

CHANGE

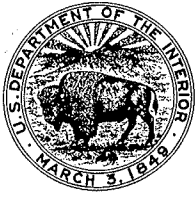
Sale of Land

RIO GRANDE

ELEANOR E. COWDRELL MESA SPOK DRAIN

2.08 ac. designated as ad. to Map Ser. 13-4-2E1

706
211



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

REGIONAL OFFICE, REGION 5
P. O. BOX 1609
AMARILLO, TEXAS

IN REPLY
REFER TO: 5-800

OCT 22 1963

241.-
OCT 23 1963

EL PASO, TEXAS	
Route to:	Initials
Manager	<input checked="" type="checkbox"/>
Asst. Mgr.	<input checked="" type="checkbox"/>
Adm. Asst.	<input checked="" type="checkbox"/>
Power	
Irrig.	
Eng. Div.	
Dist. Eng.	
Plan.	
Survey	
Spec. Inv.	
Training	
Records	
Ext. Aff.	
Telephone Rm.	
Director's Sec'y	
Miss Gandy	
Las Cruces	
Ysleta	

REGISTERED MAIL-RETURN RECEIPT REQUESTED

To: Project Manager, El Paso, Texas
ACTING

From: Regional Director

Subject: Sale of surplus land -- 2.08 acres designated as adjacent to Map Serial 13-4-2E1, Rio Grande Project -- to Eleanor E. Coldwell

Have subordinate initial get the correct date to sign
Raul A

Enclosed are an executed quitclaim deed, in duplicate, conveying title to 2.08 acres of surplus land designated as adjacent to Map Serial 13-4-2E1, and a copy of the Field Solicitor's letter transmitting the deed to this office. Also enclosed are the photostat of the Special Warranty Deed and the "Petition for the Construction of the Mesa Spur Drain," transmitted with your letters of August 14, 1963, and September 11, 1963, respectively.

You are authorized to notify the purchaser that her offer to purchase this tract has been accepted by the Government and that she should submit payment of the purchase price of \$400.00 to your office. After payment has been received by you, the quitclaim deed should be surrendered to the purchaser.

> The legal description set forth in the deed should be verified by a Project official prior to its release, and a notation certifying as to the correctness of the engineering computations should be made in the left hand margin of the duplicate copy of the deed. This copy should be retained in your office.

Upon completion of the transaction, please forward (attention 5-800) a copy of the receipted bill for collection and a copy of the property voucher documenting the sale.

Enclosures 4

See Booked 14-06-503-1455
in A. O. File

241
RIO GRANDE

AREA CODE 808
PH.: DRAKE 6-5151
EXT. 456

OCT 14 1963	
800	



UNITED STATES
DEPARTMENT OF THE INTERIOR
OFFICE OF THE SOLICITOR
FIELD SOLICITOR

~~CONFIDENTIAL~~

403 PETROLEUM BUILDING
AMARILLO, TEXAS 79101

October 10, 1963

7950

To: Regional Director

From: Field Solicitor

Subject: Request for issuance of quitclaim deed, sale of excess land, Eleanor E. Coldwell, 2.08 acres, Consideration \$400 - Rio Grande Project, Texas - Your 5-800

Please refer to your memorandum of October 8, 1963, requesting that this office prepare a quitclaim deed for sale of surplus land to Eleanor E. Coldwell.

The lands which are the subject of the proposed sale are a portion of the lands conveyed from Socorro Farms Company to the United States by Special Warranty Deed, dated April 26, 1928, and recorded in Volume 508, page 190, Deed Records, El Paso County, Texas. You have advised this parcel of land has been determined to be surplus to the government's requirements pursuant to authorized procedures.

In compliance with your request, we are enclosing a deed quitclaiming the interests of the United States in said parcel to Eleanor E. Coldwell, 1131 Montana Street, El Paso, Texas, in accordance with the terms of her offer.

Frederic K. Gray
Frederic K. Gray

Enclosure

In duplicate

NOTICE
If you detach enclosures,
please initial _____

9643 OCT 14

(FST101063)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

QUITCLAIM DEED

THIS INDENTURE, made pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, Public Law 152, 81st Congress, approved June 30, 1949 (63 Stat. 377), as amended, between THE UNITED STATES OF AMERICA, Party of the First Part, acting by and through the Regional Director, Region 5, Bureau of Reclamation, and ELEANOR E. GOLDWELL, EL Paso, Texas, Party of the Second Part.

WITNESSETH: That the said Party of the First Part, for consideration paid, quitclaims to the said Party of the Second Part, the following described real estate situated in the County of EL Paso, State of Texas, to-wit:

A piece or parcel of land situate, lying, and being in the County of EL Paso, State of Texas, and being adjacent to Tracts numbered 2E1 and 3 of Block 4 of the Socorro Grant according to the resurvey thereof approved by the Commissioners' Court of the said County of EL Paso on the 13th day of January 1930 A.D., and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at the most northerly corner of the property being herein described, a point on the northerly line of Tract 2E1, Block 4, Socorro Grant, whence the north-westerly corner of the aforesaid Tract 2E1, Block 4 bears North 58° 19' West 160.9 feet distant; thence South 58° 19' East, 295.1 feet; thence South 42° 16' East, 216.4 feet; thence South 37° 50' East, 372.6 feet; thence South 5° 45' West, 174.1 feet to the northeasterly corner of Tract 2E1, Block 4, whence the southeasterly corner of the aforesaid Tract 2E1, Block 4, bears South 5° 45' West 208.1 feet distant; thence North 37° 50' East 990.9 feet to the place of beginning, containing 2.08 acres, more or less.

Source as to Engineering data: *W.D.A.*

(FST101063)

WITNESS my hand and seal this 22nd day of October,
1963.

THE UNITED STATES OF AMERICA

By John C. Thompson
ACTING Regional Director, Region 5
Bureau of Reclamation

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF Pettus } ss

I, Mary M. Farris a Notary Public in and
for said State and County, do hereby certify that ~~John C. Thompson~~, John C. Thompson
ACTING Regional Director, Region 5, Bureau of Reclamation, personally
known to me to be the same person and official who executed the
above and foregoing instrument, appeared before me this day in
person and acknowledged that, as such official, he executed the
above instrument as his free and voluntary act on behalf of the
United States of America, pursuant to authority conferred by law.

Given under my hand and Notary Seal this 22nd day of
October, 1963.

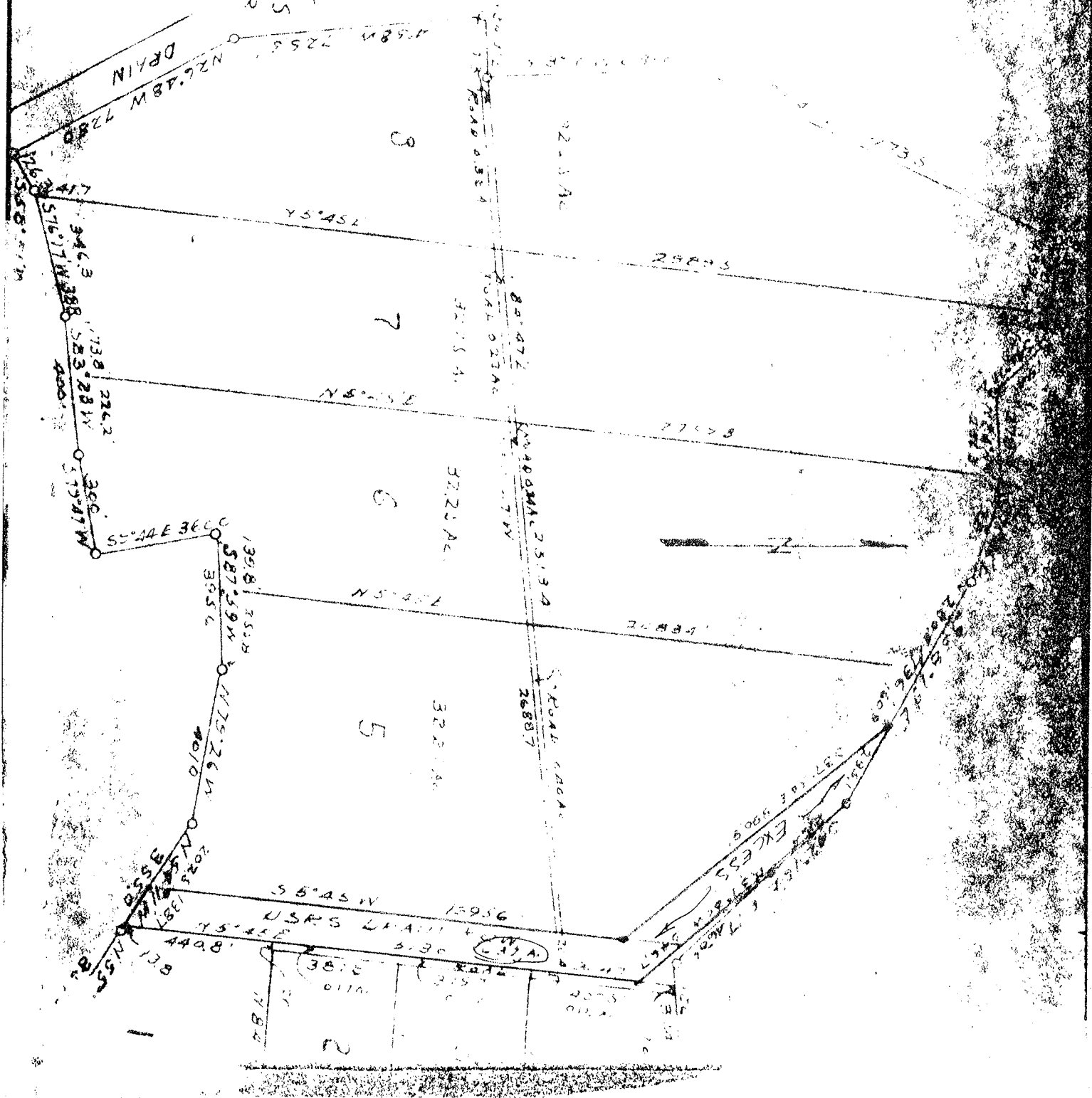
Mary M. Farris
Notary Public

SEAL

My commission expires: June 1, 1965

PLAT OF
 A SUBDIVISION OF THE
 SOLORO FARM TRACT
 EL PASO COUNTY TEXAS
 SCALE 1" = 400' - F.C. SCHAFER
 AUG 10 '27

6.37 AC.





UNITED STATES
DEPARTMENT OF THE INTERIOR

BUREAU OF RECLAMATION

REGIONAL OFFICE, REGION 5

P. O. BOX 1609
AMARILLO, TEXAS

SEP 25 1963

SEP 26 1963

IN REPLY
REFER TO: 5-800

EL PASO, TEXAS	
Route to:	Initials
Manager	
Asst. Mgr.	
Adm. Asst.	<i>[initials]</i>
Power	
Irrig.	
Engr. Div.	
Off. Engr.	<i>[initials]</i>
Per.	
Finance	
Supply	
Security	
File	
Copy to:	Date
Element	
Bus. Cards	
Extra	

To: Project Manager, El Paso, Texas

From: ^{ACTING} Regional Director

Subject: Disposal of approximately 2.08 acres of land designated as adjacent to 13-4-2E-1
(Your letter of August 14, 1963)

It has been determined that the subject parcel of land is surplus to United States Government requirements. Accordingly, as authorized by Delegation of Authority 287 and redelegation contained in paragraph 055.0.21 of Reclamation Instructions, the Bureau may serve as a disposal agency for this land.

As it appears to be impractical to advertise publicly for competitive bids for this small tract, with the only access being over the right-of-way for the Bureau's Mesa Spur Drain, you are authorized to negotiate a sale with the owners of adjacent land. In negotiating the sale, the enclosed sales form should be executed in duplicate by the prospective purchaser. The form should be completed as to signature, bid price, date of offer, and period the bid offer is effective. It will be necessary for your office to insert the legal description and attach a copy of the land plat to each sales form. Offers must be equal to or exceed the appraised market value of \$200.00, as indicated in your subject letter, to be acceptable. It is important that the exact name of the person or persons to whom the conveyance should be made be entered on the form.

A copy of the completed sales form should be forwarded to this office with your recommendation as to acceptance of the offer. The other copy is for your file.

Enclosure

241

OFFICIAL FILE COPY

Date	Surname	Code
	<i>W.F.</i>	

September 11, 1963

REGISTERED-RETURN RECEIPT REQUESTED

To: Regional Director
Attn: 5-800

From: Project Manager

Subject: Report of Excess Real Property--Rio Grande Project
(Your letter dated September 5, 1963)

A further search of the records for acquisition evidence as to the Government's interest in the 2.08 acres of land on Excess Report Adj. 13-4-2E1 has been made.

The only other evidence is the enclosed document entitled "Petition for the Construction of the Mesa Spur Drain" by which the petitioners donated right-of-way for this feature. It is noted that the Socorro Farms Company were one of the parties who signed the petition. No other records on the acquisition or correspondence pertaining to right-of-way on this feature have been found.

In regard to the Field Solicitor's question as to why the land was acquired and why it was not used, the reply would be that at one time the parcel now declared excess was considered as the location of a stub drain but subsequent studies found this drain not necessary.

The reason for the Special Warranty Deed from the Socorro Farms Company is not known. It was probably prepared at their request in order to define the right-of-way through their lands.

In reviewing the evidence available, it can be concluded that the parcel now declared excess was donated. It is recommended that we be authorized to negotiate a sale with the present owner of the contiguous land.

W. F. Resch

Enclosure

SEP 6 - 1963



UNITED STATES
DEPARTMENT OF THE INTERIOR

BUREAU OF RECLAMATION

REGIONAL OFFICE, REGION 5

P. O. BOX 1609

AMARILLO, TEXAS

IN REPLY
REFER TO: 5-800

SEP 6 1963

EL PASO, TEXAS	
Route to:	Initials
Manager	<input checked="" type="checkbox"/> R
Asst. Mgr.	
Adm. Asst.	
Power	
Irrig.	
Engr. Div.	
Civ. Engr.	<input checked="" type="checkbox"/> MAP
Pers.	
Finance	
Supply	
Secretary	
File	
Copy to: _____ Date _____	
Elephant Butte	
Las Cruces	
Ysleta	

To: Project Manager, El Paso, Texas

From: Regional Director

Subject: Report of Excess Real Property--Rio Grande Project
(Your letter dated August 14, 1963)

Enclosed is copy of a letter from the Acting Field Solicitor, Amarillo, Texas, furnished in response to our request for a determination as to the Government's vested interest in the 2.08 acres of land on your Excess Report Adj. 13-4-2EL, transmitted by subject letter.

In view of the question raised in paragraph 2 of the Solicitor's letter, we recommend that a further search of the records for acquisition evidence be made prior to our proceeding with disposal of this parcel. We would expect that correspondence and other records on the acquisition, or perhaps revenue stamps on the warranty deed, should indicate the consideration paid by the United States.

Should you determine that the land was donated, with a consideration of \$10, please explore the likelihood of reconveyance of this parcel and recommend the action to be taken.

Whether the land was donated or purchased, it must be disposed of under the terms of the Federal Property and Administrative Services Act of 1949, as amended.

Enclosure

247

RIO GRANDE



UNITED STATES
DEPARTMENT OF THE INTERIOR
OFFICE OF THE SOLICITOR

FIELD SOLICITOR
~~POST OFFICE BUILDING~~
~~AMARILLO TEXAS~~
403 Petroleum Building
Amarillo, Texas, 79101

AUG 30 1963	
U.S. DEPARTMENT OF THE INTERIOR	
800/1116	

August 30, 1963

6500

To: Regional Director
Attention: 5-800

From: Acting Field Solicitor

Subject: Determination of title for fee land, Rio Grande Project

You have furnished the Project Manager's letter of August 14, 1963, subject: "Report of Excess Real Property--Rio Grande Project" together with all enclosures thereto and requested a determination as to the Government's vested interest in the 2.08 acre tract, which is the subject of Mr. Resch's letter. While the title evidence furnished with Mr. Resch's letter is inadequate to form the basis of an opinion as to marketability of title, the recorded warranty deed together with the information contained in the Certificate of Inspection and Statement of Land Use and Records by the Chief, Ysleta Irrigation Field Branch, are sufficient to justify a quitclaim of the interests of the United States in the land subsequent to a determination to dispose of the land pursuant to authorized procedures.

It would be interesting to know why the land was acquired and why it was not used if such is the case. The recited consideration of \$10 in the Special Warranty Deed is indicative of donation. If the land was donated for a particular purpose and was not used for that purpose, or was utilized for a time and then use discontinued, it may be desirable to quitclaim the interests of the United States to the donor or its successors or assigns. However, the recital of \$10 is not conclusive evidence that the acquisition was by donation and this office finds no objection to disposal of the tract according to established surplus property disposal procedures.

A. V. Rasco
A. V. Rasco

In duplicate

8916 SEPA

8717 SEPA

AUG 16 1963

24T-05

YSLETA IRRIGATION FIELD BRANCH
August 15, 1963

EL PASO, TEXAS	
Route to:	Initials
Manager	<input checked="" type="checkbox"/>
Asst. Mgr.	<input checked="" type="checkbox"/>
Adm. Asst.	
Power	
Irrig.	
Engr. Div.	<input checked="" type="checkbox"/>
Off. Engr.	<input checked="" type="checkbox"/>
Pers.	
Finance	
Supply	
Secretary	
File	
Copy to: Date	
Elephant Butte	
Las Cruces	
Ysleta	

To: Project Manager

From: Chief, Ysleta Irrigation Field Branch

Subject: Investigation of U.S.B.R. Parcel adjacent to Socorro Grant, Block 4, Tract 2E1

Field investigations have been made of U.S.B.R. Parcel adjacent to Socorro Grant, Block 4, Tract 2E1 and the Mesa Spur drain to determine if it could ever be classified.

Apparently it is well drained. Water broke into this low parcel from surrounding fields and was around 10 inches deep at Well No. 1 (See plane table sheet). In five days time the water table was 5 feet below the surface. Irrigation facilities are available from adjoining fields and soils appear suitable for crop production. However, the topography is not suitable for irrigation unless leveled and cleared.

Mr. Hulberts report of the survey is attached and a plane table sheet is being submitted.

William C. Brady
William C. Brady

Encl.

23-PT-503-884

YSLETA IRRIGATION FIELD BRANCH
August 15, 1963

To: Chief, Ysleta Irrigation Field Branch
From: Engineering Technician
Subject: Field Investigation of U.S.B.R. Parcel adjacent to Socorro
Grant Block 4 Tract 2E1


A field investigation was made of the above U.S.B.R. Parcel on August 2, 1963. Four test wells were dug to sample soils and to observe depths to underground water table. The parcel is an old river bed area and is approximately two feet lower than the surrounding fields. Clay was noted as top soil except at well No. 3 which was sand. The clay strata varies in thickness from two to four feet. Sand was noted at lower depths in all wells. Depths to underground water varied from 5.0 feet to 5.9 feet deep.

The parcel has never been cultivated and is covered with native shrubs i.e. Salt Cedar, Squaw berry, Tornillos, and Salt Grass. Some evidence of alkali was noted, however no heavy concentrations were observed.

Adjacent fields, both South and North, are being cropped and at present have crops equal to Branch average. These fields are served for irrigation from farm ditches out of the lower ~~end~~ of the Bureau Y-65 lateral. Ample head is present for a satisfactory irrigation.

It is believed that by leveling this parcel by raising to near or the same elevation as the surrounding fields and normal reclamation operations such as leaching, deep plowing, etc. that this land could be made to produce crops equal to Branch average.

A plane table sheet showing location of wells, log of wells, elevations, and etc. is available.


Alfred L. Hulbert

OFFICIAL FILE COPY

Date	Surname	Code
	<i>W. S. A.</i>	
	<i>J. K.</i>	

August 14, 1963

To: Regional Director
Attn: 5-400 and 5-800

From: Project Manager

Subject: Report of Excess Real Property--Rio Grande Project

Submitted are the following documents for a parcel of excess real property designated as adjacent to 13-4-2E1:

1. Standard Forms 118 and 118b
2. Plat of original acquisition
3. Legal description
4. Plat of excess parcel
5. Statement of ownership and appraised value
6. Certificate of Inspection and Statement of Land Use Records
7. Photostat of deed from Socorro-Farms Company to U.S.A.

This office has received a letter from a Mr. Colbert Coldwell, son of the record owner of the contiguous lands, on the possibility of acquiring this particular parcel.

The excess parcel is part of an old river bed now overgrown with brush and not used for any Project facilities. The only access to this parcel is over the right-of-way for the Bureau's Mesa Spur Drain. It appears impractical to advertise publicly for competitive bids for this small tract or to circularize its availability to other Federal agencies. It is requested that this office be authorized to negotiate a sale with the owner of the contiguous land.

In the appraisal report dated October 1, 1957, Mr. Mark W. Radcliffe, placed a value of \$100.00 per acre on this parcel. This still can be considered a fair value to establish a rounded value of \$200.00 for the 2.08 acres.

The only evidence of title to this excess parcel that we have been able to locate is the enclosed photostat of the Special Warranty Deed from the Socorro Farms Company to the United States of America, dated April 26, 1928, on file in the records of El Paso County, Texas. Please return this document.

W. F. Resch

Enclosures

REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO. Adj. 13-4-2E1	DATE RECEIVED (GSA use only)
2. DATE OF REPORT AUG 14 1953	GSA CONTROL NO. (GSA use only)

3. TO (Furnish address of GSA regional offices) General Services Administration	4. FROM (Name and address of holding agency) Rio Grande Project-Bureau of Reclamation El Paso, Texas
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED W. F. Resch, Project Manager Rio Grande Project El Paso, Texas	6. NAME AND ADDRESS OF CUSTODIAN Chief, Ysleta Irrigation Field Branch Bureau of Reclamation El Paso, Texas
7. PROPERTY IDENTIFICATION Mesa Spur Drain R-O-W	8. PROPERTY ADDRESS (Give full location) 2 miles East of City limits of El Paso, Texas

9. SPACE DATA						10. LAND	
USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. ft.) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)	(From SF 118b)	ACRE OR SQUARE FEET
A. OFFICE						A. FEE	2.08 A
B. STORAGE						B. LEASED	
C. OTHER (See 9 F)						C. OTHER	
D. TOTAL (From SF 118a)						D. TOTAL	2.08 A
E. GOV'T INTEREST: (1) OWNER (2) TENANT				F. SPECIFY "OTHER" USE ENTERED IN C ABOVE			

11. COST TO GOVERNMENT			12. LEASEHOLD(S) DATA (Use separate sheet if necessary)	
ITEM	SCHEDULE	COST		
A. BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES	A (Col. d)	\$	A. TOTAL ANNUAL RENTAL	\$
B. LAND	B (Col. f)	3.29	B. ANNUAL RENT PER SQ. FT. OR ACRE	\$
C. RELATED PERSONAL PROPERTY	C (Col. h)		C. DATE LEASE EXPIRES	
D. TOTAL (Sum of 11A, 11B, and 11C)		\$ 3.29	D. NOTICE REQUIRED FOR RENEWAL	
E. ANNUAL PROTECTION AND MAINTENANCE COST (Government-owned or leased)			E. TERMINAL DATE OF RENEWAL RIGHTS	
			F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE	\$
			G. TERMINATION RIGHTS (in days)	
			LESSOR	GOVERNMENT

13. DISPOSITION OF PROCEEDS Reclamation Fund 145000.100	14. TYPE OF CONSTRUCTION
---	----------------------------------

15. HOLDING AGENCY USE Drain right-of-way	16. RANGE OF POSSIBLE USES Agri cultural
---	--

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES

Colbert Coldwell -(Record Owner- Eleanor C. Coldwell)
510 Bassett Tower
El Paso, Texas

18. REMARKS

19. REPORT AUTHORIZED BY	
NAME W. F. Resch	SIGNATURE
TITLE Project Manager	

LAND

SCHEDULE B—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

118-302

1. HOLDING AGENCY NO. AG 13-4-251	2. PAGE OF THIS SCHEDULE 1
3. GOVERNMENT INTEREST <input type="checkbox"/> LEASE <input type="checkbox"/> PERMIT <input checked="" type="checkbox"/> FEE <input type="checkbox"/> LICENSE <input type="checkbox"/> EASEMENT <input type="checkbox"/> INFORMAL AGREEMENT	GSA CONTROL NO. (GSA use only)

LINE NO.	TRACT NO.	NAME OF FORMER OWNER OR LESSOR AND ADDRESS	TRACT ACQUIRED (Acres or sq. ft.)	EXCESS REAL PROPERTY			TYPE OF ACQUISITION	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
				ACRES OR SQUARE FEET	COST	ANNUAL RENTAL		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1		Socorro Farms Co.	6.32A	2.08	\$3.29	-	Purchase	None
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
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28								
29								
30								
31								
32								
TOTAL								

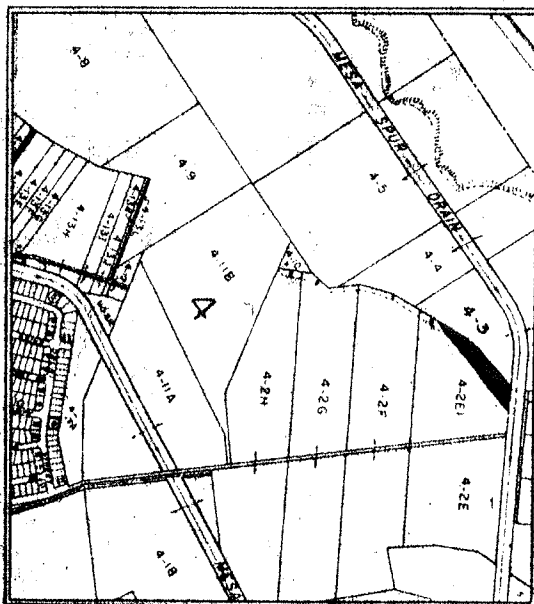
Adjacent to Block 4, Tract 2E1, Socorro Grant

A piece or parcel of land situate, lying, and being in the County of El Paso, State of Texas, and being adjacent to Tracts numbered 2E1 and 3 of Block 4 of the Socorro Grant according to the resurvey thereof approved by the Commissioners' Court of the said County of El Paso on the 13th day of January 1930 A.D., and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at the most northerly corner of the property being herein described, a point on the northerly line of Tract 2E1, Block 4, Socorro Grant, whence the northwesterly corner of the aforesaid Tract 2E1, Block 4 bears North $58^{\circ} 19'$ West 160.9 feet distant; thence South $58^{\circ} 19'$ East, 295.1 feet; thence South $42^{\circ} 16'$ East, 216.4 feet; thence South $37^{\circ} 50'$ East, 372.6 feet; thence South $5^{\circ} 45'$ West, 174.1 feet to the northeasterly corner of Tract 2E1, Block 4, whence the southeasterly corner of the aforesaid Tract 2E1, Block 4, bears South $5^{\circ} 45'$ West 208.1 feet distant; thence North $37^{\circ} 50'$ East 990.9 feet to the place of beginning, containing 2.08 acres, more or less, all as shown on a copy of drawing numbered 23-503-7007 and by reference made a part hereof, and being a part of that certain tract of land deeded to the United States of America by Socorro Farms Company, by that certain Special Warranty Deed dated the 26th day of April, A.D., 1928 and recorded in the Deed Records of El Paso County, Texas in Volume 504, Page 190.

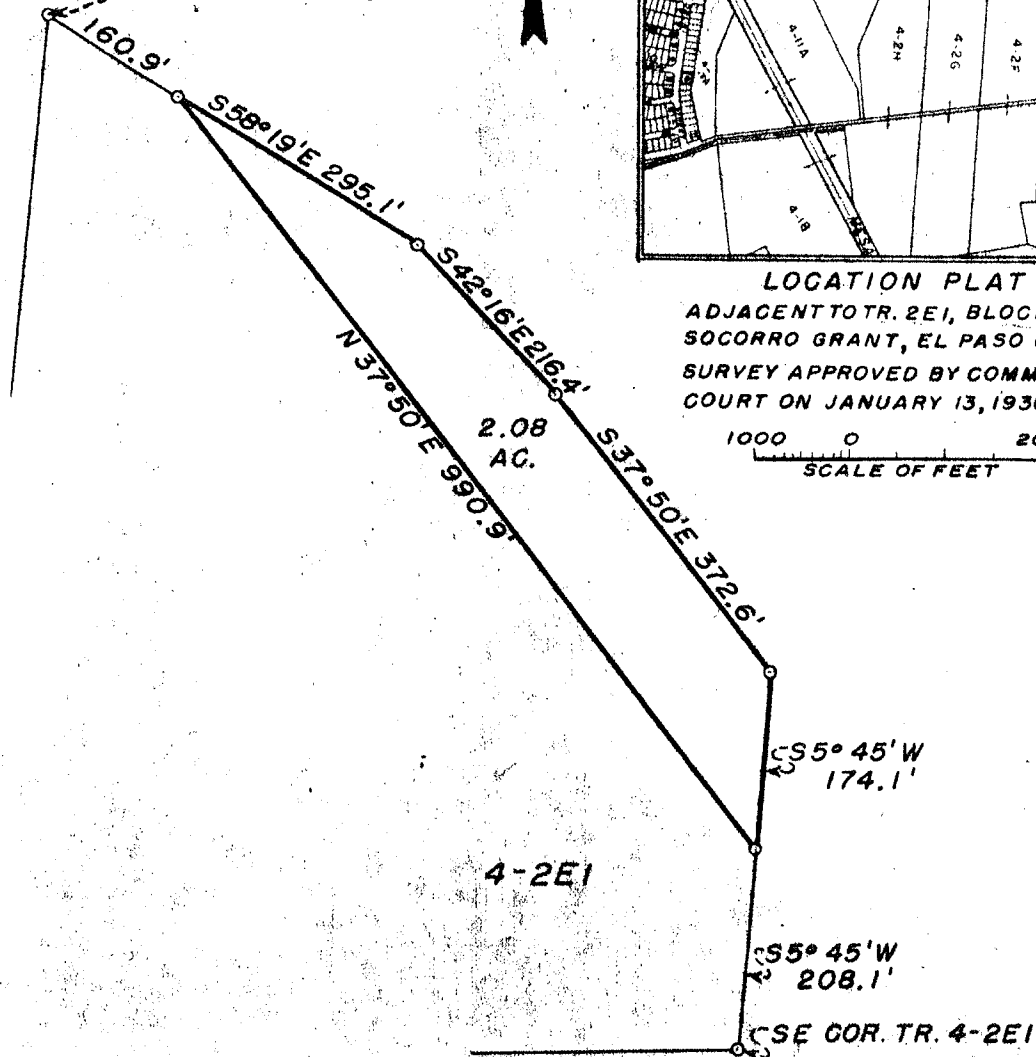
NW. COR.
TR. 4-2E1

4-3



LOCATION PLAT

ADJACENT TO TR. 2E1, BLOCK 4,
SOCORRO GRANT, EL PASO COUNTY, TEX.
SURVEY APPROVED BY COMMISSIONERS'
COURT ON JANUARY 13, 1930.



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
RIO GRANDE PROJECT - N. MEX. - TEXAS

**MESA SPUR DRAIN
EXCESS RIGHT OF WAY**

DRAWN E.R.J. SUBMITTED *James W. Risky*
TRACED RECOMMENDED *W. M. ...*
CHECKED *J. P. ...* APPROVED *W. Resch*

EL PASO, TEXAS, AUG. 6, 1965 23-503-7007

STATEMENT OF OWNERSHIP AND APPRAISED VALUE

- a. Tract designation: Adjacent to Block 4, Tract 2E1,
Socorro Grant (Map 13, El Paso Valley)
- b. Name of former owner: Socorro Farms Company
- c. Name of present owner of
contiguous tract: Eleanor C. Coldwell
- d. Present owner of contiguous tract not former owner of
excess parcel and not known to be heir of former owner.
- e. Appraised value: \$208.00
- f. Restrictions: None

CERTIFICATE OF INSPECTION
AND STATEMENT OF LAND USE AND RECORDS

I, William C. Brady, Chief, of the
Ysleta Irrigation Field Branch, Rio Grande Project,
Bureau of Reclamation, Department of the Interior, hereby certify that on
the 12th day of August, 19 63, I made a personal examination and
inspection of that certain tract of land situate in the County of _____
El Paso, State of Texas, designated as:

Adjacent to Block 4, Tract 2E1, Socorro Grant
and containing 2.08 acres, more or less, proposed to be disposed of by
the United States of America as excess to the needs of the Rio Grande
Project.

That I am fully informed as to the boundaries, lines, and corners of said tract;

That I found no evidence of any work or labor having been performed or any materials having been furnished pertinent to the making of any repairs or improvements on said tract, save those made by or for the United States of America;

That, based upon my knowledge of the use of said tract for a period of 10 years immediately preceding, nothing has been done on or about said premises that would entitle any person to a lien upon said premises for work or labor performed or materials furnished;

That to the best of my knowledge and belief after actual and diligent inquiry and physical inspection of said premises there is no evidence whatever of any vested or accrued water rights for mining, agricultural, manufacturing or other purposes; nor any ditches or canals constructed by or being used thereon under authority of the United States; nor any exploration or operations whatever for the development of coal, oil, gas or other minerals on said lands; and that there are no possessory rights now in existence owned or being actively exercised by any third party under any reservation contained in any patent or patents heretofore issued by the United States for said land;

That I have present responsibility for maintaining files and records of land use of the Ysleta Irrigation Field Branch of the Rio Grande Project and that to the best of my knowledge and belief, after reviewing such files and records, there have been no actions taken by the United States acting through the Bureau of Reclamation which affect the property of the United States in the hereinabove described tract except as follows:

/s/ William C. Brady

 (Signature)
 Chief, Ysleta
 Irrigation Field Branch

 (Title)

twelfth
 Dated this _____
 August _____ 63
 day of _____, 19_____

2415

WFRcnr

OFFICIAL FILE COPY

Date	Surname	Code
	<i>[Handwritten Signature]</i>	

August 1, 1963

Eleanor
 Mr. Colbert Coldwell
 Attorney
 510 Bassett Tower
 El Paso, Texas

Dear Mr. Coldwell:

Your letter of July 30, 1963, advising of your desire to acquire the use of Government property lying between Tracts 4-2E1 and 4-3, Socorro Grant, is acknowledged.

I will have an investigation made to determine if this can be declared surplus. In the event that it can, it will then be necessary that we have a formal appraisal made for the purpose of determining how disposition may be made. This procedure will require some time; in the meantime, your letter of interest will be on file, indicating your desire to acquire the tract.

Sincerely yours,

W. F. Resch
Project Manager

Blind note to Chief, Engineering Division: Do we have a plat of this? If not, prepare one.

WFR

COLLINS, LANGFORD, PINE & COLDWELL

WILLIAM C. COLLINS
JOHN A. LANGFORD
ROBERT S. PINE
COLBERT COLDWELL
SPENCER L. BAIRD

ATTORNEYS AT LAW
510 BASSETT TOWER
EL PASO, TEXAS

TELEPHONE
KE 3-6955

JUL 31 1963

July 30th, 1963

Mr. W. F. Resch,
Project Manager,
Rio Grande Project
211 U. S. Courthouse
El Paso, Texas

Dear Mr. Resch:

Re: Two acres adjacent to
Block 4, Tract 2El, Socorro
Grant, El Paso County, Texas

EL PASO, TEXAS	
Route to:	Initials
Manager	✓
Asst. Mgr.	
Adm. Asst.	
Power	
Irrig.	
Engr. Div.	✓
Off. Engr.	✓
Pers.	
Finance	
Supply	
Secretary	
File	
Copy to:	Date
Elephant Butte	
Las Cruces	
Ysleta	

We are interested in acquiring the use of the above described property, which lies between two of our fields. To my knowledge, this land has never been used by the U. S. Bureau of Reclamation for any purpose. It is an old river bed and is over-grown with Salt Cedars and other brush.

Invariably, during irrigating, water breaks over into this low place and mosquitoes breed thereupon. We have discussed this piece of property with Mr. Murphy and also mentioned it to Mr. Kerby.

We would appreciate your advising us if it would be possible for us to acquire this property.

Thanking you in advance for your cooperation, I am,

Yours very truly,

COLBERT COLDWELL

CC:mjo