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## DESCRIPTION OF THE IMPROVEMENTS

The subject property is improved with a one-story, detached office building currently occupied by the Texas Attorney General/Child Division Office of the State of Texas. The physical address is 121 BMT Drive. The subject improvements have a concrete slab foundation, stucco exterior with a gable metal roof, interior downspouts and gutters, anodized aluminum frame windows and entry door with reflective glass/tinted glass windows.

A brief description of the interior is as follows:

The lobby area has vinyl floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling with recessed fluorescent panel lighting, ceiling fan, and a small reception window with bullet proof glass. The walls of the lobby area have been reinforced with bulletproof material. Adjacent to the entry is the customer restroom which has vinyl floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling, fluorescent lights, exhaust fans, commode, wall mounted lavatory, stainless steel handrails, mirror, and built-in changing table.

The reception area has commercial grade carpeted flooring, vinyl baseboards, sheetrock walls, and suspended acoustical tile ceiling. This room is denoted as Room 128.

The main hallway forms a loop around the interior of the building. The hallway finish-out includes commercial grade carpeted floors, vinyl baseboards, painted sheetrock walls, suspended acoustical tile ceiling with recessed fluorescent panel lighting.

Room 125, the copy room, has commercial grade carpet flooring, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling with recessed fluorescent panel lighting, and built-in wood bookshelves.

The office manager's office denoted as Room 127 is of similar construction. This room is slightly larger than typical for offices in the building. The adjacent secretary's office denoted as Room 126 is of similar construction and slightly smaller in size.

The clerk's area, located in the central portion of the building is of similar construction and has partial walls, painted sheetrock walls along the hallway.

The main file room, adjacent to the clerk's area, is of similar construction and is elongated in shape.

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The offices located along the perimeter have similar construction to those previously described and are fitted with mini-blinds.

There is a rear entry located at the northeast corner of the building, adjacent to the break room. The break room has vinyl floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling with recessed fluorescent panel lighting, wood base cabinets, formica countertop, double well stainless steel sink, and overhead built-in cabinets.

A short hallway with vinyl floors gives access to a janitor's closet and the restrooms. The janitor's closet has a fiberglass mop sink, water heater, built-in wood shelves and the main electric service panels for the building. The men's restroom has vinyl floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling with recessed fluorescent panel lighting, a cubicle for a commode stall, wall mounted urinal, formica countertop, and lavatory. The women's restroom is of similar construction and has two commode stalls.

Room 115 is another supply room and is similar to that previously described with built-in wood shelves.

Room 112, a corner office, is a larger supervisor's office with connecting secretary's office. This office is larger than the typical offices in size.

The docket room – Room 109 – is of similar construction.

The law library is of similar construction to those offices previously described and has stained wood bookshelves.

The conference room is Room 101. This room has commercial grade carpeted floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling, two ceiling fans, fluorescent lights, and again the windows are fitted with mini-blinds. There is a door giving access directly to the lobby.

Room 102 is the tele/data room. This room has vinyl floors, vinyl baseboards, sheetrock walls, suspended acoustical tile ceiling, a separate air conditioning unit for additional cooling, the phone and computer equipment, fire control and security alarm systems.



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The adjacent storage/file room is Room 129. This is of similar construction with painted wood bookshelves. Please also note that the building is fitted with an intercom system.

According to the employee responsible for liaison with the buildings management, the carpet was replaced and the interior repainted approximately two years ago. She also reported there were no known problems with the building.

The building was constructed in 1995, remains in good condition, and has an area of 6,986 square feet.

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