches County Deed  
Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None  
Easements: Utility



Location Map

<b>Appraisal Date:</b> ..4/23/2013	<b>Acres:</b> ..... 1.00	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 4,857 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.11	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$243,000
<b>Zoning:</b> .....Commercial			
<b>Frontage:</b> .....Stallings Drive			
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial, Recreational		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located along the west side of Northeast Stallings Drive (US Highway 59) in Nacogdoches, the site is improved with one office building, a storage shed, and asphalt parking. The surrounding land uses include agricultural, recreational, 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

## New Braunfels Area Office

**Location:**

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

**Legal Description:**

Volume 290, Page 184, Comal County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ..5/30/2013 **Acres:** ..... 1.99

**Sen. Dist.:**.....25 **Rep. Dist.:**.....73 **FAR:** ..... 0.04

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

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

**Frontage:** .....IH 35 South

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

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

**Current Use:** .....DPS Area Office

**Highest and Best Use:** .....DPS Area Office

**Agency Projected Use:** .....DPS Area Office

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 3,664 sq.ft.

**Total Market Value:** .....\$480,000

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 35, one block north of Ruekle Road in New Braunfels, the site is improved with one office building and surface parking. The surrounding land uses include residential and light industrial 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

## Odessa Area Office

**Location:**

1910 IH 20 West, Odessa, Ector County, Texas

**Legal Description:**

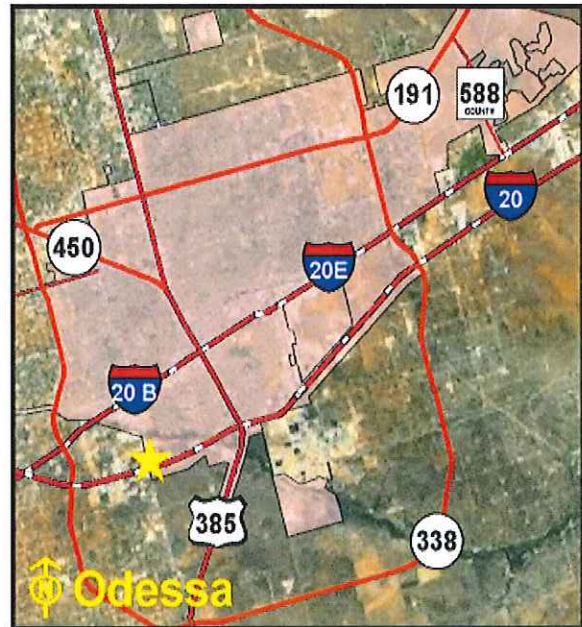
Volume 431, Page 244, Ector County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..1/11/2013 Acres: ..... 4.91

Sen. Dist.:.....31 Rep. Dist.:.....81 FAR: ..... 0.05

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

Zoning: .....Industrial

Frontage: .....IH 20, FM 2227

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

Bldgs.: .....1 Bldg Sq Ft ..... 10,231 sq.ft.

Total Market Value: \$810,000

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 20 in the southwest section of Odessa, the site is improved with a one-story brick veneer building, surface parking, and exterior lighting. The surrounding land is utilized for an auto wrecker service, commercial development, and a truck stop.

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

## Orange Area Office

**Location:**

711 South State Highway 87, Orange, Orange  
County, Texas

**Legal Description:**

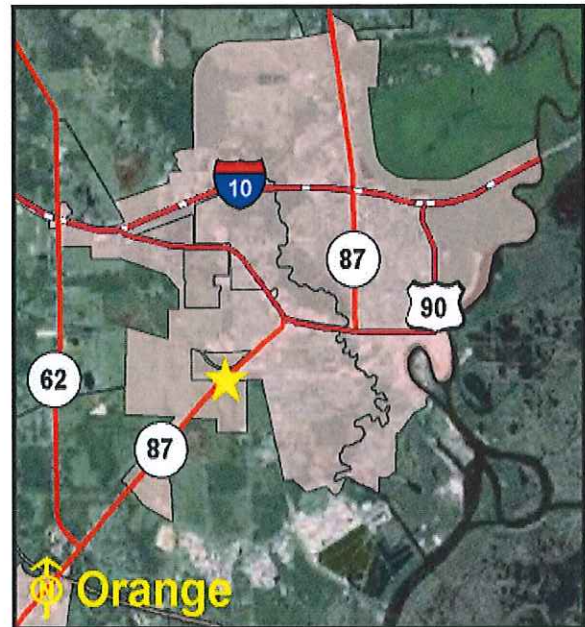
Volume 522, Page 1, Orange County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

Appraisal Date: ..1/29/2013 Acres: ..... 1.50

Sen. Dist.:.....31 Rep. Dist.:.....81 FAR: ..... 0.05

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

Zoning: .....Commercial

Frontage: .....South SH 87

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

Surrounding Uses: .....Governmental, Vacant

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 3,168 sq.ft.

Total Market Value: .....\$170,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the east side of South State Highway 87 in Orange, the site is improved with a single story building and asphalt parking. The surrounding land uses include vacant land and governmental 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

## Ozona Area Office

**Location:**

1503 Monterey Street, Ozona, Crockett County,  
Texas

**Legal Description:**

Volume 258, Page 388, Crockett County Deed  
Records

**Encumbrances**

Physical: None

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



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 0.92	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 1,860 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.05	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$71,000
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....Monterey Street, Besente Street			
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Civic, Vacant		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of Monterey Street and Besente Street in Ozona, the site is improved with one building, surface parking, and security lighting. The surrounding land uses include state offices and public use properties.

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

## Palestine Area Office

**Location:**

1900 West Spring Street, Palestine, Anderson  
County, Texas

**Legal Description:**

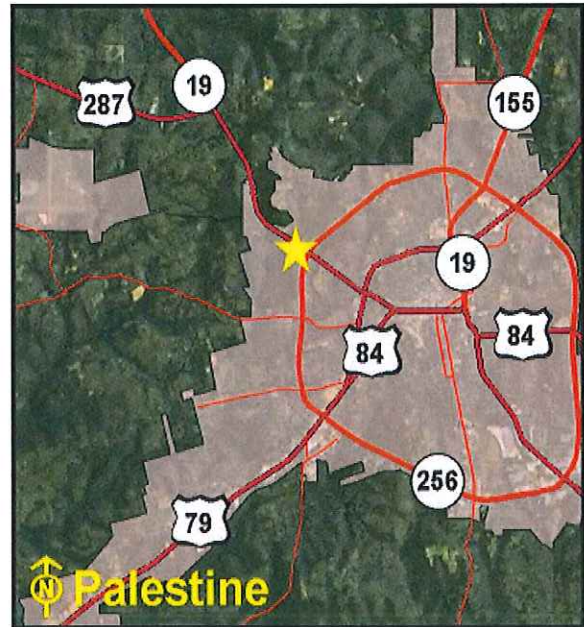
Volume 849, Page 540, Anderson County Deed  
Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..4/10/2013	<b>Acres:</b> ..... 5.65	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 6,853 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.03	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		
<b>Zoning:</b> .....	Industrial	<b>Total Market Value:</b>	\$308,000
<b>Frontage:</b> .....	West Spring St, Armory Rd		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Civic, School, Commercial, Recreational		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located at the southwest corner of the intersection of West Spring Street and Armory Road in Palestine, the site is improved with one office building, a storage shed, and asphalt parking. The surrounding land uses include a school, civic, recreational, and commercial developments. The existing reversion clause calls for the return of the property to the City of Palestine upon abandonment.

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

## Pampa Area Office

## Location:

2909 Perryton Parkway, Pampa, Gray County, Texas

## Legal Description:

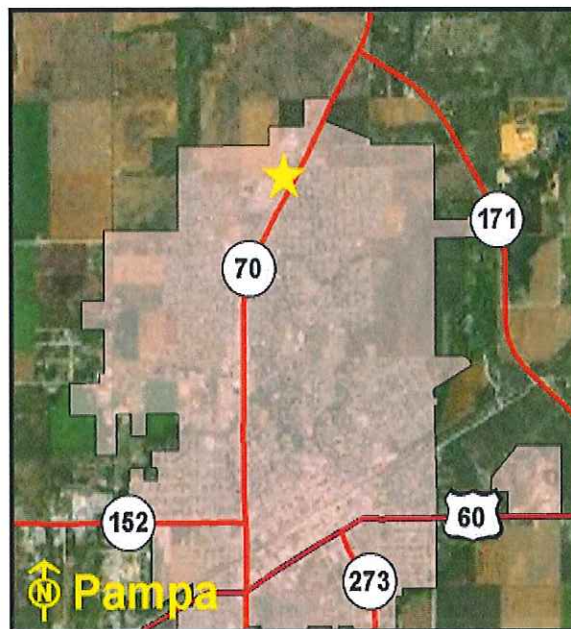
Volume 431, Page 243, Gray County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

Appraisal Date: ....9/5/2012 Acres: ..... 1.29

Sen. Dist.:.....31 Rep. Dist.:.....88 FAR: ..... 0.05

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

Zoning: .....Commercial

Frontage: .....Perryton Parkway, 29th Street

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

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

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 3,016 sq.ft.

Total Market Value: \$215,000

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of Perryton Parkway and 29th Street in northern Pampa, the site is improved with a one-story masonry building and surface parking. The surrounding land uses include medical, residential, and commercial development.

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

## Recommendation:

*Retain for continued agency operations.*



## Texas General Land Office

## Paris Area Office

**Location:**

2885 North Main, Paris, Lamar County, Texas

**Legal Description:**

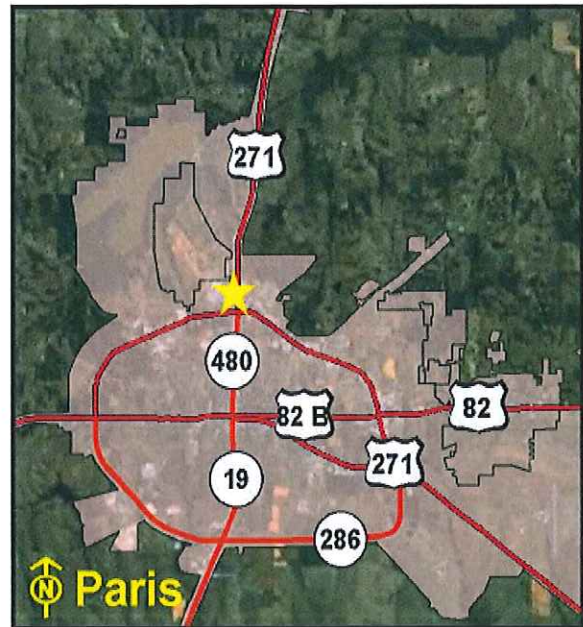
Volume 597, Page 678, Lamar County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 Acres: ..... 2.00

Bldgs.: .....1 Bldg Sq Ft ..... 3,492 sq.ft.

Sen. Dist.:.....1 Rep. Dist.:.....1 FAR: ..... 0.04

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

Total Market Value: \$230,000

Zoning: .....Civic

Frontage: .....North Main

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

Surrounding Uses: .....Commercial, School, Civic

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on North Main in Paris, the site is improved with one building. The surrounding land uses include a nursing home/assisted living center, doctors offices, an electronics store, restaurants, convenience stores, a Campbell Soup Processing Plant, and North Lamar Schools. Approximately 0.69 acres is considered excess land and is being retained for future 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

## Pecos Area Office

**Location:**

148 North Frontage Road (IH-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



Location Map

<b>Appraisal Date:</b> ....3/1/2013	<b>Acres:</b> ..... 0.65	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 4,678 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.16	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$175,000
<b>Zoning:</b> .....Industrial			
<b>Frontage:</b> .....North Frontage Rd			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Industrial, Residential, Commercial			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on the North Frontage Road (IH-20 West) in Pecos, the site is improved with one office building and asphalt parking. The surrounding land uses include industrial, commercial, and residential developments.

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

**Recommendation:**

*Retain for continued agency operations.*



## Texas General Land Office

## 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:* Reversion Clause

*Easements:* Utility



Location Map

Appraisal Date: ....3/1/2013 Acres: ..... 5.00

Sen. Dist.:.....19 Rep. Dist.:.....74 FAR: ..... 0.00

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

Zoning: .....Unzoned

Frontage: .....FM 1450

Utilities: .....Electricity, Telephone

Surrounding Uses: .....Rangeland

Current Use: .....DPS Radio Tower Site

Highest and Best Use: .....DPS Radio Tower Site

Agency Projected Use: .....DPS Radio Tower Site

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

Total Market Value: \$7,500

The Texas Department of Public Safety utilizes this site for a radio tower. Located on the north side of FM 1450 in Pecos, the site is improved with a radio tower. The surrounding land use is predominantly rangeland. The existing reversion clause calls for the return of the property to the Grantor if not utilized by DPS.

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

## Pierce Sub-District Office

**Location:**

19692 US Highway 59, Pierce, Wharton County,  
Texas

**Legal Description:**

Volume 419, Page 168, Wharton County Deed  
Records

**Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ..1/10/2013	<b>Acres:</b> ..... 4.00	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 6,070 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.03	
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$275,000
<b>Zoning:</b> .....	Unzoned		
<b>Frontage:</b> .....	US Hwy 59		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water Well, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential		
<b>Current Use:</b> .....	DPS Sub-District Office		
<b>Highest and Best Use:</b> .....	DPS Sub-District Office		
<b>Agency Projected Use:</b> .....	DPS Sub-District Office		

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on U.S. Highway 59 in Pierce, the site is improved with a single story office building and asphalt parking. The surrounding land uses include agricultural and residential developments.

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

**Recommendation:**

*Retain for continued agency operations.*



## Texas General Land Office

## Plainview Area Office

**Location:**

1108 South Columbia, Plainview, Hale County, Texas

**Legal Description:**

Volume 551, Page 87, Hale County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/15/2012 Acres: ..... 1.05

Sen. Dist.: .....28 Rep. Dist.: .....88 FAR: ..... 0.14

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

Zoning: .....Commercial

Frontage: .....South Columbia

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

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

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 6,258 sq.ft.

Total Market Value: \$285,000

The Texas Department of Public Safety utilizes this site as an area office. Located on South Columbia in Plainview, the site is improved with one building and surface parking. The surrounding land uses include residential development and the Hale County Airport.

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

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

## Texas General Land Office

## Rio Grande City Area Office

**Location:**

FM 3167, Rio Grande City, Starr County, Texas

**Legal Description:**

Volume 3, Page 532, Starr County Official Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

<b>Appraisal Date:</b> ..3/13/2013	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....0	<b>Bldg Sq Ft</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....31	<b>FAR:</b> ..... 0.00	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$580,000
<b>Zoning:</b> .....Commercial			
<b>Frontage:</b> .....FM 3167			
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, School, Vacant, None		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Future DPS Regional Office		
<b>Agency Projected Use:</b> .....	Future DPS Regional Office		

The Texas Department of Public Safety utilizes this site as a future regional office. Located on FM 3167 in Rio Grande City, the site is being developed with construction to be completed by November 2013. The surrounding land uses include vacant land, a school, 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

## Rosenberg Area Office

## Location:

5505 Avenue N, Rosenberg, Fort Bend County, Texas

## Legal Description:

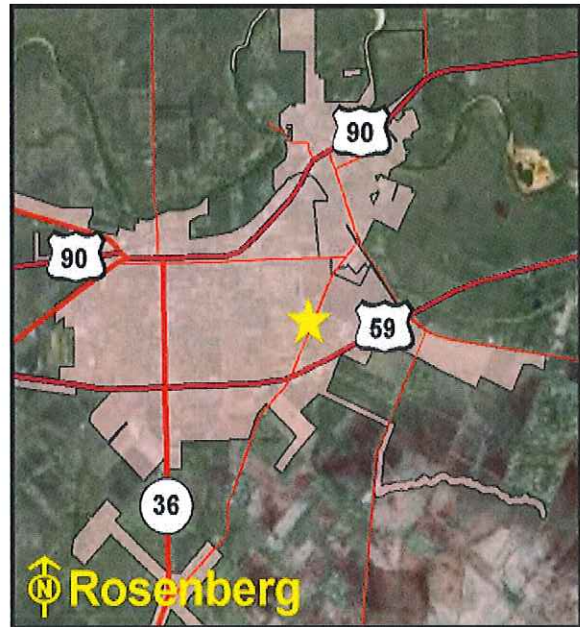
Volume 758, Page 744, Fort Bend County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..1/10/2013 Acres: ..... 1.80

Sen. Dist.:.....18 Rep. Dist.:.....85 FAR: ..... 0.15

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

Zoning: .....Unzoned

Frontage: .....Velasco Street, Murray Street

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

Surrounding Uses: .....Residential, School, Commercial, Medical

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 11,785 sq.ft.

Total Market Value: \$740,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Avenue N in Rosenberg, the site is improved with one building and surface parking. The surrounding land uses include residential and commercial development, the South Texas Medical Clinic, and B.F. Terry High School.

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

## Recommendation:

*Retain for continued agency operations.*

## Texas General Land Office

## San Angelo Sub-District Office

**Location:**

1600 West Loop 306, San Angelo, Tom Green County, Texas

**Legal Description:**

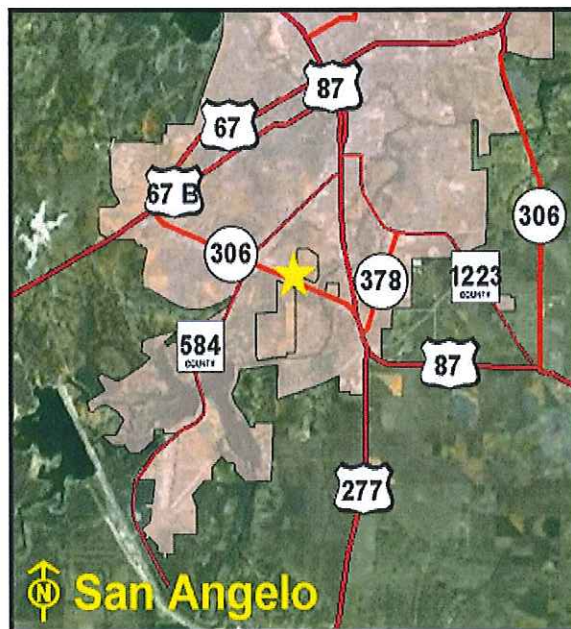
Volume 322, Page 614, Tom Green County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ....5/6/2013 **Acres:** ..... 7.35

**Sen. Dist.:**.....28 **Rep. Dist.:**.....72 **FAR:** ..... 0.05

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

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

**Frontage:** .....Loop 306, Foster Road

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

**Surrounding Uses:** .....Ranching, Church, Residential

**Current Use:** .....DPS Sub-District Office

**Highest and Best Use:** .....DPS Sub-District Office

**Agency Projected Use:** .....DPS Sub-District Office

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 17,050 sq.ft.

**Total Market Value:** .....\$920,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on West Loop 306 in San Angelo, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include a church, 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

San Antonio McMullen Driver  
License Office

## Location:

1803 General McMullen Drive, San Antonio, Bexar  
County, Texas

## Legal Description:

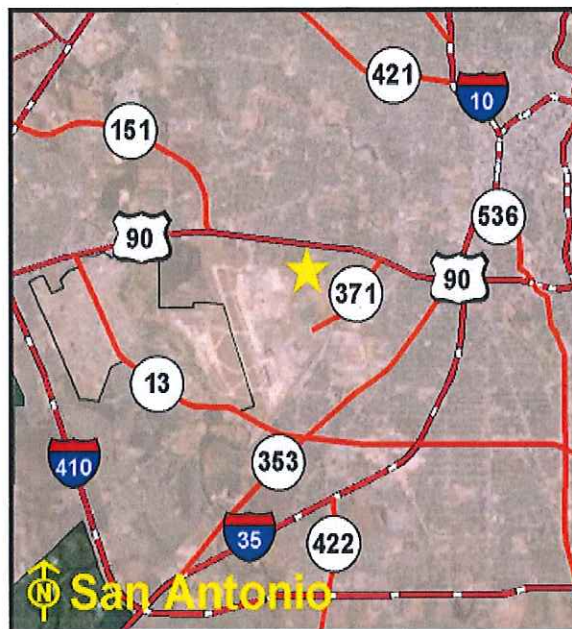
Volume 1167, Page 819, Bexar County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 5/30/2013 Acres: 1.51

Sen. Dist.: 26 Rep. Dist.: 124 FAR: 0.07

% in Floodplain: 0% Slope: Level

Zoning: Commercial

Frontage: General McMullen Dr, Weir Ave

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Office, Commercial, Residential, Vacant

Current Use: DPS Driver Licence Office

Highest and Best Use: Office Development

Agency Projected Use: DPS Driver License Office

Bldgs.: 1 Bldg Sq Ft 4,546 sq.ft.

Total Market Value: \$518,000

The Texas Department of Public Safety utilizes this site as a driver license office. Located on General McMullen Drive in southwest San Antonio, the site is improved with a one-story office building, exterior lighting, and surface parking. The surrounding land uses include residential development, convenience stores, an automotive store, and office buildings.

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

## Recommendation:

*Retain for continued agency operations.*

## Texas General Land Office

## San Antonio Regional Office

**Location:**

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

**Legal Description:**

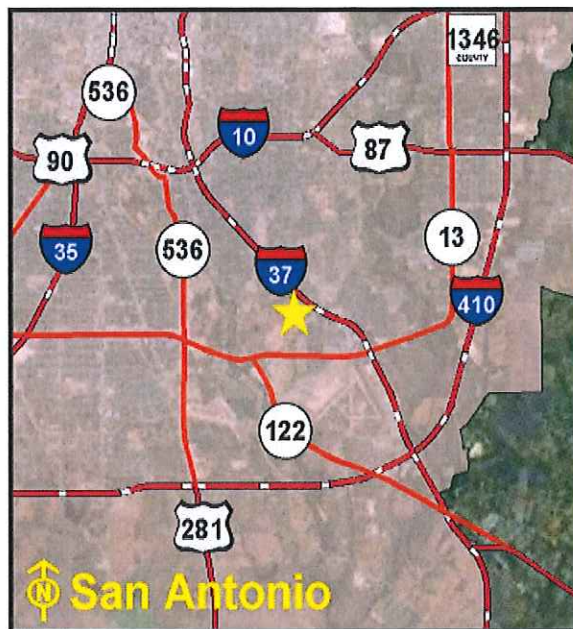
Volume 5059, Page 281, Bexar County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 Acres: ..... 6.66

Sen. Dist.:....19 Rep. Dist.:...119 FAR: ..... 0.13

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

Zoning: .....Residential

Frontage: .....South New Braunfels Ave

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

Surrounding Uses: .....Residential, Vacant, Medical

Current Use: .....DPS Regional Office

Highest and Best Use: .....DPS Regional Office

Agency Projected Use: .....DPS Regional Office

Bldgs.: .....4 Bldg Sq Ft ..... 37,745 sq.ft.

Total Market Value: \$1,619,000

The Texas Department of Public Safety utilizes this site as a regional office. Located on South New Braunfels in south San Antonio, the site is improved with four buildings, security lighting, chain fencing, and surface parking. The surrounding land uses include the MHMR State Hospital, a cemetery, Pytel Park, apartments, 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

## San Marcos Area Office

**Location:**

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

**Legal Description:**

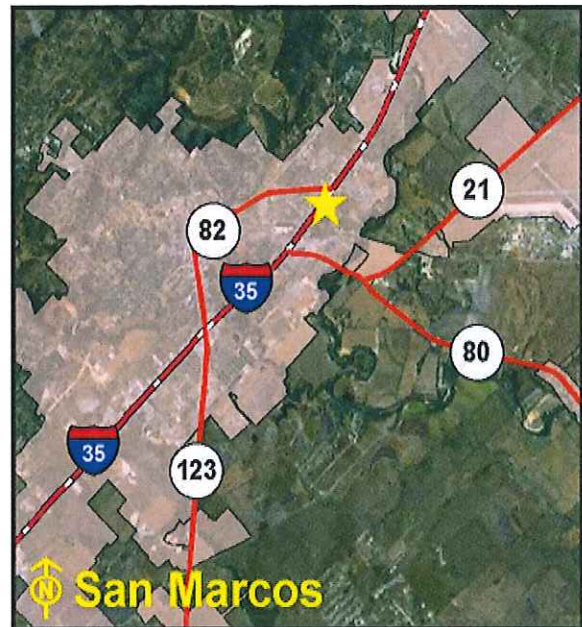
Volume 148, Page 138, Hays County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..5/30/2013 Acres: ..... 1.25

Sen. Dist.:.....25 Rep. Dist.:.....45 FAR: ..... 0.13

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

Zoning: .....Commercial

Frontage: .....North IH 35

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

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

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 7,278 sq.ft.

Total Market Value: \$619,000

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 35 in San Marcos, the site is improved with one building and surface parking. The surrounding land uses include a hardware store, apartments, hotels, and a women's and youth shelter.

The appraisal indicates the highest and best use is to continue in the present use or retain for future development.

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

## Texas General Land Office

## Seguin Area Office

**Location:**

1440 East Kingsbury, Seguin, Guadalupe County,  
Texas

**Legal Description:**

Volume 546, Page 834, Guadalupe County Deed  
Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, ROW



Location Map

Appraisal Date: ..5/30/2013 Acres: ..... 2.00

Sen. Dist.:.....21 Rep. Dist.:.....44 FAR: ..... 0.04

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

Zoning: .....Commercial

Frontage: .....East Kingsbury, US Hwy 123

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

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

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 3,658 sq.ft.

Total Market Value: \$397,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East Kingsbury (HWY 90) in Seguin, the site is improved with one building and surface parking. The surrounding land uses include an RV Center, the city fire department, residential development, and small retail stores.

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

## Sherman Area Office

**Location:**

1413 North US Highway 75, Sherman, Grayson County, Texas

**Legal Description:**

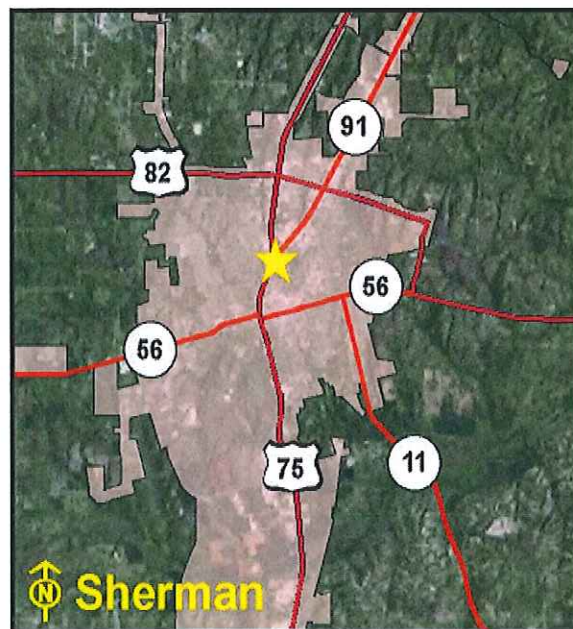
Volume 1501, Page 83, Grayson County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..4/10/2013 Acres: ..... 3.89

Sen. Dist.:.....30 Rep. Dist.:.....62 FAR: ..... 0.05

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

Zoning: .....Commercial

Frontage: .....Texoma Parkway, Sycamore Street

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

Surrounding Uses: .....Residential, Civic, Medical

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....3 Bldg Sq Ft ..... 8,194 sq.ft.

Total Market Value: \$498,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Texoma Parkway in downtown Sherman, the site is improved with one building, surface parking, security lighting, a radio tower, and a storage building. The surrounding land uses include residential and commercial development, the Texoma Medical Center, medical offices, and the American Legion Building.

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

## Snyder Area Office

**Location:**

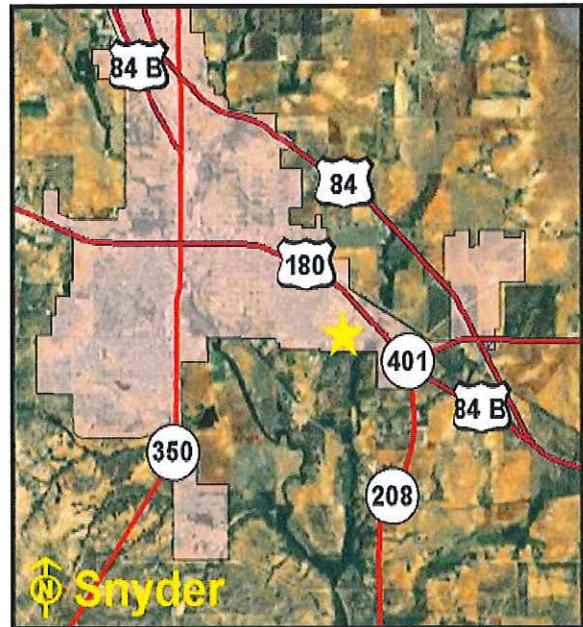
501 East 37th Street, Snyder, Scurry County, Texas

**Legal Description:**

Document 20053507, Volume 244, Page 426, Scurry County Deed Records

**Encumbrances**

Physical: None

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

Location Map

Appraisal Date: 12/10/2012 Acres: ..... 2.24

Sen. Dist.: .....28 Rep. Dist.: .....83 FAR: ..... 0.05

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

Zoning: .....Commercial

Frontage: .....37th Street, Apple Street

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

Surrounding Uses: .....Commercial, Civic, School

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....2 Bldg Sq Ft ..... 5,121 sq.ft.

Total Market Value: \$370,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East 37th Street in southeast Snyder, the site is improved with one office building, a storage building, security lighting, and surface parking. The surrounding land uses include the Scurry County Coliseum, Kiddy Campus Day Care, and commercial development. Scurry County donated this site to DPS in 2005 with the restriction that if property is not utilized as a DPS Office, it shall revert to Scurry County.

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

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



## Texas General Land Office

## Stephenville Area Office

## Location:

850 East Road, Stephenville, Erath County, Texas

## Legal Description:

Volume 576, Page 463, Erath County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/20/2013 Acres: ..... 1.50

Sen. Dist.:.....30 Rep. Dist.:.....59 FAR: ..... 0.04

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

Zoning: .....Industrial

Frontage: .....East Road

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

Surrounding Uses: .....Industrial, Governmental, Commercial

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 2,750 sq.ft.

Total Market Value: \$200,000

The Texas Department of Public Safety utilizes this site as an area office. Located along East Road in Stephenville, the site is improved with one office building and asphalt parking. The surrounding land uses include governmental, 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.*

ns: None  
ility



Te 13 Acres: ..... 3.44 Bldgs.: .....3 Bldg Sq Ft ..... 3,747 sq.ft.  
Te .....2 FAR: ..... 0.02

Slope:.....Level  
.....Commercial  
on Road, Service IH 30

Total Market Value: \$200,000

Lo .....Electricity, Gas, Telephone, Wastewater, Water  
15 .....Commercial, Vacant  
Co .....DPS Area Office  
.....DPS Area Office  
.....DPS Area Office

Leg  
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Public Safety utilizes this site as an area office. Located along the south  
he west of the intersection of IH-30 service road in Sulphur Springs, the  
office building, a radio building, storage shed, and asphalt parking. The  
ide vacant land and commercial developments.

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highest and best use is to continue in the present use.

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Public Safety  
GLO ID#: 1793  
Office

Area Office

Sulphur Springs, Hopkins

Rec  
Ref  
Hopkins County Deed Records





## Texas General Land Office

## Sweetwater Area Office

**Location:**

600 Northwest Georgia Street, Sweetwater, Nolan County, Texas

**Legal Description:**

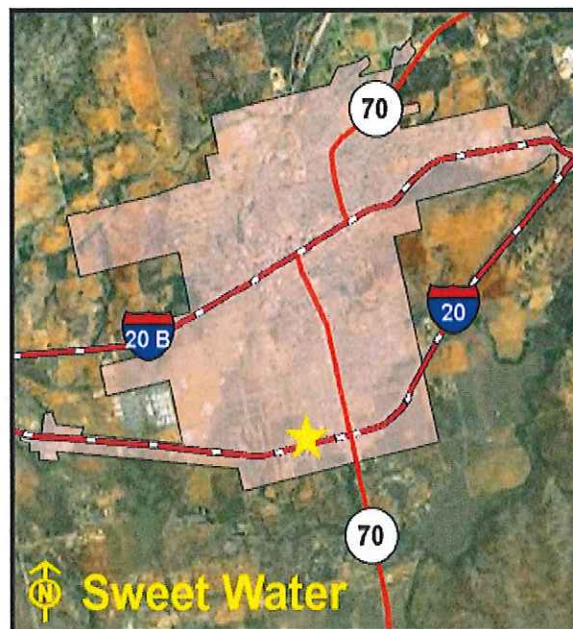
Volume 738, Page 904, Nolan County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/10/2012 Acres: ..... 1.16

Sen. Dist.: .....28 Rep. Dist.: .....71 FAR: ..... 0.05

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

Zoning: .....Commercial

Frontage: ...Georgia Street, Sam Houston Street

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

Bldgs.: .....1 Bldg Sq Ft ..... 2,285 sq.ft.

Total Market Value: \$165,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Northwest Georgia Street in Sweetwater, the site is improved with one building and surface parking. The surrounding land uses include an access road, 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

## Temple Area Office

**Location:**

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

**Legal Description:**

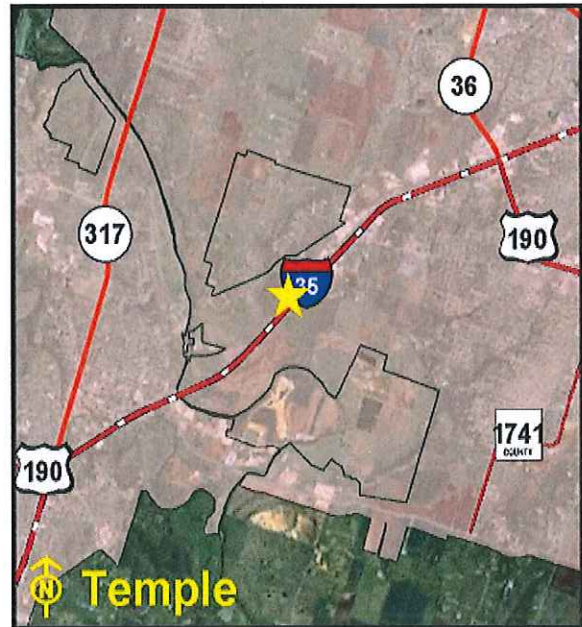
Volume 1382, Page 83, Bell County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ..3/14/2013 **Acres:** ..... 2.00

**Sen. Dist.:**.....24 **Rep. Dist.:**.....55 **FAR:** ..... 0.07

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

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

**Frontage:** ..General Bruce Drive, Twin City Blvd.

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

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

**Current Use:** .....DPS Area Office

**Highest and Best Use:** .....DPS Area Office

**Agency Projected Use:** .....DPS Area Office

**Bldgs.:** .....2 **Bldg Sq Ft** ..... 6,198 sq.ft.

**Total Market Value:** .....\$470,000

The Texas Department of Public Safety utilizes this site as an area office. Located on South General Bruce Drive (IH-35) in Temple, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include vacant land, office, 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

## Terrell Area Office

**Location:**

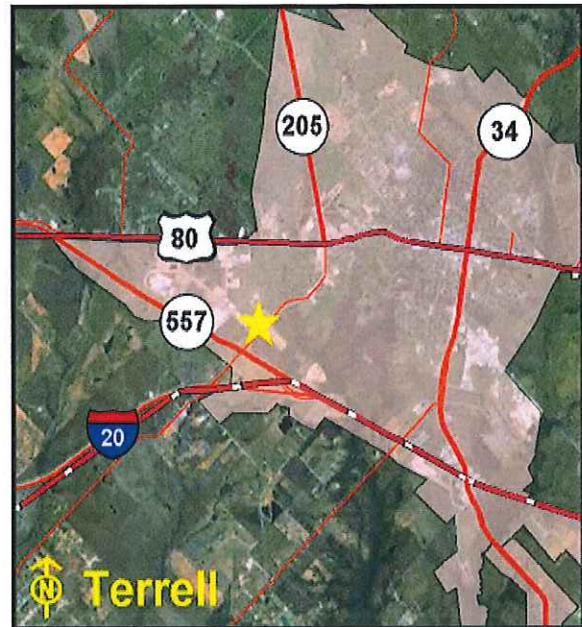
111 Tejas Drive, Terrell, Kaufman County, Texas

**Legal Description:**

Volume 1355, Page 449, Kaufman County Deed Records

**Encumbrances**

Physical: None

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

Location Map

Appraisal Date: 4/10/2013 Acres: 3.99

Sen. Dist.: 2 Rep. Dist.: 4 FAR: 0.03

% in Floodplain: 0% Slope: Level

Zoning: Industrial

Frontage: Tejas Drive, FM 148

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial, Residential, Medical, Industrial

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft 5,788 sq.ft.

Total Market Value: \$485,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Tejas Drive in Terrell, the site is improved with one office building and asphalt parking. The surrounding land uses include medical, industrial, commercial, and residential developments.

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

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

## Texas General Land Office

## Texas City Area Office

**Location:**

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

**Legal Description:**

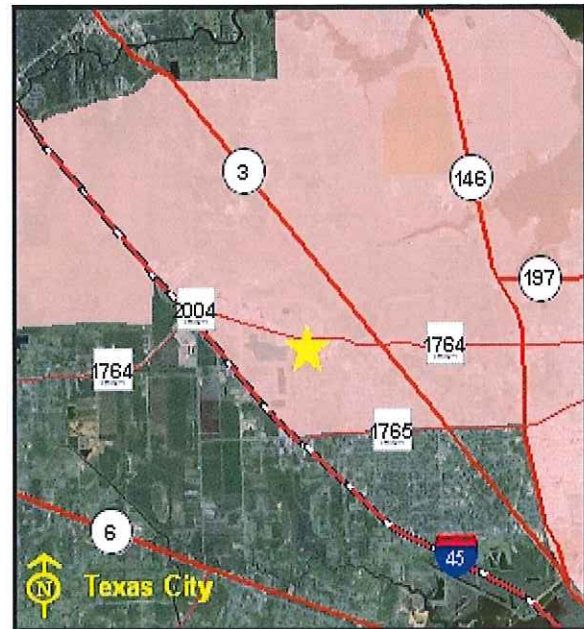
Film Code 002-95-1746, Galveston County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* Restricted Use

*Easements:* Utility



Location Map

Appraisal Date: ....2/5/2013 Acres: ..... 2.00

Sen. Dist.: ....11 Rep. Dist.: ....23 FAR: ..... 0.11

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

Zoning: .....Office

Frontage: .....North Amburn Rd

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

Surrounding Uses: .....Residential, Commercial, School

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 9,228 sq.ft.

Total Market Value: \$580,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the west side of North Amburn Road in Texas City, the site is improved with a single story building and asphalt parking. The surrounding land uses include a school, commercial, and residential developments. The site is deed restricted to use as a law enforcement facility.

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

**Recommendation:**

**Retain for continued agency operations.**



## Texas General Land Office

## Townhurst Driver License Office

## Location:

1601 Townhurst Drive, Houston, Harris County, Texas

## Legal Description:

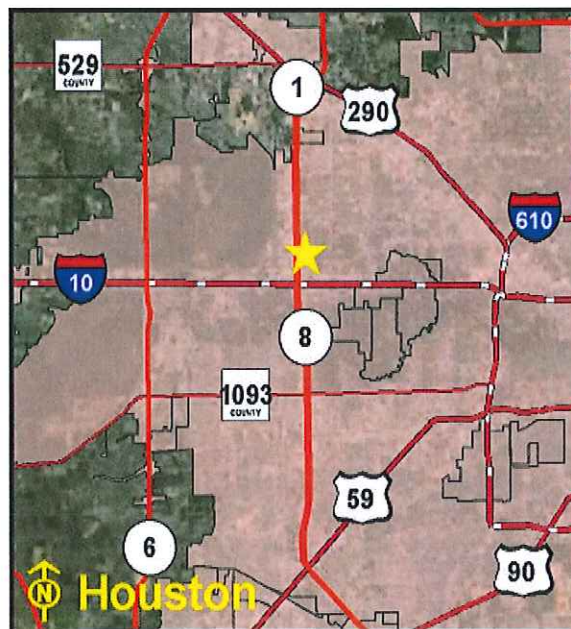
Volume 183, Page 1, Harris County Deed Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 11/9/2012 Acres: 1.48

Sen. Dist.: 7 Rep. Dist.: 138 FAR: 0.07

% in Floodplain: 0% Slope: Level

Zoning: Unzoned

Frontage: Townhurst Drive, Stebbins Drive

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Office, Commercial, Residential

Current Use: DPS Driver License Office

Highest and Best Use: DPS Driver License Office

Agency Projected Use: DPS Driver License Office

Bldgs.: 1 Bldg Sq Ft 4,170 sq.ft.

Total Market Value: \$460,000

The Texas Department of Public Safety utilizes this site as a driver license office. Located on Townhurst Drive in western Houston, the site is improved with a one-story building and surface parking. The surrounding land uses include single-tenant and multi-tenant office buildings, multi-family residences, and office/warehouse buildings. The site is restricted to use as a law enforcement facility.

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

## Recommendation:

**Retain for continued agency operations.**

## Texas General Land Office

## Tyler District Office

**Location:**

4700 University Boulevard, Tyler, Smith County,  
Texas

**Legal Description:**

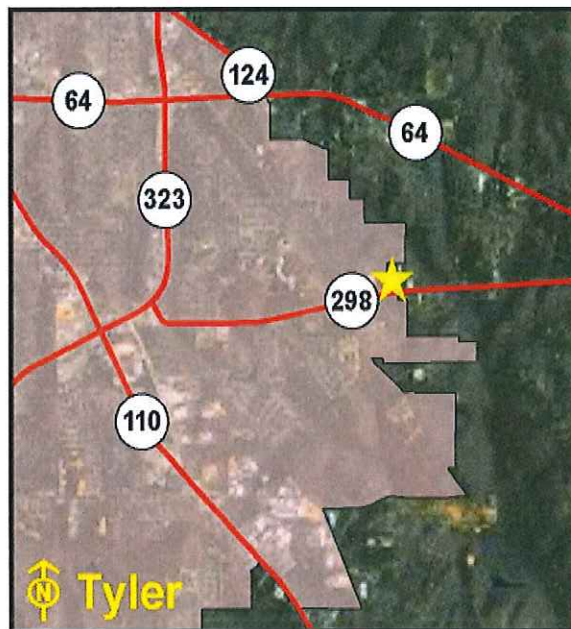
Volume 2102, Page 639, Smith County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

**Appraisal Date:** ..11/6/2012 **Acres:** ..... 6.45

**Sen. Dist.:**.....1 **Rep. Dist.:**.....6 **FAR:** ..... 0.15

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

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

**Frontage:** .....University Boulevard

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

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

**Current Use:** .....DPS District Office

**Highest and Best Use:** .....DPS District Office

**Agency Projected Use:** .....DPS District Office

**Bldgs.:** .....4 **Bldg Sq Ft** ..... 42,245 sq.ft.

**Total Market Value:** .....\$3,550,000

The Texas Department of Public Safety utilizes this site as a district office. Located on the north side of University Boulevard in Tyler, the site is improved with four buildings and asphalt parking. The surrounding land uses include a church, office, 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

## Uvalde Area Office

**Location:**

2901 East Main, Uvalde, Uvalde County, Texas

**Legal Description:**

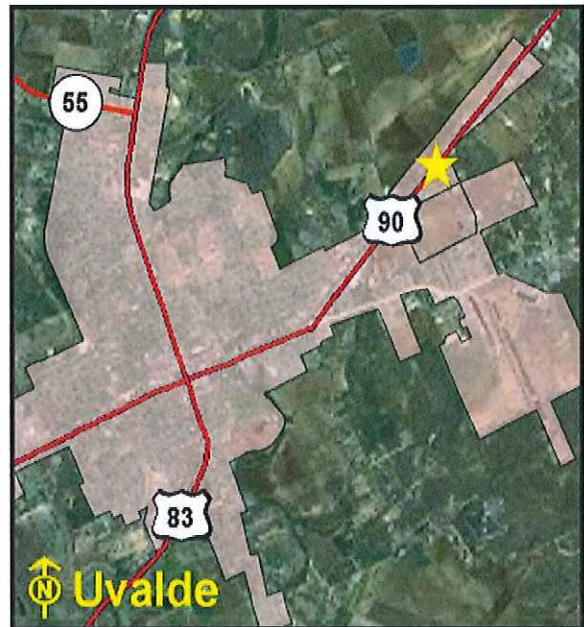
Volume 201, Page 983, Uvalde County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 1.33	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 2,856 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.05	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$144,000
<b>Zoning:</b> .....Commercial			
<b>Frontage:</b> .....East Main			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Vacant, Commercial, Residential			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on East Main in Uvalde, the site is improved with one building and parking. The surrounding land uses include a commercial strip center, Wal-Mart, Ford dealership, vacant buildings, and a mobile home park.

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

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

## Texas General Land Office

## Van Horn Area Office

**Location:**

1300 Northwest Frontage Road (IH-10 West), Van  
Horn, Culberson County, Texas

**Legal Description:**

Volume 146, Page 97, Culberson County Deed  
Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..3/20/2013	<b>Acres:</b> ..... 2.07	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 6,962 sq.ft.
<b>Sen. Dist.:</b> .....29	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.08	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....Unzoned		<b>Total Market Value:</b>	\$191,000
<b>Frontage:</b> .....Northwest Frontage Road			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Commercial, Vacant			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on the Northwest Frontage Road (IH-10 West) in Van Horn, the site is improved with two buildings 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.

**Recommendation:**

*Retain for continued agency operations.*



## Texas General Land Office

## Vernon Radio Tower Site

**Location:**

CR 85 South, Vernon, 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

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 2.07	<b>Bldgs.:</b> .....0	<b>Bldg Sq Ft</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.00	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$4,100
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....CR 85			
<b>Utilities:</b> .....	Electricity, Telephone		
<b>Surrounding Uses:</b> .....	Rangeland, Agricultural		
<b>Current Use:</b> .....	DPS Radio Tower Site		
<b>Highest and Best Use:</b> .....	DPS Radio Tower Site		
<b>Agency Projected Use:</b> .....	DPS Radio Tower Site		

The Texas Department of Public Safety utilizes this site as a radio tower location. Located on CR 85 South outside of the Vernon City Limits, the site is improved with a radio tower. The surrounding land is utilized for cropland and grazing.

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

## Victoria Area Office

**Location:**

8802 and 8804 North Navarro Street, Victoria, Victoria County, Texas

**Legal Description:**

Volume 710, Page 275, Victoria County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility, Pipeline



Location Map

<b>Appraisal Date:</b> ..1/10/2013	<b>Acres:</b> ..... 2.07	<b>Bldgs.:</b> .....2	<b>Bldg Sq Ft</b> ..... 11,283 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.13	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$960,000
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....North Navarro St			
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located on the east side of North Navarro Street in Victoria, the site is improved with two single story buildings and asphalt parking. The surrounding land uses include 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

## Waco District Office

## Location:

1617 East Crest Drive, Waco, McLennan County,  
Texas

## Legal Description:

Volume 1067, Page 746, McLennan County Deed  
Records

## Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ..5/30/2013	<b>Acres:</b> ..... 5.05	<b>Bldgs.:</b> .....5	<b>Bldg Sq Ft</b> ..... 30,589 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....56	<b>FAR:</b> ..... 0.14	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Unzoned	<b>Total Market Value:</b>	\$1,090,000
<b>Frontage:</b> .....	East Crest Drive		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential		
<b>Current Use:</b> .....	DPS District Office		
<b>Highest and Best Use:</b> .....	DPS District Office		
<b>Agency Projected Use:</b> .....	DPS District Office		

The Texas Department of Public Safety utilizes this site as a district office. Located on East Crest Drive in north Waco, the site is improved with five structures, fencing, and surface parking. The surrounding land uses include commercial and residential development, Texas State Technical College, and a Texas Parks and Wildlife Office.

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

## Recommendation:

**Retain for continued agency operations.**

## Texas General Land Office

## Wallisville Area Office

**Location:**

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

**Legal Description:**

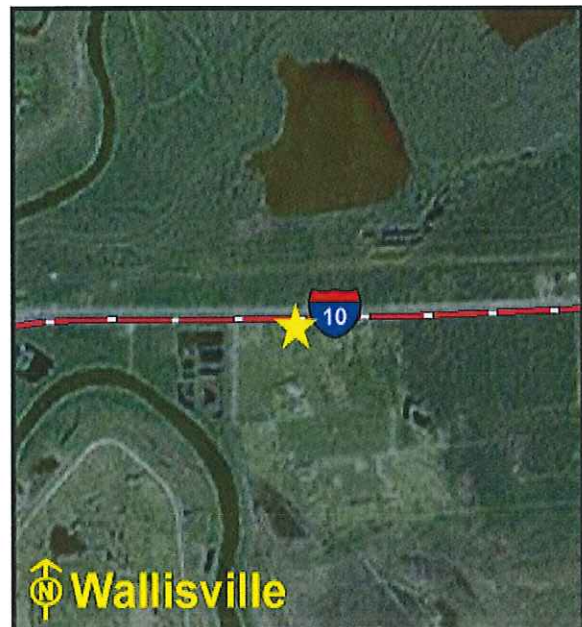
Volume 311, Page 356, Chambers County Deed Records

**Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....2/4/2013	<b>Acres:</b> ..... 1.50	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 4,874 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.07	
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level	<b>Total Market Value:</b>	\$500,000
<b>Zoning:</b> .....Unzoned			
<b>Frontage:</b> .....I-10 East			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Agricultural, Residential, Vacant			
<b>Current Use:</b> .....DPS Area Office			
<b>Highest and Best Use:</b> .....DPS Area Office			
<b>Agency Projected Use:</b> .....DPS Area Office			

The Texas Department of Public Safety utilizes this site as an area office. Located on I-10 East in Wallisville, the site is improved with a single story office building and asphalt parking. The surrounding land uses include vacant land, agricultural, and residential developments.

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

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



## Texas General Land Office

## Waxahachie Area Office

**Location:**

1720 East Main (US Highway 287), Waxahachie, Ellis County, Texas

**Legal Description:**

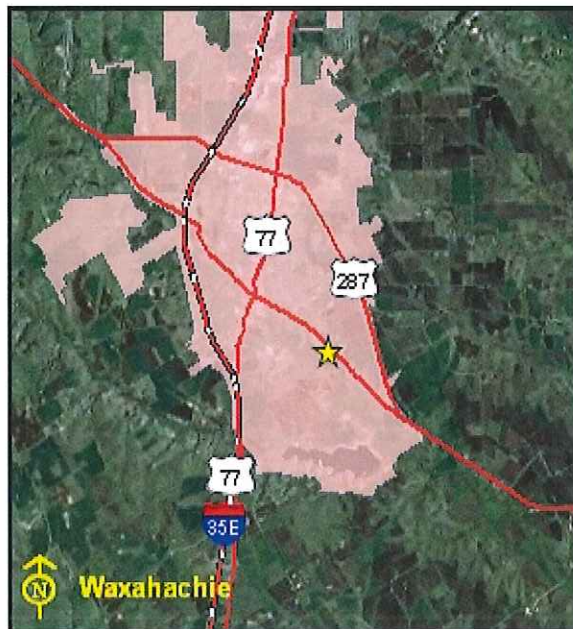
Volume 2282, Page 375, Ellis County Official Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 4/10/2013 Acres: 8.00

Sen. Dist.: 22 Rep. Dist.: 10 FAR: 0.04

% in Floodplain: 0% Slope: Level

Zoning: Industrial

Frontage: E. Main (US Hwy 287)

Utilities: Electricity, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Industrial, Vacant

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft 14,829 sq.ft.

Total Market Value: \$1,500,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East Main (US Highway 287) in Waxahachie, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include vacant land, agricultural, and industrial 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

## Weatherford Area Office

**Location:**

1309 South Bowie Drive, Weatherford, Parker  
County, Texas

**Legal Description:**

Volume 1090, Page 123, Parker County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ..2/27/2013	<b>Acres:</b> ..... 1.55	<b>Bldgs.:</b> .....1	<b>Bldg Sq Ft</b> ..... 3,477 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.05	
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		
<b>Zoning:</b> .....	Civic	<b>Total Market Value:</b>	\$360,000
<b>Frontage:</b> .....	South Bowie Drive		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, School, Civic, Vacant		
<b>Current Use:</b> .....	DPS Area Office		
<b>Highest and Best Use:</b> .....	DPS Area Office		
<b>Agency Projected Use:</b> .....	DPS Area Office		

The Texas Department of Public Safety utilizes this site as an area office. Located on South Bowie Drive in Weatherford, the site is improved with one office building and asphalt parking. The surrounding land uses include vacant land, a school, civic, 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

## Webster Area Office

**Location:**

111 Tristar, Webster, Harris County, Texas

**Legal Description:**

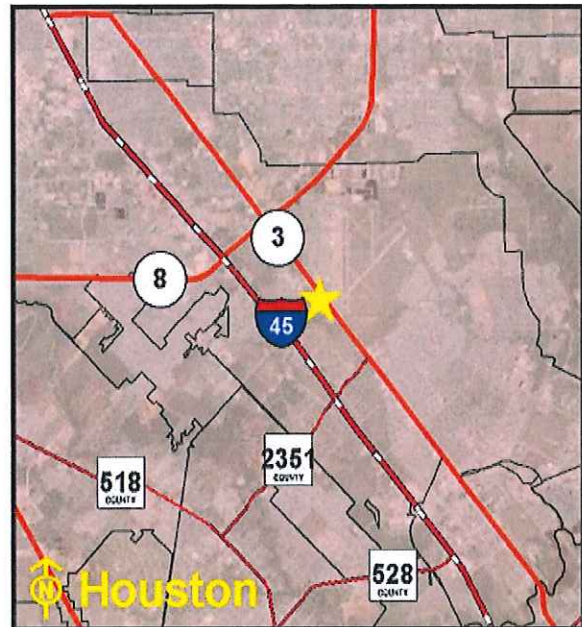
File 119-42-3124, Harris County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ....2/4/2013 Acres: ..... 2.47

Sen. Dist.: ....11 Rep. Dist.: ....129 FAR: ..... 0.07

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

Zoning: .....Unzoned

Frontage: .....Tristar, SH 3

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

Surrounding Uses: .....Industrial, Office, Vacant

Current Use: .....DPS Area Office

Highest and Best Use: .....DPS Area Office

Agency Projected Use: .....DPS Area Office

Bldgs.: .....1 Bldg Sq Ft ..... 7,715 sq.ft.

Total Market Value: \$820,000

The Texas Department of Public Safety utilizes this site as an area office. Located at the southeast corner of Tristar Drive and State Highway 3 in Webster, the site is improved with one office building and asphalt parking. The surrounding land uses include vacant land, office, and industrial 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

## Wichita Falls Sub-District Office

**Location:**

5505 North Central Expressway, Wichita Falls,  
Wichita County, Texas

**Legal Description:**

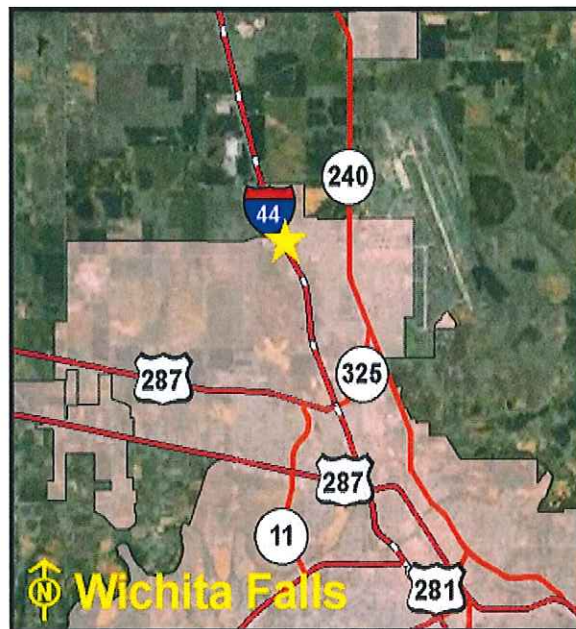
Volume 1204, Page 114, Volume 2040, Page 343,  
Wichita County Deed Records

**Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/14/2012 Acres: ..... 6.14

Sen. Dist.:.....30 Rep. Dist.:.....69 FAR: ..... 0.06

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

Zoning: .....Commercial

Frontage: .....N Central Expressway, Missile Rd

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

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

Current Use: .....DPS Sub-District Office

Highest and Best Use: .....DPS Sub-District Office

Agency Projected Use: .....DPS Sub-District Office

Bldgs.: .....3 Bldg Sq Ft ..... 14,884 sq.ft.

Total Market Value: \$855,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on the North Central Expressway in Wichita Falls, the site is improved with three buildings and surface parking. The surrounding land is utilized for residential, commercial, and industrial development. Approximately 1.41 acres is considered excess land and is being retained for future development.

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

**Recommendation:**

*Retain for continued agency operations.*



# **ABOUT THE REPORT**



## Evaluation Process

### ABOUT THE REPORT

#### Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.157, 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 fee appraisers, 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. The resulting data is 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, and 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.

#### Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

#### Lot -

A parcel with a separate number or other designation as shown on a plat.

# **ACKNOWLEDGEMENTS**





## Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following person who contributed to this report:

Mr. Duane Waddill, Executive Director - Adjutant General's Department

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Commissioner Todd Staples - Texas Department of Agriculture

Mr. William Daugherty, Superintendent - Texas School for the Blind and Visually Impaired

Commissioner Harold E. Feeney - Credit Union Department

Mr. Lance Kinney, Executive Director - Board of Professional Engineers

Mr. Carter P. Smith, Executive Director - Texas Parks and Wildlife Department

Ms. Claire Bugen, Superintendent - Texas School for the Deaf

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