

START



United States Department of the Interior
Bureau of Reclamation

THE STATE OF TEXAS, }

County of El Paso. }

Before me Geo. W. Hoadley, a Notary Public

in and for El Paso County, Texas, on this day personally appeared
C.N. Caroin, guardian of Nicacio Cobos, Ignacio Cobos, Leonila Cobos,
Carlos Cobos and Jose Cobos, minors, and surviving heirs at law of
Francisco Cobos, deceased,
known to me to be the person whose name is subscribed in the foregoing instrument and acknowl-
edged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of October A. D. 1918

(SEAL)

My commission June 1, 1919. -- Geo. W. Hoadley,
Notary Public in and for El Paso County, Tex.

THE STATE OF TEXAS, }

County of El Paso. }

Before me

in and for El Paso County, Texas, on this day personally appeared

wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined
by me privily and apart from her husband, and having the same by me fully explained to her, she, the said
acknowledged such instrument
to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration
therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this day of A. D. 191

THE STATE OF TEXAS, }

County of El Paso. }

I, Clerk of the County Court

of said County, do hereby certify that the above instrument of writing, dated on the
day of A. D. 191, with its certificate of authentication, was filed for record in my
office this 11/25/19 day of A. D. 191, at o'clock M.
and duly recorded this day of A. D. 191, at o'clock M.
in the records of said County, in Volume 326 on Pages 291

Witness my hand and the seal of the County Court of said County, at office in El Paso, Texas, the day
and year last above written.

Clerk, County Court.

By, Deputy.

TO

WARRANTY DEED

SINGLE AND WIFE'S SEPARATE ACKNOWLEDGMENT

Filed for record 191

at o'clock M.

Clerk County Court.

Deputy.

EL PASO

The State of Texas,
County of El Paso.

Know all Men by these Presents: that

G.N. Garcia, Guardian of Nicacio Cobos, Ignacio Cobos, Leonilla Cobos,
Carlos Cobos and Jose Cobos, miners, and only surviving heirs at law of
Francisco Cobos, Deceased,
of the County of El Paso, State of Texas, in consideration of the sum of _____
Two Hundred and no/100 (\$200.00) _____ DOLLARS

to him in hand paid by the United States of America, acting pursuant to
the act of Congress of June 17, 1902 (32 Stat., 599).

_____ the receipt of which is hereby acknowledged
has _____ Granted, Sold and Conveyed, and by these presents do ~~so~~ Grant, Sell and Convey unto the said
United States of America,

~~in the County of~~ _____, all that certain
tract or parcel of land, lying in the County of El Paso and State of Texas and more particularly described as
follows, to-wit:

A tract of land situated in the Southeast quarter (SE $\frac{1}{4}$) of
Section thirty-two (32), Township thirty-three (33) South, Range eight (8)
East of the United States Reclamation Service Survey, being a strip of
land seventy (70) feet in width, lying thirty-five (35) feet on each side
of the center line of the Franklin Canal Desagua; said center line being
described as follows: Beginning at Station 8 plus 05 of said center
line, being a point on the South right of way line of the public road
from Fabens, Texas, to San Elizario, Texas, said road having a bearing
of South 58° 26' West, and from which point the Northeast corner of the
tract herein described bears North 58° 36' East a distance of forty-nine
and four-tenths (49.4) feet, and from said Northeast corner of the tract
herein described the Southeast corner of said Section thirty-two (32)
bears South 33° 20' East a distance of one thousand eight hundred twenty-
six and five-tenths (1826.5) feet; running thence South 18° 24' West a
distance of one thousand five hundred thirty-five and five-tenths (1535.5)
feet on the said aforementioned center line to the East bank of the Rio
Grande; said tract containing two and fifty-five hundredths (2.55) acres,
more or less.

Do Have and to Hold the above described premises, together with all and singular, the rights and appurtenances
thereto in anywise belonging, unto the said United States of America, its successors

_____ does
~~him~~ and assigns forever; and he ~~do~~ hereby bind himself, his heirs, executors and adminis-
trators to Warrant and forever Defend, all and singular, the said premises unto the said _____

United States of America, its successors
~~him~~ and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness _____ hand _____ at El Paso, Texas this 12th day of

October _____, A. D. 1916

G. N. Garcia.

Witness at Request of Grantor.

P. W. Dent.

Correct as to Engineering Data - E. W. H.

Pomposa Rey

RIO GRANDE

Dolores S. de Lujan

Right of Way
Through Property of
Dolores S. de Lujan

106
Acres

Right of way through Property of
Estate of Francisco Cobos
2.55 Acres

T. 33 S.
T. 34 S.
R. 6 E.

32

5

38

COUNTY ROAD

SCALE 1"=400'

RIGHT OF WAY
U. S. RECLAMATION SERVICE
RIO GRANDE PROJECT
EL PASO VALLEY DRAINAGE
FRANKLIN CANAL DESIGNS
R. or W.

El Paso, Texas, October 26, 1918.

Mr. R. M. Reed, Attorney at Law,
714 Caples Building,
El Paso, Texas.

Dear Sir:

With reference to the land purchase from the heirs of Francisco Cobos, I have just found time to go over these papers, and take the opportunity to advise you in regard to the title, in order that there may be no unnecessary delay through any misunderstandings, although from what Mr. Dent tells me I believe you have the matter fully in hand.

In the first place, I find warranty deed signed by G. H. Garcia as guardian of the heirs of Francisco Cobos. The abstract shows one Jesus Cobos was appointed guardian. I take it that our extension of the abstract, when this is accomplished prior to final settlement, will show that G. H. Garcia has been duly substituted in the place of Jesus Cobos on account of some disability of the latter.

One objection to the title was that one of the two original tracts of which this land holding is composed, which one is described as the 24-acre tract which was originally taken by Gorgonio Albillar and which lies as the northern half of the holding, was never duly conveyed by the Town of San Elizario. A quitclaim deed was drawn in this office running to the heirs of Francisco Cobos, deceased, which was to be executed by the Commissioner's Court, to cure this part of the title. I find a letter under date of September 8, 1917, to Jesus Cobos at San Elizario, and also a letter under date of September 19, 1917, to Ware & Horcrop, Attorneys, El Paso, both stating that the necessary quitclaim deed is inclosed and that execution thereof should be secured. If this deed has not been executed, we will be glad to copy off another original and supply it.

Another objection to the title was that, with reference to the other original chain of title involved in the southern (20-acre tract) referred to as the Francisco and Davis Martin tract, a deed passed under date of May 27, 1911, conveying title to both original tracts, but as to the 20-acre tract did not clear the interest of heirs of the grantor, Jesus Cobos, as the grantor had acquired title to this 20-acre tract during the lifetime of his first wife, Francisca Cobos, now deceased, and conveyed only his own interest and not the interest of

THE STATE OF TEXAS

COUNTY OF EL PASO

WHEREAS, on the 25th day of September, A. D. 1917, the County Commissioners' Court, in regular session, passed the following order, to-wit:

"WHEREAS, the municipal corporation of San Elizario, situated in El Paso County, Texas, appears to have held some interest or title of record in said county to the land hereinafter described; and

WHEREAS, said municipal corporation has been abolished, whereby under the law the Commissioners' Court is authorized to act in and for said municipal corporation regarding its property; and

WHEREAS, it will promote the public interest for the conveyance of said property to be made to Nicasio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos, minors and surviving heirs at law of Francisco Cobos, deceased, who have applied therefor:

IT IS THEREFORE ORDERED that the County Judge, E. B. McClintock, be and he is hereby directed to execute for and on behalf of the Corporation of San Elizario and for the Commissioners' Court a quit claim deed to said Nicasio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos, minors and surviving heirs at law of Francisco Cobos, deceased, conveying by quitclaim the land described as follows, to-wit:

That tract or parcel of land lying in the County of El Paso and State of Texas, described as follows:

A tract of land situated in the southeast quarter (SE $\frac{1}{4}$) of Section 32, Township 33 South, Range 8 East of the United States Reclamation Service Survey, being a strip of land seventy (70) feet in width, lying thirty-five (35) feet on each side of the center line of the Franklin Canal Desagua, said center line being described as follows: Beginning at Station 6 plus 05 of said center line, being a point on the south right of way line of the public road from Fabens, Texas, to San Elizario, Texas, said road having a bearing of south 58 deg. 36' west, and from which point the northeast corner of the tract herein described bears north 58 deg. 36' east a distance of forty-nine and four-tenths (49.4) feet, and from said northeast corner of the tract herein described the southeast corner of said Section 32 bears south 33 deg. 20' east a distance of one thousand eight hundred twenty-six and five tenths (1826.5) feet; running thence south 13 deg. 24' west a distance of one thousand five hundred thirty-five and five-tenths (1535.5) feet on the said aforementioned center line to the east bank of the Rio Grande; said tract containing two and fifty-five hundredths (2.55) acres, more or less.

NOW, THEREFORE, I, E. B. McClintock, County Judge of El Paso County, Texas, by virtue of the authority contained

in the foregoing order and in consideration of the sum of One (\$1.00) Dollar cash in hand paid by Nicacio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos, minors and surviving heirs at law of Francisco Cobos, deceased, the receipt of which is hereby confessed and acknowledged, do by these presents bargain, sell, release and forever quitclaim unto the said Nicacio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos, minors and surviving heirs at law of Francisco Cobos, deceased, all right, title and interest of the said municipal corporation of San Elizario, in and unto that tract or parcel of land lying in the County of El Paso and State of Texas, described as follows:

A tract of land situated in the southeast quarter (SE $\frac{1}{4}$) of Section 32, Township 33 South, Range 8 East of the United States Reclamation Service Survey, being a strip of land seventy (70) feet in width, lying thirty-five (35) feet on each side of the center line of the Franklin Canal Des-Agua, said center line being described as follows: Beginning at Station 6 plus 08 of said center line, being a point on the south right of way line of the public road from Fabens, Texas, to San Elizario, Texas, said road having a bearing of south 58 deg. 36' west, and from which point the northeast corner of the tract herein described bears north 58 deg. 36' east a distance of forty-nine and four-tenths (49.4) feet, and from said northeast corner of the tract herein described the southeast corner of said Section 32 bears south 33 deg. 20' east a distance of one thousand eight hundred twenty-six and five-tenths (1826.5) feet; running thence south 13 deg. 24' west a distance of one thousand five hundred thirty-five and five-tenths (1535.5) feet on the said aforementioned center line to the east bank of the Rio Grande; said tract containing two and fifty-five hundredths (2.55) acres, more or less.

TO HAVE AND TO HOLD all the right, title, interest, estate and claim of the said municipal corporation of San Elizario in and to the said premises, together with all and singular the rights, privileges and appurtenances to the same in any manner belonging, unto the said Nicacio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos, minors and surviving heirs at law of Francisco Cobos, deceased, their heirs and assigns forever.

WITNESS MY HAND at El Paso, Texas, this 25th day of
September, A. D. 1917.

E. B. McClintock
Judge of the County Court of
El Paso County, Texas.

THE STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared E. B. McCLINTOCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the Commissioners' Court of El Paso County, Texas, in the capacity therein stated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of September, A. D. 1917.

W. D. Greer County Clerk
Notary Public, El Paso County,
Texas.

By W. D. Greer
Deputy.

CERTIFICATE OF RECORD

THE STATE OF TEXAS,
COUNTY OF EL PASO,

I, W. D. Greer County Clerk in and for said County, do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed in my office on the 25th day of September, A. D. 1917, at 4:30 P. M. and was returned the 28th day of September, A. D. 1917, at 8:27 P. M. on the book 312 on page 292.

Witness my hand and the seal of the County Court of said County, at office in El Paso, Texas, the day and year last above written.

W. D. Greer
Clerk of the County Court, El Paso County, Texas

By W. D. Greer Deputy

THE STATE OF TEXAS,
County of El Paso.

KNOW ALL MEN BY THESE PRESENTS: THAT

Juan A. Larrasolo, Jr., Agustina Cobos de Rey and Celia Rey, her husband,
O. A. Larrasolo, and Jesus Maria Larrasolo

of the County of _____ of _____, for and in consideration of the
sum of One and no/100-----DOLLARS,

to them in hand paid by Nicacio Cobos, Ignacio Cobos, Leonila Cobos, Carlos

Cobos and Jose Cobos, minors, and only surviving heirs at law of Francisco
Cobos, deceased,
of the County of El Paso, and State of Texas, the receipt whereof is hereby

acknowledged, do by these presents Bargain, Sell, Release and Forever Quit-Claim, unto the said _____

Nicacio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose Cobos
their

heirs and assigns all their right, title and interest in and unto that tract or parcel of land lying in the County
of El Paso, and State of Texas, described as follows, to-wit:

A tract of land situated in the Southeast quarter (SE¹) of
Section 32, Township 33 South, Range 8 East of the United States
Reclamation Service Survey, being a strip of land seventy (70) feet in
width, lying thirty-five (35) feet on each side of the center line of the
Franklin Canal Desagua; said center line being described as follows:
Beginning at Station 6 plus 05 of said center line, being a point on the
South right of way line of the public road from Fabens, Texas, to San
Elizario, Texas, said road having a bearing of South 58° 36' West, and
from which point the Northeast corner of the tract herein described bears
North 56° 36' East a distance of forty-nine and four-tenths (49.4) feet,
and from said Northeast corner of the tract herein described the Southeast
corner of said Section 32 bears South 33° 20' East a distance of one
thousand eight hundred twenty-six and five tenths (1826.5) feet; running
thence South 13° 24' West a distance of one thousand five hundred thirty-
five and five-tenths (1535.5) feet on the said aforementioned center line
to the East bank of the Rio Grande; said tract containing two and fifty-
five hundredths (2.55) acres, more or less.

TO HAVE AND TO HOLD all their right, title, interest, estate and claim in and to the said premises,
together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging,
unto the said _____

heirs and assigns forever.

WITNESS _____ hand _____ this the _____ day of _____, A. D. 191____

Witnesses at Request of Grantor:

THE STATE OF TEXAS,
County of El Paso.

KNOW ALL MEN BY THESE PRESENTS: THAT

of the County of _____ of _____, for and in consideration of the
sum of One and 25/100 DOLLARS,

(to) them in hand paid by Nicasio Cobos, Ignacio Cobos, Leonila Cobos,
Carlos Cobos and Jose Cobos, minors, and only surviving heirs at law
of Francisco Cobos, deceased,
of the County of El Paso, and State of Texas, the receipt whereof is hereby

acknowledged, do by these presents Bargain, Sell, Release and Forever Quit-Claim, unto the said
Nicasio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose
Cobos, their

heirs and assigns all _____ right, title and interest in and unto that tract or parcel of land lying in the County
of El Paso, and State of Texas, described as follows, to-wit:

A certain tract of land lying within the corporate limits of
San Elisario in the State of Texas, according to the map of San
Elisario as compiled by A. Q. Wingo, Surveyor at San Elisario, and
more particularly described as follows: Beginning at the NE corner
of a tract of land belonging to heirs of J. Lujan; thence S. 88° 0' W.
510 varas with said Lujan heirs to a barranca and enter plays and at
500 varas a corner; thence S. 27° 0' E. 271 varas; thence N. 88° 0' E.
500 varas; thence N. 27° 0' W. 271 varas to place of beginning, containing
24 acres, more or less, and being the identical land intended to be
described in that certain warranty deed from Gorgonio Alvillar and
Dolores Alvillar, his wife, to Jesus Cobos, dated January 10, 1897,
and recorded in Book 21 of Deed Records, Page 21, El Paso County, Texas.

TO HAVE AND TO HOLD all _____ right, title, interest, estate and claim in and to the said premises,
together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging,
unto the said Nicasio Cobos, Ignacio Cobos, Leonila Cobos, Carlos Cobos and Jose
Cobos, minors, and only surviving heirs at law of Francisco Cobos, deceased
their
heirs and assigns forever.

WITNESS _____ hand _____ this the _____ day of _____, A. D. 191____

Witnesses at Request of Grantor:

QUIT-CLAIM DEED

SINGLE AND WIFE'S SEPARATE
ACKNOWLEDGMENTS

Filed for record, this

day of

191

o'clock and

minutes

Clerk

By

Deputy

2016-2017 El Paso

THE STATE OF TEXAS. }
COUNTY OF EL PASO. }

Before me, _____ in and for
El Paso County, Texas, on this day personally appeared _____

known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, A. D. 19--

THE STATE OF TEXAS. }
COUNTY OF EL PASO. }

Before me, _____ in and for
El Paso County, Texas on this day personally appeared _____ wife of

_____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this _____ day of _____ A. D. 19--

THE STATE OF TEXAS. }
COUNTY OF EL PASO. }

I, _____ Clerk of the County
Court of said County, do hereby certify that the above instrument of writing, dated on the _____
day of _____, A. D. 19-- with its certificate of authentication, was filed for record in my
office this _____ day of _____, A. D. 19-- at _____ o'clock _____ M.
and duly recorded the _____ day of _____, A. D. 19-- at _____ o'clock _____ M.
in the records of said County, in Volume _____ on Pages _____

Witness my hand and the seal of the County Court of said County, at office El Paso Texas, the day and
year last above written.

Clerk County Court, El Paso County, Texas.

By _____, Deputy.

END



United States Department of the Interior
BUREAU OF RECLAMATION