

16 HUDSFETH, C. B.

QUITCLAIM DEED

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MESA DRAIN

0023-0014-0021-0033-(21)

780

324/567

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

Know all Men by these Presents:

THAT I, C. B. Hudspeth,

of the County of El Paso, State of Texas, for and in consideration of the sum of One and no/100 (\$1.00) - - - - - DOLLARS,

to me in hand paid by the United States of America in pursuance of the provisions of the Act of June 17, 1902 (32 Stat. 388.) - - - - -

- - 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

The United States of America and its

~~do hereby~~ assigns all my 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 approximately three miles southeast of the town of Yselta, Texas, in the west half of the southeast quarter and the northeast quarter of the southwest quarter of Section Five (5), Township Thirty-two (32) south, Range seven (7) east, United States Reclamation Service Survey; Beginning at the southeast corner of the tract of land herein described which is a point on the property line between the grantor herein and L.L. Stallings, from which point the southeast corner of said Section Five (5) bears south 59°30' east, 2551.3 feet; running thence south 23°04' west, 157.8 feet along said property line; thence north 26°26' west, 375.1 feet; thence to the left along a curve of 523.7 feet radius, 429.2 feet measured on 100-foot chords; thence north 73°14' west, 9.6 feet; thence north 7°26' east, 55.3 feet along the property line between the grantor herein and E.O. Lochausen; thence north 28°26' east, 61.9 feet along the property line between the last named two parties to a point common to the properties of the grantor herein, E.O. Lochausen and Genaro Garcia; thence south 46°02' east 114.3 feet along the property line between the grantor herein and Genaro Garcia; thence south 75°13' east, 56.4 feet along the property line between the two last named parties; thence south 79°38' east, 85.7 feet along the property line between the said two last mentioned parties to a point on a curve where the tangent to curve bears north 51°36' west; thence to the right along said curve of 643.7 feet radius, 282.7 feet measured on 100-foot chords; thence south 26°26' east, 272.6 feet to the point of beginning; said tract of land containing 2.07 acres, more or less;

TO HAVE AND TO HOLD all my 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 The United States of America and its

~~do hereby~~ assigns forever.

WITNESS my hand this the 13th day of September, A. D. 1918.

C B HUDSPETH

Witnesses at Request of Grantor

QUIT-CLAIM DEED

SINGLE AND WIFE'S SEPARATE
ACKNOWLEDGMENTS

to

Filed for record, this

day of 191, at

o'clock and minutes M.

Clerk.

Deputy.

El Paso

THE STATE OF TEXAS, }

COUNTY OF EL PASO,

Before me, Geo W Hoadley, Notary Public,

in and for

El Paso County, Texas, on this day personally appeared

C B Hudspeth

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

Given under my hand and seal of office, this 13th day of September, A. D. 1918

GEO W HOADLEY

(SEAL.

Notary Public

My com exp June 1 1919

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 324 on Pages 567

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.

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

El Paso, Texas.

, 19

Project Manager to the Director ~~XXXXXXXXXX~~ Engineer (through Chief of Construction).

Donation deed for acceptance.

Subject: Forwarding ~~Contract for approval~~.

The contract described below is forwarded herewith.

~~XXXXXXXXXX~~ Deed dated Sept. 13, 1918

El Grande Project.

Executed by C. E. Knapoth

~~XXXXX~~ To the United States.

Estimated amount involved, \$ 0

(See Reverse, Par. 3.)

Purpose of agreement:

Authority 6-5.

Donation of right of way for El Grande Drain.

Inclosures listed on reverse. (See Par. 5.)

Advise Chief of Construction, Denver, Colo., and Project Manager

at El Paso, Texas, and District Counsel

at El Paso, Texas.

of the approval of the above.

Inclos: Original deed.

Certificate as to title.

1 blueprint.

E. M. LARSON

(Signature.)

Denver, Colo., , 19

It is recommended that the above-described contract be approved

Inclosures:

_____ copies of contract.

Chief of Construction.

_____ copies of form letters of transmittal.

Washington, D. C.,

NOV 29 1918

Contract (and bond, if any), was ~~XXXXXXXXXX~~ accepted by

on

NOV 1 1918 88381

A. P. Davis

Director & Chief of Construction (Over.)

El Paso, Texas, September 27, 1918.

County Clerk for El Paso County,

El Paso, Texas.

Dear Sir:

Transmitted herewith for official record are two quitclaim deeds, one dated September 17, 1918, running from F. G. Alderete to the United States, and one dated September 13, 1918, running from C. B. Hudspeth to the United States.

Very truly yours,

C F HARVEY

Assistant District Counsel.

2 inclos.

El Paso, Texas, August 7, 1919.

Hon. O. B. Kudspeeth, M. C.,
Washington, D. C.

Dear Sir:

In regard to the construction of a bridge and flume over the Mesa Drain in order to give you access to the one and seven tenths acres that was cut off from your main tract by the construction of the drain, would say that same would cost between five and six hundred dollars.

As the amount would be in excess of five hundred dollars, we were obliged to ask that a representative of the El Paso Valley Water Users' Ass'n. make an appraisal with a representative of the U. S. Reclamation Service of the land for which the structures were wanted. Also assuming that the bridge and flume would probably be at least five hundred and fifty dollars, this amount for 1.7 acres would figure at a rate per acre that is greatly in excess of any allowance that has ever been made for lands acquired for similar purposes.

Where we have cut up small tracts and the owners did not feel justified in giving a Quit Claim, as the damage done would be in excess of the benefits to be derived from the Drain we have had to make an allowance for Right of Way along the Mesa and other Drains in the San Elizarrio and Socorro Grants.

Our best price on these occasions has been from one hundred to one hundred and twenty-five dollars for land with a good stand of alfalfa and for cultivated land seventy-five to one hundred dollars.

The appraisal board found that the cost of the structures would be far more than the value of the land cut off and it was agreed to allow you damages for same at the following rate, which is considered as a fair average compensation:

1.25 Acres Cultivated Land	@ \$100 -- \$125.00
.45 Acres Old River Bed	@ 40 -- 18.00
	<u>\$143.00</u>

An enclosing herewith for your signature. contract for
damages to amount of one hundred and forty-three and 00/100
dollars caused by the construction of the Mesa Drain.

Trusting this will be satisfactory, I remain,

Very truly yours,

U. S. RECLAMATION SERVICE

By L. M. LAWSON

Project Manager.

G. G. to H. P. V. Water
Users' Ass'n.

CERTIFICATE.

I HEREBY CERTIFY, With reference to the following described land:

A tract of land in $W\frac{1}{2}$ of $SE\frac{1}{4}$ and $NE\frac{1}{4}$ of $SW\frac{1}{4}$ sec. 5, T. 32 S., R. 7 E., United States Reclamation Service Survey, El Paso County, Texas, more particularly described in quitclaim deed dated September 13, 1918, running from C. B. Hudspeth to the United States of America:

That the tax records of said county indicate C. B. Hudspeth, the reputed owner, to be the actual owner; that the land is not homestead property; that there are no unsatisfied mortgages or other liens existing against said land; and that the land is not occupied adversely to the reputed owner.

C. F. HARVEY

Assistant District Counsel

El Paso, Texas,
September 13, 1918.