

180

MARTINEZ, FELIX, et al.

QUITCLAIM DEED

PLAYA DRAIN

(162)

0023-0072-0009-00

~~5-(9) Texas~~

Recorded
9/27/26
BK 469/295

THE STATE OF TEXAS,)
COUNTY OF EL PASO.)

KNOW ALL MEN BY THESE PRESENTS, THAT

A. Silverberg R. Silverberg and The First National Bank
of El Paso, Texas Trustt of Felix Martinez Estate

of the County of El Paso, and State of Texas, for
and in consideration of the sum of One and no/100 Dollars, to them in
hand paid by THE UNITED STATES OF AMERICA the receipt whereof is hereby ac-
knowledge, do by these presents Bargain, Sell, Release and Forever Quit-
Claim, unto the said The United States of America, and its assigns all their
right, title and interest in and unto that tract or parcel of land lying
in the County of the County of El Paso, and State of Texas, described as
follows, to-wit;

Two tracts of land approximately six (6) miles northwest of the
town of Ysleta, El Paso County, Texas, in the Valley Gate subdivision of
the Ysleta Grant, more particularly described as follows:

Tract 1. A tract of land in south half (S¹/₂) section six (6),
west half (W¹/₂) section seven (7), township thirty-one (31) south, range
six (6) east (E), Bureau of Reclamation Survey and in tracts seventeen
(17), eighteen (18), nineteen (19), twenty (20), twenty-eight (28), twenty-
nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-seven
(37), thirty-eight (38), of the Valley Gate subdivision and more parti-
cularly described as follows:

Beginning at a point on the southwesterly line of tract twenty-
one (21), the northeasterly line of tract twenty (20), thence south fifty-
six degrees four minutes (56°04') east two hundred fifteen and eighty-
five hundredths (215.85) feet along said line to a point on a curve hav-
ing a radius of seven hundred seventy-six and one tenth (776.1) feet, the
tangent to the curve at said point bears south eighteen degrees forty-
four minutes twenty-five seconds (18°44'25") east, and northeast corner

section seventeen (17), township thirty-one (31) south, range six (6) east, bears south fifty-nine degrees thirty-nine minutes thirty seconds ($59^{\circ}39'30''$) east nine thousand two hundred three and forty-seven hundredths (9203.47) feet; thence to the right along said curve four hundred six and thirty-two hundredths (406.32) feet to a point on the line between tracts twenty (20) and twenty-seven (27), Valley Gate subdivision, thence along said line south thirty-three degrees fifty-six minutes ($33^{\circ}56'$) west one hundred thirty-two and no tenths (132.0) feet to a point the south corner ^{of} tract twenty (20) and the west corner of tract twenty-seven (27), thence south fifty-six degrees four minutes ($56^{\circ}04'$) east along the southwesterly line ^{of} tract twenty-seven (27), forty-one and seventy-eight hundredths (41.78) feet to a point on a curve having a radius of seven hundred seventy-six and one tenth (776.1) feet, the tangent to the curve at said point bears south twenty-one degrees twenty-nine minutes thirty-one seconds ($21^{\circ}29'31''$) west, thence to the right along said curve a distance of one hundred sixty-eight and forty-eight hundredths (168.48) feet; thence south thirty-three degrees fifty-six minutes ($33^{\circ}56'$) west eight hundred sixty-five and three tenths (865.3) feet; thence to the left along a curve having a radius of six hundred fifty-six and one tenth (656.1) feet a distance of four hundred twenty-five and fifty-two hundredths (425.52) feet; thence south three degrees thirteen minutes ($3^{\circ}13'$) east one hundred thirty-eight and six tenths (138.6) feet; thence to the left along a curve having a radius of one thousand eighty-six and no tenths (1086.0) feet a distance of eight hundred fifty-four and eight tenths (854.8) feet to a point on the line between tracts thirty-seven (37) and fifty-two (52), Valley Gate subdivision, the tangent to the curve at said point bears south forty-eight degrees eighteen minutes fifty-three seconds ($48^{\circ}18'53''$) east; thence along said line between tracts thirty-

seven (37) and fifty-two (52) south thirty-three degrees fifty-six minutes ($33^{\circ}56'$) west one hundred thirty-and ninety-six hundredths (130.96) feet to a point on a curve having a radius of one thousand two hundred sixteen and no tenths (1216.0) feet, the tangent to the curve at said point bears north forty-nine degrees eight minutes fifty seconds ($49^{\circ}08'50''$) west, and the northeast (NE) corner of section seventeen (17), township thirty-one (31), south, range six (6) east bears south seventy-seven degrees twenty-nine minutes ($77^{\circ}29'$) east eight thousand five hundred thirty-three and sixty-nine hundredths (8533.69) feet; thence to the right along last mentioned curve a distance of nine hundred seventy-four and seventy-nine hundredths (974.79) feet; thence north three degrees thirteen minutes ($3^{\circ}13'$) west one hundred thirty-eight and six tenths (138.6) feet; thence to the right along a curve having a radius of seven hundred eighty-six and one tenth (786.1) feet a distance of five hundred nine and eighty-four hundredths (509.84) feet; thence north thirty-three degrees fifty-six minutes ($33^{\circ}56'$) east eight hundred sixty-five and three tenths (865.3) feet; thence to the ^{along} left/a curve having a radius six hundred forty-six and one tenth (646.1) feet a distance of five hundred ninety-seven and twenty-eight hundredths (597.28) feet; thence north nineteen degrees two minutes ($19^{\circ}02'$) west one hundred sixty-eight and thirty-four hundredths (168.34) feet to point of beginning, said tract containing eight and eighty-six hundredths (8.86) acres more or less, of which twenty-seven hundredths (0.27) acres is occupied by county roads and the remainder or eight and fifty-nine hundredths (8.59) acres is the part herein intended to be conveyed. All curves measured on the arc.

Tract 2. A tract of land in the southeast quarter ($SE\frac{1}{4}$), southwest quarter ($SW\frac{1}{4}$), section six (6) and the northeast quarter ($NE\frac{1}{4}$), northwest quarter ($NW\frac{1}{4}$), section seven (7), township thirty-one (31) south, range

six (6) east, Bureau of Reclamation Survey and in tracts three, one hundred seven, one hundred eight, one hundred nine and one hundred ten, (3, 107, 108, 109 & 110), of the Valley Gate subdivision of the Ysleta Grant, more particularly described as follows;

Beginning at a point on the northwesterly line of tract one hundred nine (109) and from which point the northeast corner section seventeen (17), bears south fifty-five degrees thirty-six minutes twelve seconds ($55^{\circ}36'12''$) east eleven thousand seventy-seven and nine tenths (11077.9) feet; thence south forty-four degrees forty minutes ($44^{\circ}40'$) east one thousand two hundred twenty-seven and three tenths (1227.3) feet to a point on a curve having a radius of seven hundred seventy-six and one tenth (776.1) feet; thence to the right along said curve a distance of three hundred forty-seven and twenty-two hundredths (347.22) feet; thence south nineteen degrees two minutes ($19^{\circ}02'$) east one hundred thirty-three and nine hundredths (133.09) feet to a point on the southeasterly line of tract three (3); thence along said southeasterly line of tract three (3), south thirty-three degrees fifty-six minutes ($33^{\circ}56'$) west one hundred sixty-two and eighty-five hundredths (162.85) feet to a point from which the northeast corner of section seventeen (17), township thirty-one (31) south, range six (6) east, bears south fifty-nine degrees nineteen minutes ten seconds ($59^{\circ}19'10''$) east nine thousand four hundred sixty-nine and seventeen hundredths (9469.17) feet; thence north nineteen degrees two minutes ($19^{\circ}02'$) west two hundred thirty-one and seventeen ~~hundred~~ hundredths (231.17) feet; thence to the left along a curve having a radius of six hundred forty-six and one tenth (646.1) feet a distance of two hundred eighty-nine and six hundredths (289.06) feet; thence north forty-four degrees forty minutes ($44^{\circ}40'$) west one thousand two hundred twenty-seven and three tenths (1227.3) feet to a point on the northwesterly line of tract one hundred nine (109); thence north forty-five degrees twenty

minutes (45°20') east one hundred thirty and no tenths (130.0) feet to point of beginning said tract containing five and sixteen hundredths (5.16) acres more or less, of which nine hundredths (0.09) of an acre is occupied by county roads and the remainder or five and seven hundredths (5.07) acres is the part herein intended to be conveyed. All curves measured on the arc.

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 The United States of America, and its assigns forever.

WITNESS our hand this the 15th day of September

A. D. 1926.

Witnesses at Request of Grantor:

A. Silverberg

R. Silverberg

The First National Bank of
El Paso, Texas, Trustee Estate of
Felix Martinez.

By J.E. Benton, Vice. Pres.

Seal:

Attested H.L. Dunbar, Cash.

THE STATE OF Texas)
COUNTY OF El Paso) BEFORE ME, the undersigned
authority a Notary Public in and for El Paso County,
Texas, on this day personally appeared A. Silverberg
and R. Silverberg known to me to be the person whose name
are subscribed to the foregoing instrument, and acknowledged to me that they
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 16 day of Sept
A. D. 1926.

G. H. Smith
SEAL: Notary Public in and for El Paso County, Texas.

THE STATE OF _____)
COUNTY OF _____) Before me, _____
_____ in and for _____ County,
_____, 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. 1926.

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared J. E. Benton, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of the First National Bank of El Paso, Texas, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein designated; and that the said, The First National Bank, Trustee for the Estate of Felix Martinez, acting herein by and through him as its Vice President thereunto duly authorized, executed said instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this
16th day of September, 1926.

C. K. Carroll

Notary Public in and for
El Paso County, Texas.

SEAL.



United States Department of the Interior

~~WATER AND POWER RESOURCES SERVICE~~
~~WATER AND POWER RESOURCES SERVICE~~
BUREAU OF RECLAMATION
SOUTHWEST REGION

COMMERCE BUILDING, 714 S. TYLER, SUITE 201
AMARILLO, TEXAS 79101

IN REPLY

REFER TO: 915

APR 29 1982

| | |
|---|------------|
| BUREAU OF RECLAMATION EL PASO, TEXAS | |
| REC'D | 50220 1982 |
| FORWARDED | ✓ HRP |
| FILED | ✓ |
| | ✓ JC |
| Jim | ✓ JWC |
| Reg | ✓ |
| Joc | ✓ JH |

Mr. Fausto Armendariz
769 Lincoln
El Paso, TX 79927

Dear Mr. Armendariz:

Payment has been received for the parcel of the Playa Drain land. Enclosed is a quitclaim deed that is legally sufficient to convey this property to your ownership.

Sincerely yours,

Robert L. Turley

ACTING FOR
D. W. Webber
Regional Director

Enclosure

bc: Project Superintendent, El Paso, TX
(w/c enclosure)
SW-420 (w/c enclosure)

FEEL → D 1261 P 605

QUITCLAIM DEED

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ACKNOWLEDGMENT
APR 1 1952

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF EL PASO

THAT the UNITED STATES OF AMERICA, acting by and through the Regional Director, Southwest Region, Bureau of Reclamation, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, Public Law 152, 81st Congress, approved June 30, 1949, (63 Stat. 377), as amended, and rules, orders and regulations issued pursuant thereto, for and in consideration of the payment of THREE HUNDRED AND THIRTY DOLLARS (\$330.00), the receipt of which is hereby acknowledged, quitclaims to FAUSTO ARREDANDIZ, all of its right, title and interest in the following described real property:

A parcel of land in the Valley Gate Subdivision, Block 23, Ysleta Grant, El Paso, El Paso County, Texas, more particularly described by metes and bounds as follows:

Beginning at a City Monument which is at the centerline intersection of Alameda Avenue (formerly known as State Highway No. One) and Little Flower Road thence South $44^{\circ} 42'$ East along the centerline of Alameda Avenue a distance of 432.30 feet to the centerline intersection of Alameda Avenue and Abraham Court; thence South $35^{\circ} 24'$ West along the centerline of Abraham Court 566.07 feet to a point on the easterly right-of-way of the Playa Drain; thence North $19^{\circ} 04'$ West along the easterly right-of-way of the Playa Drain to the point of beginning of the parcel of land being described;

Thence South $35^{\circ} 24'$ West a distance of 3.00 feet to a point;

Thence North $33^{\circ} 12' 02''$ West a distance of 53.99 feet to a point;

Thence North $20^{\circ} 06'$ West a distance of 55.40 feet to a point;

Thence North $39^{\circ} 14'$ East a distance of 19.09 feet to a point on the easterly right-of-way line of the Playa Drain;

Thence on the Playa Drain right-of-way 24.38 feet along the arc of a curve to the right whose central angle is $1^{\circ} 48'$, radius is 776.10 feet and long chord bears South $19^{\circ} 58'$ East a distance of 24.38 feet to a point;

Thence South $19^{\circ} 04'$ East along the Playa Drain right-of-way a distance of 91.66 feet to the point of beginning of the parcel being described containing 0.033 acres (1446.18 square feet) of land more or less. (The above-described land is contained within land described in a quitclaim deed from A. Silverberg, R. Silverberg, and the First National Bank of El Paso, Texas, (Trustee Estate of Felix Martinez) to the United States of America, as recorded in Book 469, page 295, El Paso County deed records.)

TO HAVE AND TO HOLD, the foregoing described premises, together with all and singular the rights, privileges and appurtenances thereto in anywise belonging unto the said FAUSTO ARRIENDARIZ, his heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed this 28th day of April, 1982.

UNITED STATES OF AMERICA

By Robert A. Towler

ACTING Regional Director, SW Region
Bureau of Reclamation
Department of the Interior

ACKNOWLEDGMENT

State of Texas)
) ss.
County of Potter) . .

I, Jamie M. Grates, a Notary Public in and for said County and State, do hereby certify that Robert J. Towles, Acting Regional Director, Southwest Region, 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.

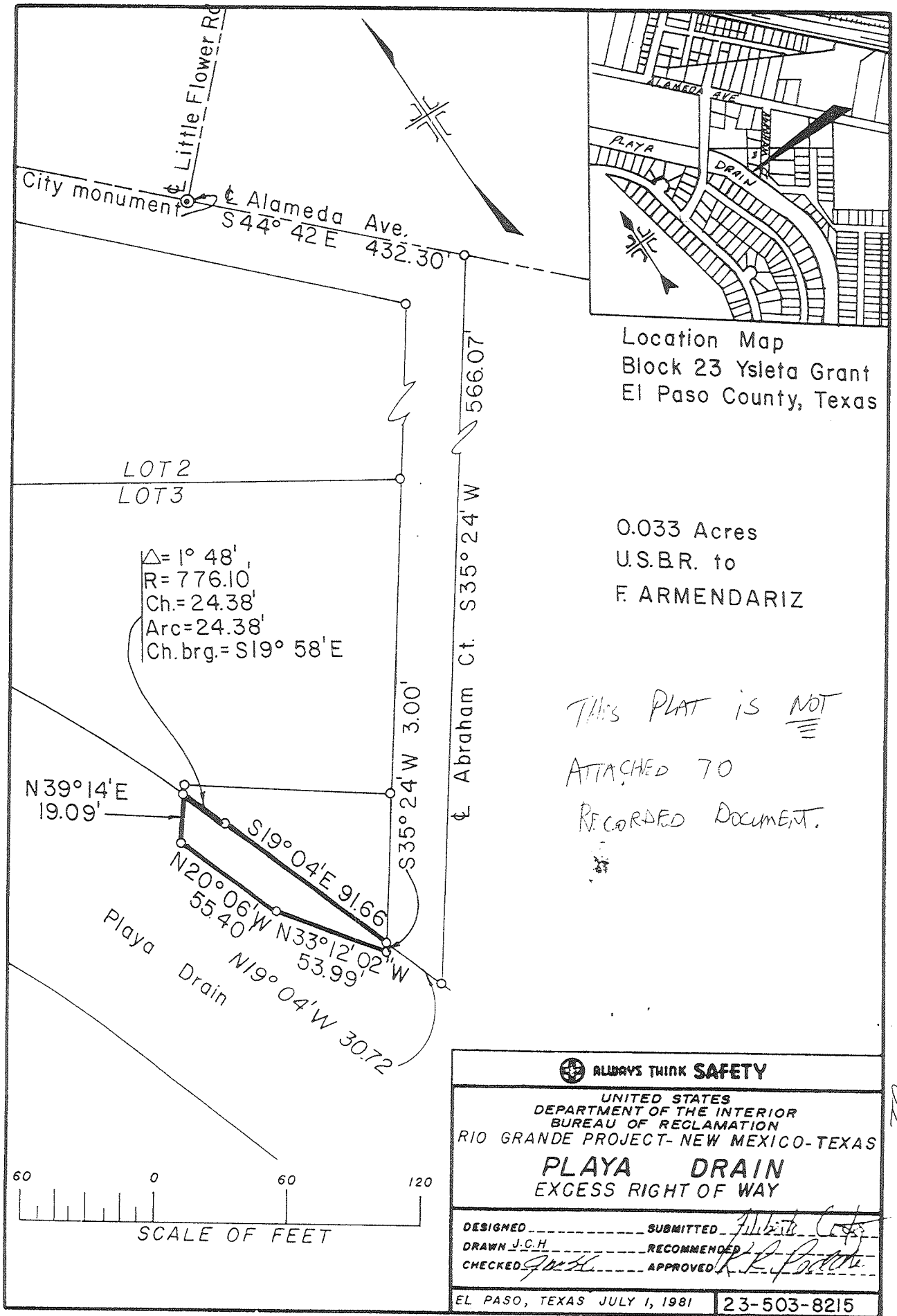
Given under my hand and notary seal this 28th day of April, 1982.

Jamie M. Grates
Notary Public

SEAL

My commission expires:

July 7, 1984



El Paso, Texas, Sept. 27, 1926.

Hon. W. D. Greet,
County Clerk,
El Paso, Texas.

Dear Sir:

There are transmitted herewith for record, four quit-claim deeds, conveying right of way for the Playa Drain of the Rio Grande project, executed by the following:

1. A. Silberberg, et al, deed dated Sept. 15, 1926.
2. T. M. Wingo and l, deed dated Sept. 15, 1926.
3. Ernest George Gnauck and wife, deed dated Sept. 20, 1926.
4. Lyman E. Savage and wife, deed dated Sept. 20, 1926.

Upon receipt of your bill for recording fees, payment will be promptly made.

Very truly yours,

Ottamar Hamale,
District Counsel.

DEPARTMENT OF THE INTERIOR

Bureau of Reclamation

El Paso, Texas, 9/20/26

From Superintendent

To District Counsel

Subject: Donation deed, Rio Grande project.

1. For your consideration, there is transmitted herewith, donation deed, dated 9/15 1926, from Silverberg & Martinez Est. conveying 13.66 acres of land, in Sec. Valley Gate Sub-Drainage Grant For Playa Drain.

2. From the following investigation the grantors named in the deed appear to be the owners of the land:

Search fo Records.

3. The holding from which the land is donated contains about 325.00 acres, is worth about \$ 50,000.00 and has an incumbrance against it of about \$ #####.

4. The land donated is worth about \$ 1400.00 and the structures the United States will place thereon will cost about \$ ###. Those structures are

Wm. Lawrence
Superintendent

El Paso, Texas, SEP 24 1926

The donation deed above described is approved as to form and legal sufficiency, and, in my opinion, it is advisable for the United States, without further assurances of title, to accept and record the deed, and utilize the land for the purpose indicated.

William Kinnel
District Counsel

El Paso, Texas, Oct. 25, 1926

The donation deed above described has been accepted and recorded, and is transmitted herewith to the Washington office for filing.

Superintendent

(8077)

DEPARTMENT OF THE INTERIOR

Bureau of Reclamation

El Paso, Texas, 9/20/26

From Superintendent

To District Counsel

Subject: Donation deed, Rio Grande project.

1. For your consideration, there is transmitted herewith, donation deed, dated 9/15 1926, from Silverberg & Martinez Est. conveying 13.66 acres of land, in Sec. Valley Gate Sub-div ^{Range} Yaleta Grant For Playa Drain.

2. From the following investigation the grantors named in the deed appear to be the owners of the land: _____

Search fo Records.

3. The holding from which the land is donated contains about 325.00 acres, is worth about \$ 50,000.00 and has an incumbrance against it of about \$ #####.

4. The land donated is worth about \$ 1400.00 and the structures the United States will place thereon will cost about \$ ###. Those structures are _____

L. M. Lawson,
Superintendent

El Paso, Texas, Sep 24 1926

The donation deed above described is approved as to form and legal sufficiency, and, in my opinion, it is advisable for the United States, without further assurances of title, to accept and record the deed, and utilize the land for the purpose indicated.

Ottamar Hamel,
District Counsel

El Paso, Texas, Oct. 25, 1926

The donation deed above described has been accepted and recorded, and is transmitted herewith to the Washington office for filing.

L. M. Lawson,
Superintendent

(8077)

