

CITY OF MARFA
SPECIAL USE PERMIT APPLICATION
APPLICATION # 2026-01

Each item on this Application must be completed, and all required documentation must be submitted with this form before the Application is accepted for processing. The Application will not be accepted for processing until City staff reviews and accepts it for accuracy and completeness. Submittal of an Application does not constitute acceptance.

Date Submitted to City: 1/19/2025

Legal Name of Applicant: AEP Texas, Inc.

Applicant's Authorized Representative: Fred Guerrero Jr

Mailing Address: 1 Riverside Plaza, Columbus, Ohio 43215

E-mail Address: fguerrero1@aep.com

Phone Number: Work: 361-215-8299

Home: _____

Physical Address of Property where Special Use Permit is requested:
102, 104 N. Aparejo St., Marfa, TX 79843

Legal Description of Property: 4.0388 acres of land, situated at 102, 104 N. Aparejo St., Marfa, TX 79843, the same being described as

follows: Parcel 1: 5 1/2 Block No. 103, Original Townsite of Marfa, Presidio County, Texas; Parcel 2: N 1/2 of Block No. 103, Original Townsite of Marfa, Presidio County, Texas;

Parcel 3: A 3.57 acre tract, more or less, out of 6.71 acre tract in Section 244, Block 8, G.H. & S.A. Ry. Co. Survey, City of Marfa, Presidio County, State of Texas.

Description of Use Requiring Special Use Permit, including proposed hours of operation:
Pease see attached documents labeled, "Description of Use" and "#5 Site Plan Required Information (a-q)".

REQUIRED DOCUMENTATION

1 . Proof of Ownership/Authority:

Legal Name of Property Owner: Jesusista Williams Silva, Aida Williams Tarin, Daniel Eric Williams, Troy Leif Williams

Please provide one copy of a certificate from a title company, warranty deed or other legal documents demonstrating the current property owner.

AND

If Applicant and property owner are not the same, notarized written authorization from the property owner, authorizing the Applicant to submit the application and develop the property for the proposed special permit use.

2. Metes and Bounds Description: If the legal description consists of portions of lots or blocks, or if a legal subdivision has not been recorded for the property, one (1) copy of a written, sealed metes and bounds description is required for the entirety of the property proposed for a special use permit. The metes and bounds description shall be accompanied by a survey map, shall contain the stamp or seal of a professional engineer or a registered land surveyor, and shall be dated within one year of the application submittal date.

3. Current Zoning of Subject Property: Provide a current zoning map of the property proposed for the special use permit with the proposed area to be affected outlined in red. You will work with City staff on this item.

4. Area of Notice: Provide a map depicting the approximate area of notice required for the proposed special use permit as required by Marfa Planning and Zoning Ordinance Section 10-5. The map must identify the real property within 300 feet of the property on which the special use permit is proposed. You will work with City staff on this item.

5. Site Plan: Provide three (3) copies of a detailed site development plan including the following required information:

- a. **Legal Description of Property**
- b. **North Point**
- b. **Location of existing boundary lines and dimensions of the tract**
- c. **Dimensions and locations of side, front and back yards, meeting zoning requirements**
- d. **Location and size to the nearest one-half (1/2) foot of all proposed buildings and land improvements**
- e. **Clear designation of the location and size of points of ingress and egress, curb cuts, and driveways**
- f. **Clear designation of areas reserved for off-street parking and off-street**

loading, number, and size of parking spaces (including accessible spaces) lighting of parking areas

- g. Centerline of existing water courses, drainage features and location and size of existing and proposed streets and alleys
- h. Landscaped areas
- i. Open spaces
- j. Pedestrian ways and sidewalks
- k. Stamp or seal of the professional engineer or registered architect who prepared the plans
- l. Stormwater drainage
- m. Retaining walls, where applicable
- n. Screening walls or fences
- o. Utility rights of way and easements
- p. Architectural designs of structures (and side elevations) showing height of highest elevations
- q. Lighting plan - compliance with City Dark Sky Ordinance

6. **Mitigating Features:** Applicant may attach information regarding any mitigating features the Applicant proposes to include in the proposed development that will reduce negative impacts of the use which necessitates the special use permit.

7. **Submittal Verification Form:** Please submit a fully executed submittal verification form signed by the owner of the subject property, the Applicant and representative.

Attach copies of any required permits, licenses, or authorizations necessary for specific type of special use proposed, if applicable. (for example, OSHA, state, and health agencies, etc.)

Adjacent property owners will be sent a form on which to indicate their approval or disapproval of the proposed Special Use Permit Request. Their input is one of the various factors to be considered by the Board of Adjustment in making their decision.

OTHER REQUIREMENTS:

All applicable city ordinances must be complied with.

If all items requested are not received with this application, the process will be delayed.

Thank you for taking the time to explain your request. Please read the Special Use Permit Information Sheet that you will be given by city staff so that you will better understand the process and know what to expect at the public hearing. If you have any questions, do not hesitate to contact City Hall.

For Office Use Only:

Zoning Fee Received (\$160.00) + \$40.00 publication fee

Check _____ Check # _____

Cash _____

Date Accepted and Approved as Complete: _____

Reviewed and Approved by: _____

SUBMITTAL VERIFICATION FORM

I, the Applicant, and/or representative for this Application, acknowledge the following:

1. I attest that this Application is complete and accurate to the best of my knowledge. I understand that any inaccurate or incomplete information provided on this Application may delay the processing of the Application and may delay any scheduled public hearings.

2. I have checked for zoning conditions, special contract conditions, deed restrictions, restrictive covenants, and subdivision plat notes for the property proposed for special use permit. (If a conflict should result with this Application due to zoning conditions, special contract conditions, deed restrictions, restrictive covenants, and subdivision plat notes, it will be the Applicant's responsibility to resolve the conflict.) I understand the implications of use and development restrictions that are a result of any zoning conditions, special contract conditions, deed restrictions, restrictive covenants, and subdivision plat notes. I understand that if requested, I must provide copies of any zoning conditions, special contract conditions, deed restrictions, restrictive covenants, and subdivision plat notes that may apply to this property proposed for special use permit.

3. I understand that the Applicant or representative is required to attend all scheduled meetings regarding this Application, including the Planning and Zoning Commission public hearing, and the City Council public hearing. If the Applicant or representative fails to appear at the scheduled public hearing before the Planning and Zoning Commission or City Council, the application may be postponed or may be heard without representation at the discretion of the body holding the hearing. I understand that if an Applicant or representative fails to appear at the subsequent postponed hearing, this application may be dismissed for want of prosecution. Failure to receive a notice by the City shall not excuse failure to appear at the Planning and Zoning Commission or City Council public hearing.

4. I understand that the City Council may approve, modify, deny, or table this application at its discretion and may or may not follow the recommendations of the Planning and Zoning Commission. A majority vote of all members of the City Council is required to overrule a recommendation of the City Plan Commission.

AEP Texas, Inc.

Name of Applicant

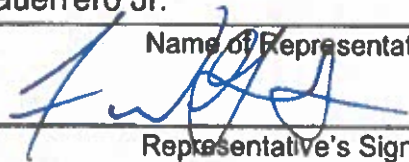
Fred Guerrero Jr.

Name of Representative

Applicant's Signature

1/19/2026

Date



Representative's Signature

1/19/2026

Date



An **AEP** Company

January 15, 2026

City of Marfa

Dear Sir or Madam:

The proposed use of this site is the construction of an electric substation intended to improve the reliability and resiliency of the electric grid serving the residents and businesses of Marfa, Texas. This facility is necessary to support existing demand and future growth while enhancing overall system performance and outage response.

If the Special Use Permit is approved, the project will be designed and constructed in compliance with the City of Marfa's Dark Sky Ordinance. All lighting will be shielded and directed inward to illuminate only substation equipment and operational areas, ensuring that light does not trespass onto adjacent properties or the surrounding neighborhood. Service and maintenance lighting within the substation will be used only as needed for emergency nighttime work or critical maintenance activities and will not be operated on a continuous or routine basis.

The substation will be enclosed by a non-chain-link fence, consistent with materials agreed upon with the City, and landscaping will be installed along the fence line where feasible. Landscaping will consist of appropriate low-profile vegetation; no large trees are proposed that could interfere with electrical infrastructure or safety requirements. All substation equipment (excluding poles) will be less than 30 feet in height. The substation pad will be constructed with permeable materials designed to allow stormwater to pass through the foundation, minimizing runoff and supporting natural drainage on the site.

Existing residential structures on the property will be demolished, and the site will be graded to a level condition to accommodate the substation equipment. The perimeter fence will be located approximately 100 feet from Aparejo Street, with the main substation equipment set back an additional 50 feet or more from the fence line. All layouts currently provided are conceptual in nature; final dimensions and detailed plans will be developed and submitted as part of the next phase of the design process following permit approval.

The substation will be an unmanned facility and will not be occupied by personnel on a regular basis. On-site activity will be limited to the initial construction phase and periodic maintenance or repair visits thereafter.

Mitigation measures will include, but are not limited to, downward-directed lighting that does not trespass onto neighboring properties, upgraded fencing for security and visual screening, and landscaping around the perimeter of the site to reduce visual impacts.

We appreciate the City's consideration of this application and look forward to continuing to work collaboratively to ensure this project is compatible with the community and the character of Marfa.

Sincerely,

Fred Guerrero Jr.
External Affairs Manager

December 31, 2025

In connection with the Special Use Permit being submitted to the City of Marfa by AEP on our behalf, we—**Jessi Williams Silva, Aida Williams Tarin, Daniel Eric Williams, and Troy Leif Williams**—as the owners and/or heirs of the described property in Marfa, Texas, agree to AEP’s request and to the use described in the attached Special Use Permit. The legal descriptions of the properties are as follows:”

Parcel 1:

S ½ of Block No. 103, Subdivision of Survey 244, Block 8, Certificate 1/508, G.H. & S.A. Ry. Co. of the City of Marfa, Presidio County, Texas, consisting of 0.31 acres, more or less (“Parcel 1”);

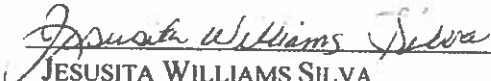
Parcel 2:

N ½ of Block No. 103, Subdivision of Survey 244, Block 8, Certificate 1/508, G.H. & S.A. Ry. Co. of the City of Marfa, Presidio County, Texas, consisting of 0.31 acres, more or less (“Parcel 2”);

Parcel 3:

3.57-acre tract, more or less, out of 6.71-acre tract in Survey 244, Abstract 6350, Block 8, G.H. & S.A. Ry. Co. Survey, City of Marfa, Presidio County, Texas (“Parcel 3”);

Respectfully,

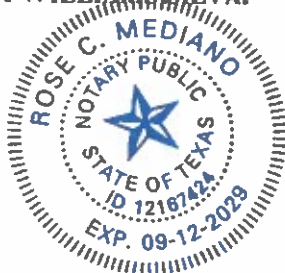


JESUSITA WILLIAMS SILVA

STATE OF TEXAS

COUNTY OF PRESIDIO

This instrument was acknowledged before me on the 2nd day of January, 2026, by
JESUSITA WILLIAMS SILVA.





NOTARY PUBLIC, STATE OF TEXAS

Aida Williams Tarin
AIDA WILLIAMS TARIN

STATE OF TEXAS
COUNTY OF PRESIDIO

This instrument was acknowledged before me on the 2nd day of January, 2026, by
AIDA WILLIAMS TARIN.



Rose C. Mediano
NOTARY PUBLIC, STATE OF TEXAS

[Handwritten Signature]

DANIEL ERIC WILLIAMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Joaquin

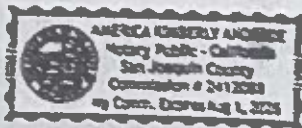
On the 31 day of December, 2025, before me, America Kimberly Andrade
Notary Public, personally appeared DANIEL ERIC WILLIAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *America Andrade*

(Seal)





Troy Leif Williams

12/31/25

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

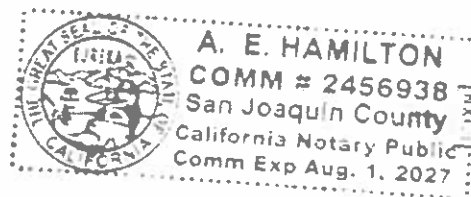
COUNTY OF Santa Joaquin

On the 31 day of December, 2025, before me, A. E. HAMILTON,
Notary Public, personally appeared **TROY LEIF WILLIAMS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
(Seal)





Site Plan: Provide (3) copies of a detailed development plan including the following required information:

- a. Legal Description of Property
 - Provided in the application under the section titled "Legal Description of Property"
- b. North Point
 - Provided in document labeled "Shorthorn Preliminary Site Plan 1-A"
- c. Location of existing boundary lines and dimensions of the tract
 - Provided in documents labeled "Shorthorn Preliminary Site Plan 1-A", "Shorthorn Preliminary Site Plan 1-B", and "Shorthorn – Williams – survey".
- d. Dimensions and locations of side, front and back yards, meeting zoning requirements
- e. Location and size to the nearest one-half (1/2) foot of all proposed buildings and land improvements
 - Provided in document labeled "Shorthorn Preliminary Site Plan 1-B". The only building we plan to have on site is labeled "DICM" on the plans. DICM stands for Drop in control module, this is where our electronic equipment is housed.
 - Detailed land improvements outside of the "Station Pad" in "Shorthorn Preliminary Site Plan 1-A" cannot be obtained until this project moves forward and AEP Texas is able to fine tune design for construction.
- f. Clear designation of the location and size of points of ingress and egress, curb cuts, and driveways
- g. Clear designation of areas reserved for off-street parking and off-street loading, number, and size of parking spaces (including accessible spaces) lighting of parking areas
 - Not applicable. Outside of initial construction, this site will not have designated parking and will not have a need for parking outside of our station fence.
- h. Centerline of existing water courses, drainage features and location and size of existing and proposed streets and alleys
 - Centerline of Alamito Creek is shown on document labeled "Shorthorn Preliminary Site Plan 1-A". Existing streets and alley sizes are shown on document labeled "Shorthorn - Williams – survey".
- i. Landscaped areas
 - Landscaping will consist of appropriate low-profile vegetation; no large trees are proposed that could interfere with electrical infrastructure or safety requirements. Landscaping is not shown on the site plans since this will be mutually agreed upon by the suggestions of the Planning and Zoning Committee, City of Marfa and AEP Texas.
- j. Open Spaces
- k. Pedestrian ways and sidewalks
 - Not applicable. Sidewalks or pedestrian ways are not required



An **AEP** Company

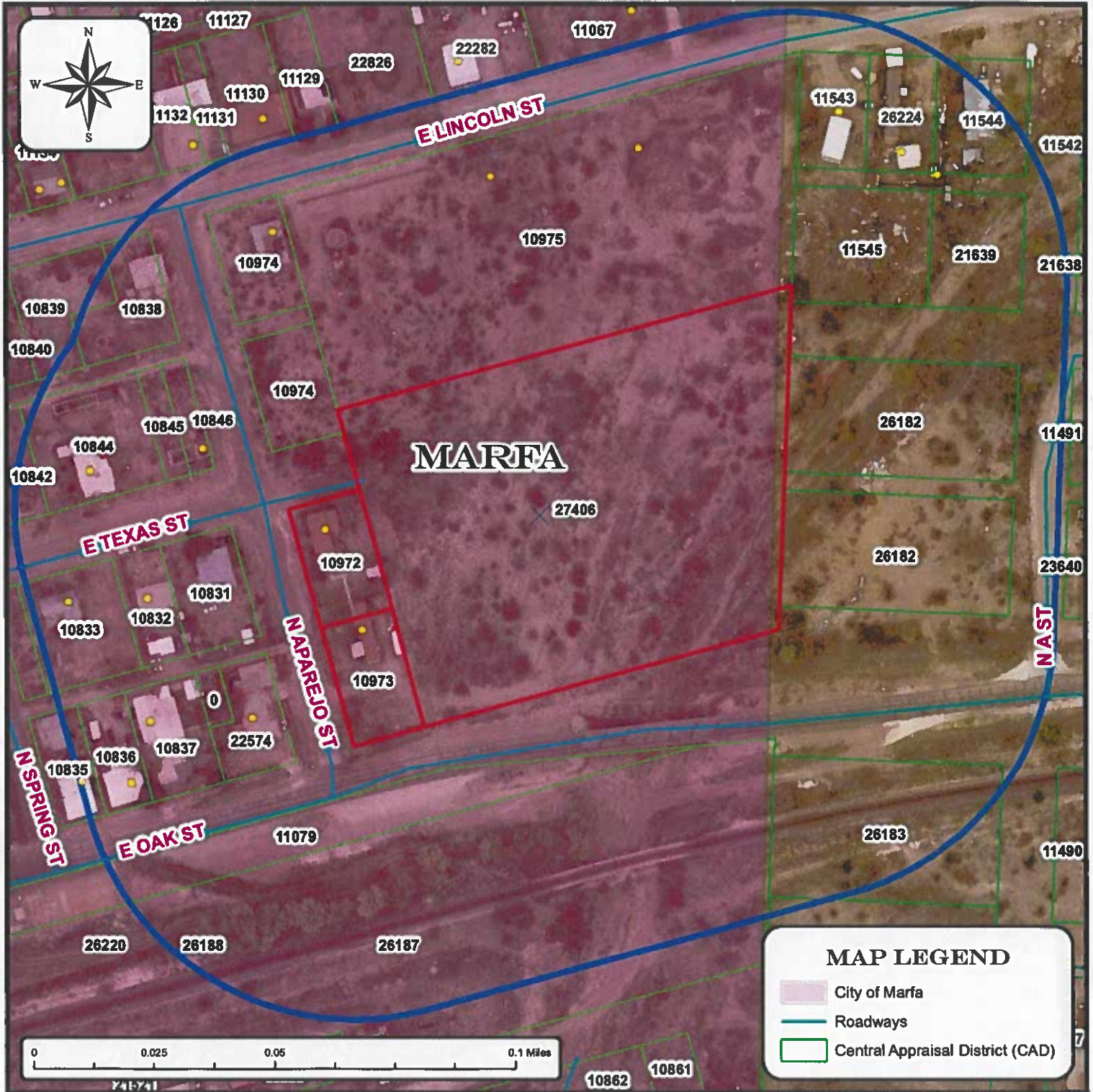
- l. Stamp or seal of the professional engineer or registered architect who prepared the site plans
 - Not applicable. Site plans are preliminary and will not have a professional engineer stamp since drawings are not finalized.
- m. Stormwater drainage
 - The substation pad will be constructed with permeable materials designed to allow stormwater to pass through the foundation, minimizing runoff and supporting natural drainage on the site. Exact stormwater drainage will be provided once an in-depth study is completed during the final design process.
- n. Retaining walls, where applicable
 - Not applicable due to pad construction, see above.
- o. Screening walls or fences
 - Proposed fence lines are shown on documents labeled "Shorthorn Preliminary Site Plan 1-A" and "Shorthorn Preliminary Site Plan 1-B". The substation will be enclosed by a non-chain-link fence, consistent with materials and height agreed upon with input from Planning and Zoning and the City of Marfa.
- p. Utility rights of way and easements
 - Shown in document labeled "Shorthorn – Williams – survey".
- q. Architectural designs of structures (and side elevations) showing height of highest elevations
 - To be presented to planning and zoning members at meeting or prior to.
- r. Lighting Plan – compliance with City Dark Sky Ordinance
 - Included in document labeled "Shorthorn Conceptual Lighting Plan 1-A" and "Shorthorn Conceptual Lighting Plan 1-B" with adjustments made, if needed, after construction to comply with Dark Sky.

Mitigating Features: Mitigation measures will include, but are not limited to, downward-directed lighting that does not trespass onto neighboring properties, upgraded fencing for security and visual screening, and landscaping around the perimeter of the site to reduce visual impacts. Other mitigations consist of Station equipment being 60' from West side of Aparejo St., then 100' ft from East side of Aparejo St., and then another 75' feet from station fence with total of approximately 235' from the West side of Aparejo St. We are willing to coordinate with the Planning and Zoning Committee ahead of the meeting to resolve details prior to the in-person session.

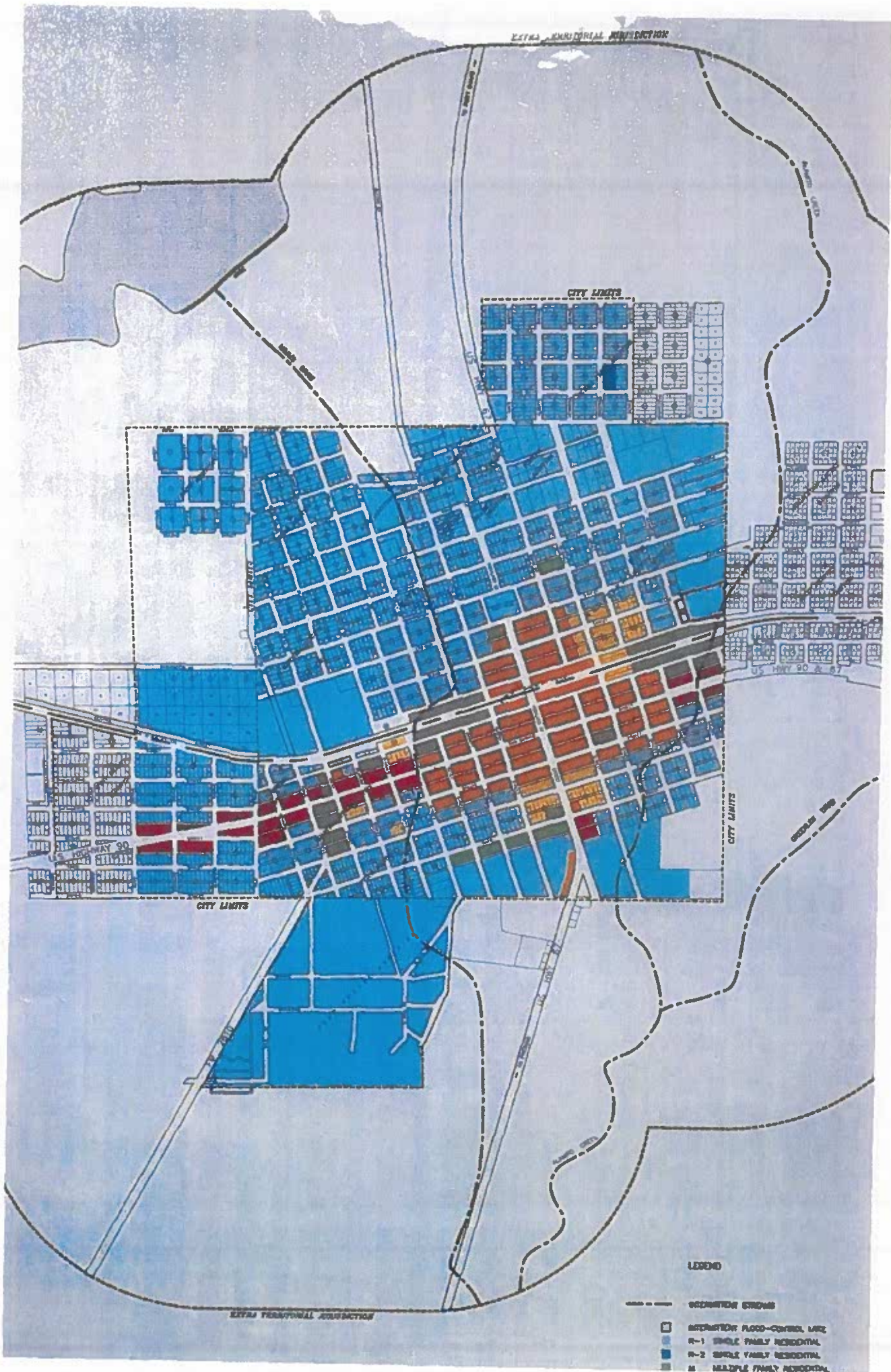


BUFFER ZONE DEPICTION

PROPERTY ID'S: 10972, 10973 & 27406



This map was produced with Rio Grande Council of Government files in an effort to determine the approximate 300' buffer (BLUE) for the highlighted parcels (RED). Mapped roadways are as determined by the R.G.C.O.G. 9-1-1 GIS Coordinator for first responder dispatch. Mapped C.A.D. and annexation boundaries are a close proximity to copies of official parcel/annexation maps and should not be considered exact. Please consult official county and city records in case of disputes or questions.
 Imagery Credits: EagleView 2024; Production Date: 11/10/2025



LEGEND

- OCCUPATION STRIPS
- INTERMEDIATE FLOOD-CONTROL WAZ
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 SINGLE FAMILY RESIDENTIAL
- M MULTIPLE FAMILY RESIDENTIAL



U.S. Fish and Wildlife Service

National Wetlands Inventory

Shorthorn Substation

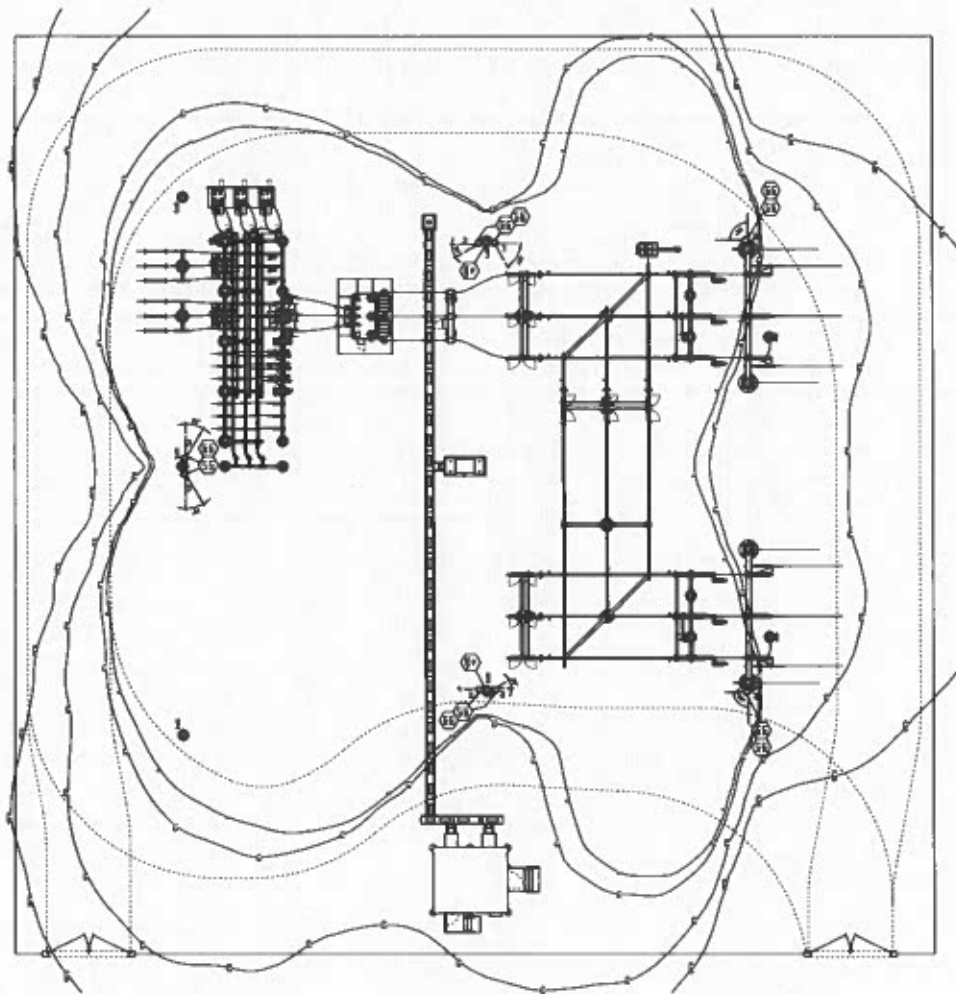


December 12, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



E OAK BL

NORTH POINT

NO.	DESCRIPTION	DATE
1	AS SHOWN	

N AVENUE ST

REFERENCE DIMENSIONS
 1" = 10'-0" (VERTICAL)
 1" = 10'-0" (HORIZONTAL)

LEGEND:
 ○ LIGHT FIXTURE
 ○ LIGHT FIXTURE (SEE PLAN)
 ○ LIGHT FIXTURE (SEE SECTION)

Shawson Conceptual Lighting Plan 1-8
 PROJECT NO. 14-000000-0000
 SHEET NO. 14-000000-0000-0001
 DATE 11/11/2014
 DRAWN BY [Name]
 CHECKED BY [Name]
 APPROVED BY [Name]



Security lighting
(will be dark sky
compliant)

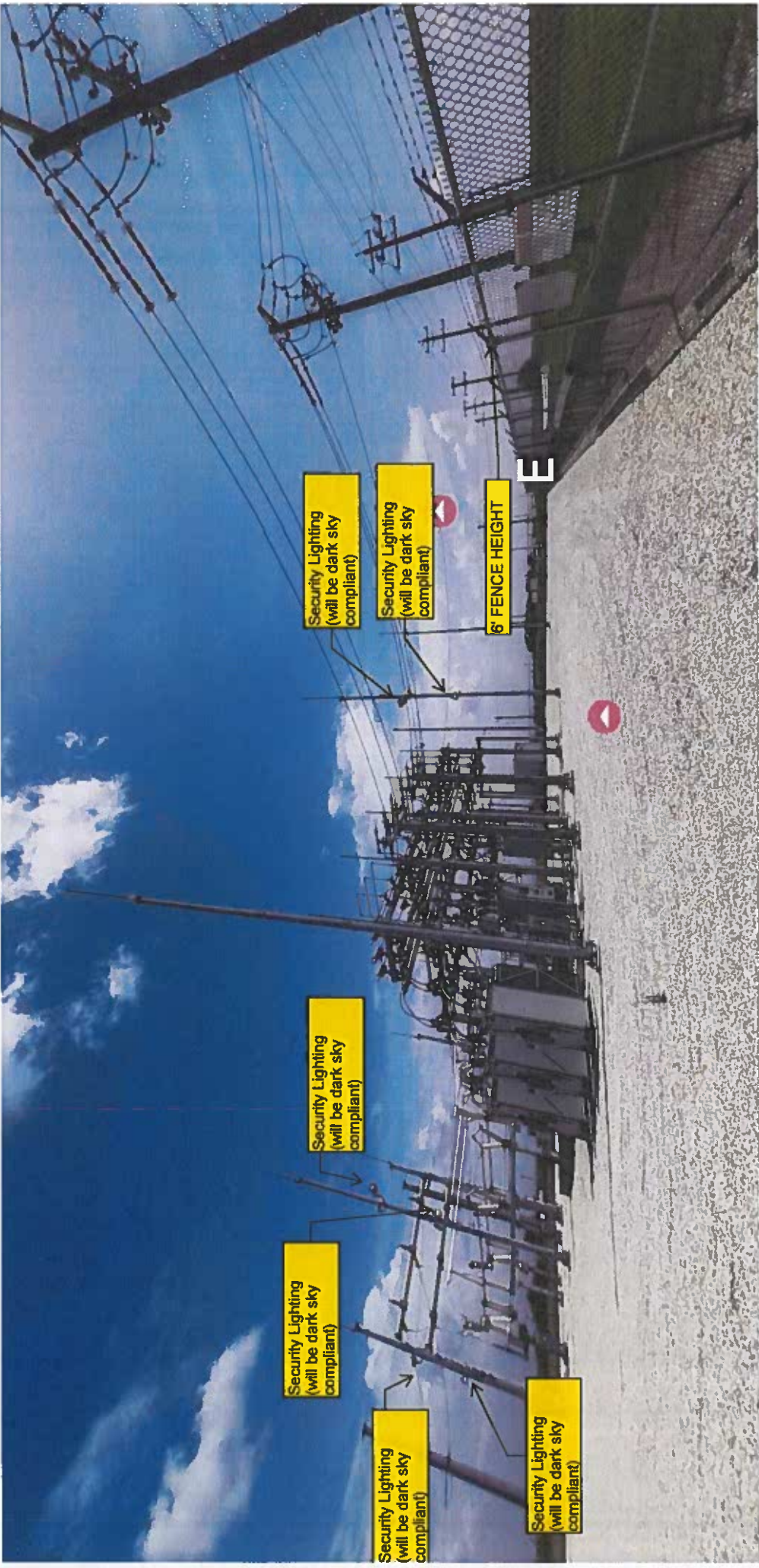
Security lighting
(will be dark sky
compliant)

N. Aparejo St

DICM

S

W



Security Lighting
(will be dark sky
compliant)

Security Lighting
(will be dark sky
compliant)

6' FENCE HEIGHT

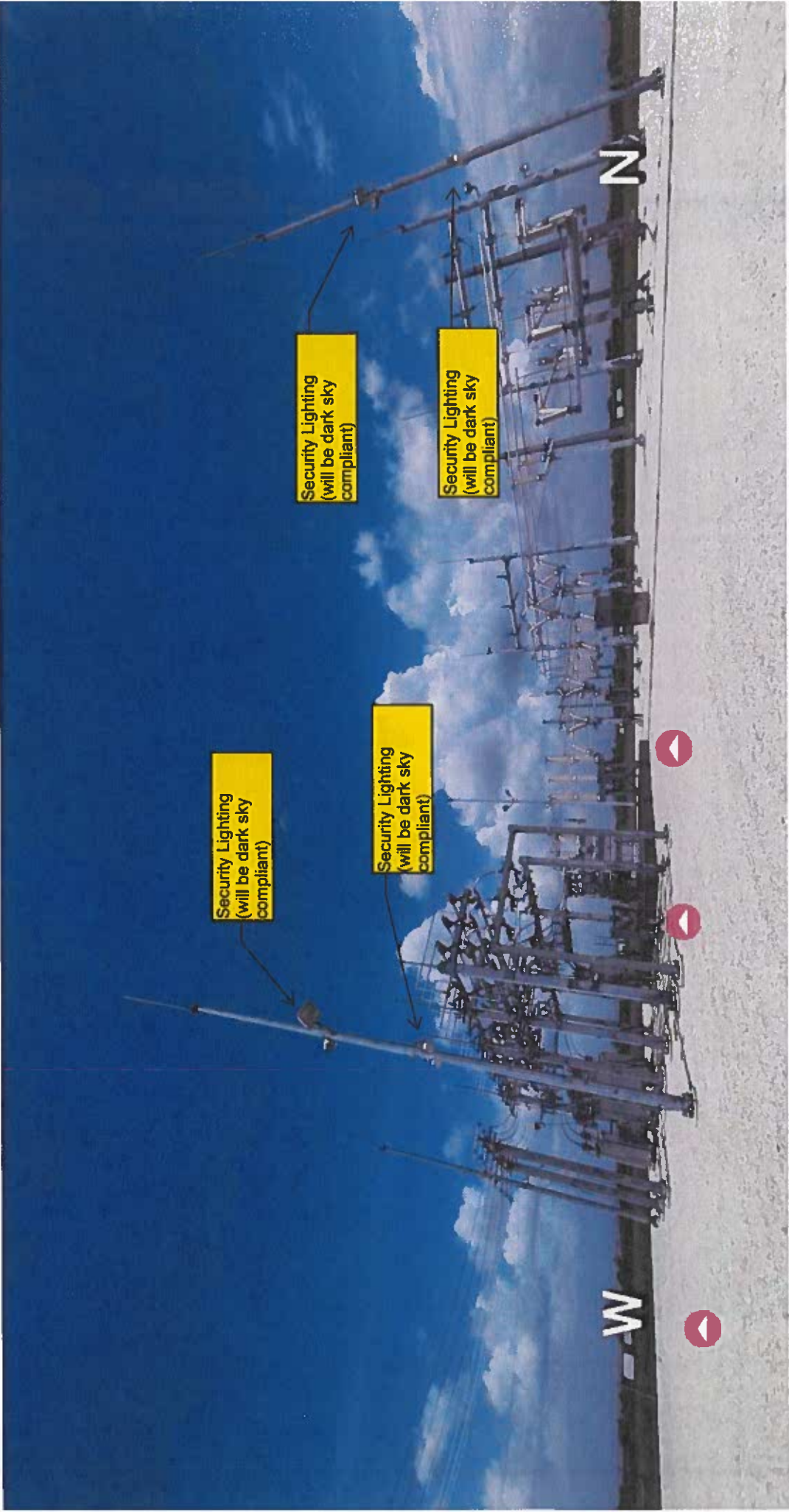
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Security Lighting
(will be dark sky
compliant)

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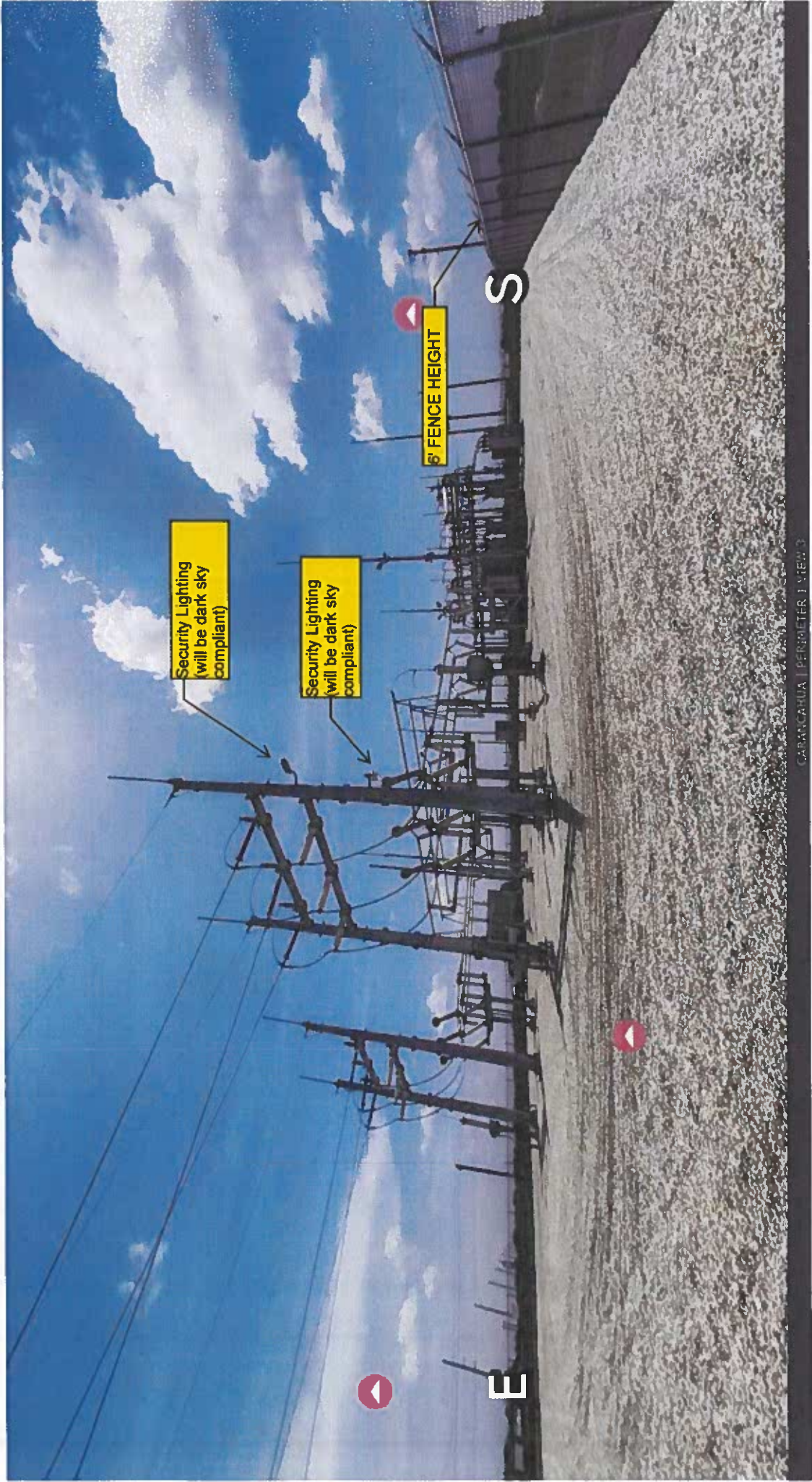
Security Lighting
(will be dark sky
compliant)

Security Lighting
(will be dark sky
compliant)

6' FENCE HEIGHT

N. Aparejo St

W



E

S

6' FENCE HEIGHT

Security Lighting
(will be dark sky
compliant)

Security Lighting
(will be dark sky
compliant)

Carancahua Substation



Image

Taylor Smith on 8/28/2019 at 9:12 am EST. Last updated 8/28/2019 at 9:12 am EST.



IT IS ACCORDINGLY ORDERED, ADJUDGED and DECREED that judgment be entered herein in favor of the Plaintiffs and that the Plaintiffs, JESUSITA WILLIAMS SILVA, AIDA WILLIAMS TARIN, DANIEL R, WILLIAMS, AND RICHARD R. WILLIAMS, have and hold indefeasible fee simple title to the real property lying and being situated in the County of Presidio, State of Texas, as described on attached Exhibit A.

IT IS FURTHER ACCORDINGLY ORDERED, ADJUDGED and DECREED that said judgment is final and appealable for all purposes.

Announced and rendered on May 13, 2017, and
SIGNED AND ENTERED this 13th day of March, 2017.



JUDGE PRESIDING

AGREED AS TO FORM:



Bart Medley

Attorney *Ad Litem* for John Williams and the Unknown Heirs, Successors and Assigns
of John Williams and Joseph Williams and the Unknown Heirs, Successors and Assigns
of Joseph Williams, Defendants



True and correct copy of
original filed in the Presidio
County District Clerk's office.

METES AND BOUNDS DESCRIPTION of a survey of a 3.57 acre tract of land out of a 6.71 acre tract out of Survey 244, Abstract No. 6350, Block 8, G.H.&S.A. RY Co Survey, Presidio County, Texas, being the same tract of land described as 4 acres more or less in a deed recorded in Volume 21 at Page 178 of the Presidio County deed records. Said 6.71 acres being all of those lands remaining of a tract of land described in a Transfer of Vendors Lien recorded in Volume 28 at Page 430 of the Presidio County deed records. Said 3.57 tract of land being more particularly described as follows:

BEGINNING at a point in the easterly line of Block 104 of the Original Town of Marfa being the southwest corner of a 3.14 acre tract of land conveyed by Raymond F. Espudo to Marfa Skies LLC by General Warranty Deed recorded as Document #20150000717 among the deed records of Presidio County and from which an iron rod with surveyors cap marked "Spanagel RPLS 4761" found in the south line of Lincoln Street to mark the northeast corner of Block 104 bears North 14 deg. 44 min. 0 sec. West 244.95 feet and from the beginning point an iron rod with surveyors cap marked "Spanagel RPLS 4761" found to mark the southeast corner of Block 104 bears South 14 deg. 44 min. 0 sec. East 24.99 feet; Thence

North 75 deg. 16 min. 0 sec. East with the south line of the aforesaid 3.14 acre tract a distance of 519.35 feet to a point in the east line of Survey 244 and the west line of Survey 243, Block 8 and being a point in the west line of East Heights Addition to the City of Marfa, an iron rod with surveyors cap marked "Spanagel RPLS 4761" found for the northeast corner of this tract and the southeast corner of the aforesaid 3.14 tract; Thence

South 2 deg. 42 min. 59 sec. West a distance of 348.99 feet with the common line of Survey 244 and Survey 243 and with the west line of East Heights Addition to an iron rod with surveyors cap marked "Spanagel RPLS 4761" found to mark the southeast corner of this tract; Thence

South 75 deg. 16 min. 0 sec. West a distance of 414.88 feet to a point in the easterly line of Block 103 of the Original Town of Marfa, an iron rod with surveyors cap marked "Spanagel RPLS 4761" found to mark the southwest corner of this tract; Thence

North 14 deg. 44 min. 0 sec. West at 307.94 feet passing an iron rod with surveyors cap marked "Spanagel RPLS 4761" marking the southeast corner of Block 104 and continuing in all a distance of 307.94 feet to the POINT OF BEGINNING and containing 3.57 acres of land.

This survey was made without the benefit of a title report and may not reflect all easements or restrictions of record. A plat of survey accompanies this description.

Bearings are based on Texas Coordinate System, South Central Zone, NAD 1927 reference survey by John August Spanagel recorded in Document #20150000717 deed records of Presidio County.

I hereby certify that the information shown hereon is true and correct to the best of my knowledge and belief, and that the lines and corners shown were established by a field survey performed by me or under my direct supervision.

Signed

Ken West

Date

January 24, 2016

Ken West
Registered Professional Land Surveyor # 5927
PO BOX 884 Alpine, Texas 79831
Firm No. 10050100



True and correct copy of original filed in the Presidio County District Clerk's office.

E.H.A.

WARRANTY DEED

1493-82

THE STATE OF TEXAS
COUNTY OF PRESIDIO

} KNOW ALL MEN BY THESE PRESENTS:

That we, Antonio D. Carrillo (also known as "Tony Carrillo" but being
one and the same person) and wife, Isabelle C. Carrillo

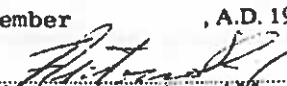
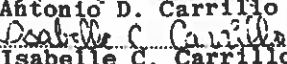
of the County of Reeves and State of Texas for and in
consideration of the sum of TEN AND NO/100 (\$10.00) -----

----- DOLLARS
and other valuable consideration to the undersigned paid by the grantee^s herein named, the receipt of
which is hereby acknowledged, and for which no lien either expressed or implied
is retained to shall exist;

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
Guadalupe B. Williams and wife, Candelaria R. Williams, Daniel R. Williams and Jesusita
W. Silva, of San Joaquin County, California; Richard R. Williams of Santa Clara County,
California, and Aida W. Cano, of Presidio County, Texas , all of
the following described real property in Presidio County, Texas, to-wit:

BEING all of the South one-half (S½) of Block No. One Hundred Three (103)
of the City of Marfa, Texas, as shown by the Map of said City of record in the
Deed Records of Presidio County, Texas; same being a subdivision of Survey 244,
Block 8, Certificate 1/508, G.H. & S.A. Ry. Co.;
It further being the same land conveyed by deed from Jose Williams, et ux to
Quintin Williams on the 1st day of June, 1922, as it appears of record in Vol. 62,
pages 266 et seq., of the Deed Records of Presidio County, Texas, to which reference
is here made for a more particular description hereof and for all intents and
purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee s, themselves, their heirs and assigns
forever; and we do hereby bind ourselves, our heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.
This conveyance is made expressly subject to all valid and subsisting easements,
restrictions, rights-of-way, conditions, exceptions, reservations and covenants of
whatsoever nature of record, if any, and also to the zoning-laws and other governmental
authorities applicable to and enforceable against the above described premises.

EXECUTED this 8th day of December, A.D. 19 82,

Antonio D. Carrillo

Isabelle C. Carrillo

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Mailing address of each grantee:

Name: Guadalupe B. and Candelaria R. Williams, Daniel R. Williams,
Address: Box CD, Tracy, Ca. 95376 Address: 1010 E. Winsor, Stockton, Ca. 95205

Jesusita W. Silva Aida W. Cano
732 S. Everglade, Stockton, Ca. 95205 P.O. Box 162, Marfa, Texas 79843

Richard R. Williams, P.O. Box 2584, Sunnyvale, California 94087
(Acknowledgment)

STATE OF TEXAS
COUNTY OF PRESIDIO }

This instrument was acknowledged before me on the 0th day of December, 1982
by Antonio D. Carrillo and wife, Isabella C. Carrillo

My commission expires: 8/6/86



Sandra A. Billingsley
Notary Public, State of Texas
Notary's printed name: Sandra A. Billingsley

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the ___ day of ___, 19__
by

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the ___ day of ___, 19__
by ___ of ___ a ___ corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

FILED FOR RECORD ON THE 15 DAY OF DECEMBER, A.D., 1982 AT 3:30 O'CLOCK P. M.
AND RECORDED ON THE 21 DAY OF DECEMBER, A.D., 1982 AT 9:35 O'CLOCK A. M.
IDA PRIETO, COUNTY CLERK, PRESIDIO COUNTY, TEXAS. BY: [Signature] DEPUTY.

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OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Quitclaim Deed

Date: April 23, 2017

Grantor: CELIA V. WILLIAMS (surviving spouse of Richard R. Williams)

Grantor's Mailing Address:

P.O. Box 938
Marfa, Texas 79843
Presidio County, Texas

Grantees: DANIEL R. WILLIAMS AND JESUSITA W. SILVA

Grantee's Mailing Address:

1633 E. Bianchi Rd #169
Stockton, California 95210-7610

P. O. Box 1458
Marfa, Texas 79843

Consideration: Cash and other good and valuable consideration paid from Grantee's separate property

Property (including any improvements):

Being twenty five percent (.25), half, (12.5%) to Daniel R. Williams and half (12.5%) to Jesusita W. Silva, of the North one-half (N1/2) of Block No. One Hundred Three (103) of the City of Marfa, Texas, as shown by the Map of said City of record in the Deed Records of Presidio County, Texas; same being a subdivision of Survey 244, Block 8, Certificate 1/508 G. H. & Ry. Co; It is further being the same land conveyed by deed from Henry S. Beach, as Independent Executor of the Estate of Louise H. Dean, deceased, et al to Quintin Williams on the 12th day of June, 1918, as it appears of record in Volume 58, pages 71 et seq., of the Deed Records of

Presidio County, Texas, to which reference is here made for a more particular description hereof and for all intents and purposes.

Being twenty five percent (.25), half (12.5%) to Daniel R. Williams and half (12.5%) to Jesusita W. Silva, of the South one-half (S1/2) of Block No. One Hundred Three (103) of the City of Marfa, Texas as shown by the Map of said City of record in the Deed Records of Presidio, County, Texas; same being a subdivision of Survey 244, Block 8, Certificate 1/508 G.H. & Ry. Co; it is further being the same land conveyed by deed from Jose Williams, et ux to Quintin Williams on the 1st day of June, 1922, as it appears of record in Vol. 62, pages 266 et seq. of the Deed Records of Presidio County, Texas, to which reference is here made for more particular description hereof and for all intents and purposes.

Being twenty five percent (.25), half (12.5%) to Daniel R. Williams and half (12.5%) to Jesusita W. Silva, Plat of Survey of a 3.57 acre tract of land out of a 6.71 acre tract out of Survey 244 Abstract No. 6350, Block 8, G.H. & S.A. Ry Co Survey, Presidio County, Texas and being the same tract of land described as 4 acres more or less in a deed recorded in Volume 21 at Page 178 of the Presidio County Deed Records. Said 6.71 acres being all of those lands remaining of a tract of land described in a transfer of Vendors Lien Recorded in Volume 28 of Page 430 of the Presidio County Deed Records.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantees and Grantees's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assign will have, claim, or demand any right to title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.



CELIA V. WILLIAMS

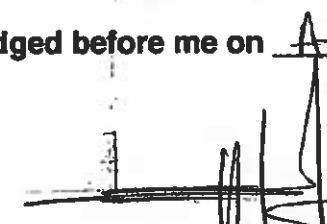
STATE OF TEXAS

COUNTY OF PRESIDIO

This instrument was acknowledged before me on April 23rd, 2018

by **CELIA V. WILLIAMS.**

Doc# 20180000274
#Pages 2 #NFPages 0
4/23/2018 1:50:54 PM
Filed & Recorded in
Official Public Records of
Presidio County and District Clerk
Virginia Pallarez
Fees: \$30.00



Notary Public State of Texas
My commission expires 11/27/2021



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**AFFIDAVIT OF
HEIRSHIP**

Before me, the undersigned authority, on this day personally appeared Imelda Lujan, ("Affiant") who, being first duly sworn, upon oath states:

1. My name is Imelda Lujan, and I live at 11384 Beachfront Dr., El Paso, TX 79936. I am personally familiar with the family and marital history of Richard R. Williams ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.
2. I knew the Decedent from 1979 until his death. Decedent died on: August 27, 2016. Decedent's place of death was El Paso, TX, County, El Paso. At the time of the Decedent's death, Decedent's residence was 917 W. El Paso Street, Marfa, TX 79843, Presidio County.
3. Decedent's marital history was as follows: at the time of his death, Decedent was married to Celia V. Williams, and neither had been previously married.
4. Decedent had the following child: None and no descendants
5. Decedent did not have or adopt any children and did not take any children into Decedent's home or raise any children.
6. Decedent's mother was: Candelaria Williams, whose date of birth was February 2, 1925 and whose date of death was September 2006.
7. Decedent's father was: Guadalupe Williams, whose date of birth was September 8, 1916 and whose date of death was April 4, 1991.
8. Richard Williams Decedent had the following siblings:

Name: Daniel Williams
Date of Birth: March 31, 1947
Name of Other Parent: N/A
Current Address: 1633 E Bianchi Rd #169 Stockton, Ca. 95210-7610
Names of Descendants: Eric Williams and Trey Williams

Name: Jesusita W. Silva
Date of Birth: May 26, 1948
Name of Other Parent: N/A

Current Address: 110 N. Aparejo St. P.O. Box 1458, Marfa, Texas 79843
Names of Descendants: Michael P. Silva Jr. and Daniel R. Silva

Name: Aida Tarin
Date of Birth: December 11, 1942
Name of Other Parent: N/A
Current Address: 409 E Lincoln St., P.O. Box 162, Marfa, Texas 79843
Names of Descendants: Magdalena Macias, Emelda Cano Garcia, David Cano, Javier Cano, Diana C. Pulido.

9. Decedent died without leaving a written will.
10. There has been no administration of Decedent's estate.
11. To the best of my knowledge, Decedent owned an interest in the following real property:

Being all of the North one-half (N1/2) of Block No. One Hundred Three (103) of the City of Marfa, Texas, as shown by the Map of said City of record in the Deed Records of Presidio County, Texas; same being a subdivision of Survey 244, Block 8, Certificate 1/508 G.H. & Ry. Co.; It is further being the same land conveyed by deed from Henry S. Beach, as Independent Executor of the Estate of Louise H. Dean, deceased, et al to Quintin Williams on the 12th day of June, 1918, as it appears of record in Volume 58, pages 71 et seq., of the Deed Records of Presidio County, Texas, to which reference is here made for a more particular description hereof and for all intents and purposes.

Being all of the South one-half (S1/2) of Block No. One Hundred Three (103) of the City of Marfa, Texas, as shown by the Map of said City of record in the Deed Records of Presidio County, Texas; same being a subdivision of Survey 244, Block 8, Certificate 1/508 G.H. & Ry. Co.; It is further being the same land conveyed by deed from Jose Williams, et ux to Quintin Williams on the 1st day of June, 1922, as it appears of record in Vol. 62, pages 266 et seq., of the Deed Records of Presidio County, Texas, to which reference is here made for a more particular description hereof and for all intents and purposes.

Plat of Survey of a 3.57 acre tract of land out of a 6.71 acre tract out of Survey 244, Abstract No. 6350. Block8, G.H. & S.A. Ry Co Survey, Presidio County, Texas and being the same tract of land described as 4 acres more or less in a deed recorded in Volume 21 at Page 178 of the Presidio County Deed Records. Said 6.71 acres being all of those lands remaining of a tract of land described in a transfer of Vendors Lien Recorded in Volume 28 at Page 430 of the Presidio County Deed Records.

12. The following were the heirs of Decedent:

Name: Celia V. Williams
Relationship: Wife

Signed this 11 day of October, 2017.

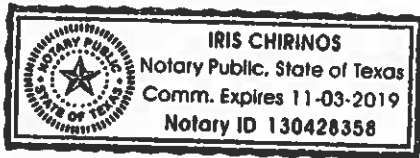
Imelda Lujan
Imelda Lujan, Affiant

STATE OF Texas

§
§
§

COUNTY OF Brewster

Sworn to and subscribed to before me on October 11, 2017,
by Imelda Lujan.



Iris Chirinos
NOTARY PUBLIC, State of

11.03.2019
My commission expires:

Doc# 20170000741
#Pages 3#NFPages 0
10/11/2017 11:14:31 AM
Filed & Recorded in
Official Public Records of
Presidio County and District Clerk
Virginia Pallarez
Fees: \$34.00