OSS_071-059_CP_20180220_INVESTIGATION

Texas Commission on Environmental Quality
Investigation Report

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Customer: Christopher J Plesant
Customer Number: CN605475946

Regulated Entity Name: OSSF 941 VEREDA DEL VALLE AVE
Regulated Entity Number: RN110276664

Investigation # 1473627
Investigator: VERONICA GUERRERO
Conducted: 02/20/2018 -- 02/20/2018
Program(s): ON SITE SEWAGE FACILITY
Investigation Type: Site Assessment File Review
Additional ID(s): 071059

Incident Numbers
Site Classification DOMESTIC
No Industry Code Assigned
Location:

Address: 941 VEREDA DEL VALLE AVE, EL PASO, TX , 79932

Local Unit: REGION 06 - EL PASO
Activity Type(s): OSSFNGATC - OSSF Non-Grant Authorization to Construct

Principal(s):

Role	Name
RESPONDENT	CHRISTOPHER J PLESANT

Contact(s):

Role	Title	Name	Phone	
REGULATED ENTITY MAIL CONTACT	OWNER	MRS DEEBEE PLESANT	Home	(915) 422-9578
PARTICIPATED IN	INSTALLER	MS SANDRA RICHTER	Home Work	(915) 877-4790 (915) 877-4790

Other Staff Member(s):

Role	Name
QA Reviewer	JOSEPH MILLER
Supervisor	KENT WAGGONER

Associated Check List

Checklist Name	Unit Name
OSSF INSTALLATION - STANDARD SYSTEM INVESTIGATION	OSSF No. 071059

Investigation Comments:

INTRODUCTION

On February 27, 2018, Ms. Verónica Guerrero, Environmental Investigator, for the Texas Commission on Environmental Quality (TCEQ), conducted a record review for the application of the proposed construction of an On-Site Sewage Facility (OSSF) (TCEQ-0235 form) to provide wastewater service for OSSF 941 Vereda Del Valle Avenue (Ave.), located at 941 Vereda Del Valle Ave., El Paso (El Paso County), Texas 79932 (the site). The application file review was completed on February 20, 2018. An "Authorization to Construct" (ATC) letter was transmitted to Plesant Deebee on March 16, 2018.

The purpose of the record review was to determine the entity's compliance with the applicable state rules pertaining to the installation of the OSSF.

The record review was recorded on the TCEQ's Consolidated and Enforcement Data System (CCEDS) as Investigation No. 1473627.

On February 28, 2018, Ms. Guerrero contacted Mrs. Sandra Richter, Installer (OSSF Installer I OS0029078) for OSSF 941 Vereda Del Valle Ave., to inform her the proposed construction of an OSSF application had been assigned to Ms. Guerrero. During the conference call Mrs. Richter informed Ms. Guerrero that the application is only to replace the leaching chamber. Mrs. Richter stated that OSSF 941 Vereda Del Valle Ave. had an existing septic system which was installed and approved by the El Paso City County Health and Environmental District (EPC CHED) OSSF Program File Number 02-0087, dated November 12, 2001.

Upon initial evaluation, Ms. Guerrero noted the application for the proposed OSSF located at the site was inadequate and could not be processed by the TCEQ EL Paso Region Office due to the following deficiencies for TCEQ-0235 form: (1) Schematic of Lot or Tract/Site Drawing lacked the leaching chambers dimensions; (2) Part IV Disposal System the schematics for the manufacturer leaching chambers were not included for the ARC-36 Leach field Chambers from Advance Drainage Systems (ADS), as required by Title 30 Texas Administrative Code (TAC) §285.5(a).

On March 5, 2018, Ms. Guerrero contacted Mrs. Richter, for OSSF 941 Vereda Del Valle Ave., to discuss the application deficiencies for the proposed OSSF to serve a single-family dwelling. Mrs. Richter was informed by Ms. Guerrero that the application was incomplete and that additional documentation was required in order to process the application. Ms. Guerrero described what documentation was required in order to assess compliance with applicable state rules pertaining to the installation of OSSFs.

On March 9, 2018, Mrs. Richter, submitted the following documentations pertaining to the following deficiencies: (1) Site Drawing leaching chamber dimensions; and (2) the specifications of ARC-36 Leach field Chambers from ADS.

CONTACT INFORMATION

Responsible Official: Mr. Christopher J. Plesant and Mrs. Deebee Plesant
Mailing Address: 941 Vereda Del Valle Ave., El Paso, Texas 79932
Phone: 915-422-9578
Site Evaluator: Mr. David Richter (OS0022987)
Installer I: Mrs. Sandra Richter (OS0029078)

GENERAL FACILITY INFORMATION

The proposed OSSF will serve a single-family dwelling which consists of a four-bedroom living area of approximately 3,906 square footage (ft2). According to Mr. Richter, the site already has an installed septic system tank with a capacity of 1,260 gallons; however, the site is replacing the leaching chamber. See the November 12, 2001 approved inspection EP CHED File Number 02-0087 for additional details of the installed septic system tank.

The proposed system shall accommodate a single-family dwelling (with water saving devices).

Single-family dwelling-less than 4,500 ft2: 360 gallons per day (gpd) per person; with water saving devices

Total Flow (Q): 360 gpd; OSSF to be designed for 360 gpd

For Q greater than or equal to 351 gal/day but less than or equal to 500 gal/day the minimum septic tank volume must be 1,250 gallons. The Approved EP CHED File Number 02-0087 dated on November 12, 2001 OSSF consisted of two (2) installed 630-gallons septic tank with a total volume of 1,260 gallons.

The Site Evaluation indicated that the soil class at the property is Class II, which has a long-term application rate (Ra) of 0.25 gallons per square foot per day.

Absorptive Area Require (AAreq): Flow (Q)/Application Rate (Ra)

AAreq = 360 gpd/2.5 gallons per square foot per day = 1,800 ft2

According to 30 TAC §285.33(c)(2)(A)(ii), the formula shall be used for leaching chambers with water saving devices. Linear feet (Lf) = 0.75 A/(W+2) where W= width of excavation.

Lf= (0.75 * 1,800 ft2)/ (3 feet +2) = 270 linear feet

The piping from sewer stub to treatment system consist of a three-inch (3") Schedule 40 polyvinyl chloride (PVC). The piping from the treatment tank to disposal system consists of a four-inch (4") SDR 35. The proposed OSSF drain field consists of 270 linear feet of leaching line (ARC-36 Leach Field Chambers from ADS).

CONCLUSION

An ATC letter, dated March 16, 2018, was transmitted to Plesant Deebee, based on the review of the submitted application for the construction of the proposed OSSF to provide wastewater service for a single-family dwelling, located 941 Vereda Del Valle Ave., El Paso (El Paso County), Texas 79932.

Attachments:
Paper Attachments
1. OSSF Permit Application

Electronic Attachments
1. Arc36 Chamber Specifications
2. Submitted Documentation dated 03/09/2018

No Violations Associated to this Investigation

Signed _____ **Date** 03/13/2018
Environmental Investigator

Signed Kent Waggoner **Date** 3/15/18
Supervisor

Attachments: (in order of final report submittal)

___Enforcement Action Request (EAR)

X Letter to Facility (specify type) : ATC Letter

Investigation Report

___Sample Analysis Results

___Manifests

___Notice of Registration

___Maps, Plans, Sketches

___Photographs

___Correspondence from the facility

X Other (specify) :

See page 3 of 4

Attachment List

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 16, 2018

Mrs. Sandra Richter, Installer I
PO BOX 836
Canutillo, TX 79835

Re: Authorization to Construct an On-Site Sewage Facility
Located at 941 Vereda Del Valle Avenue, El Paso (El Paso County), Texas
OSSF Permit Application Number 071059-OSSF 941 Vereda Del Valle Ave.

Dear Mrs. Richter:

This serves to notify all persons that an on-site sewage facility application, related technical information, and the appropriate fee have been received by the Texas Commission on Environmental Quality (TCEQ). The application has been reviewed for administrative and technical consideration against the minimum standards established by the TCEQ. Authorization is hereby granted for the construction, as shown on the submitted plans, and is based on the information provided in the application. Any alterations to the approved planning materials will require approval by the TCEQ prior to installation.

The septic system consists of the replacement of a drain field with 270 linear feet of leaching chambers installed in Class II soil with one (1) 1,260-gallon existing septic tank (El Paso City County Health and Environmental District OSSF Program File No. 02-0087). The Structure is a single-family dwelling.

You or the installer must contact the TCEQ Regional office **FIVE (5) WORKING DAYS PRIOR** to completion to schedule the required facility inspection. The authorization to construct is valid for one year (1) from the date of issue. If a final inspection has not been performed within one year (1), a new application and fee will be required.

If you have any questions, or if we may be of assistance to you, please contact Ms. Verónica Guerrero in the El Paso Region Office at (915) 834-4980.

Sincerely,

Kent Waggoner

Kent Waggoner, P.G.
Section Manager
El Paso Region Office

KW/vg

cc: Mr. Christopher and Mrs. Deebee Plesant, Owners
OSSF 941 Vereda Del Valle Ave.
941 Vereda Del Valle Avenue
El Paso, Texas 79932

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
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March 16, 2018

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OSSF 941 Vereda Del Valle Ave.
941 Vereda Del Valle Avenue
El Paso, Texas 79932

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Sincerely,

Kent Waggoner

Kent Waggoner, P.G.
Section Manager
El Paso Region Office

KW/vg

cc: Mrs. Sandra Richter, Installer I
PO BOX 836
Canutillo, TX 79835

TCEQ

Region 6 - El Paso

Paper Attachment No. 1

OSSF Permit Application

Investigation No. 1473627

RN110276664

Date of Investigation: February 20, 2018

TCEQ - Region 6
El Paso, Texas
RECEIVED
FEB 20 2018

THE STATE OF TEXAS

Texas Commission on Environmental Quality

APPLICATION FOR ON-SITE SEWAGE FACILITY
NEW CONSTRUCTION

TCEQ REGION NUMBER

COUNTY OF INSTALLATION

TCEQ USE ONLY
071059
APPLICATION NO.
2/20/18
DATE RECEIVED
210.00
AMOUNT

1. PROPERTY OWNER'S NAME: Plesant Deebee
(Last) (First) (Middle)
2. CURRENT MAILING ADDRESS: 941 Vereda Del Valle Ave. El Paso, TX 79932
3. HOME PHONE NO.: (915) 422-9578 OTHER or FAX NO.: ( ) n/a
4. 911 SITE ADDRESS: 941 Vereda Del Valle El Paso, TX 79932
5. PROPERTY LEGAL DESCRIPTION: Lot 1, Block 1 of Rancho Sereno Unit 2
Acreage: .81 Plat Date: 2004 Subdivision name (if applicable): Rancho Sereno

PLEASE ATTACH VERIFICATION OF LEGAL DESCRIPTION SUCH AS A COPY OF: DEED, PLAT MAP, SURVEY, OR OTHER DOCUMENTATION CONTAINING LEGAL DESCRIPTION

6. DIRECTIONS TO SITE: Vereda del Valle is off of Westside Drive, El Paso, TX
7. SOURCE OF WATER: ☐ Private Well ☑ Public Water Supply El Paso Water Utility
(Name of Supplier)
8. SINGLE FAMILY RESIDENCE: No. of Bedrooms: 4 Living Area (ft²): 3,906
9. COMMERCIAL/INSTITUTIONAL (other than single-family residence) TYPE: n/a
BUSINESS / INSTITUTION NAME: n/a
RESPONSIBLE OFFICIAL: n/a NO. OF EMPLOYEES/UNITS: n/a
10. SITE EVALUATOR: David Richter LICENSE NO. OS0022987
PHONE NO.: (915) 877-4790 OTHER or FAX NO.: ( ) n/a
MAILING ADDRESS: PO Box 836 CITY: Canutillo STATE: TX ZIP: 79835
11. INSTALLER: Sandra Richter LICENSE NO.: OS0029078
PHONE NO.: (915) 877-4790 OTHER or FAX NO.: ( ) n/a
MAILING ADDRESS: PO Box 836 CITY: Canutillo STATE: TX ZIP: 79835

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Texas Commission on Environmental Quality to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

SIGNATURE OF OWNER: Deebee Plesant **DATE:** 02/14/18

This application may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any executed signature on this agreement may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this application shall constitute an original signature for all purposes.

Texas Commission on Environmental Quality

ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED?: ☐ Yes ☑ No If yes, professional design attached: ☐ Yes ☑ No

Designer Name: n/a License Type and No. ____

Phone No. ( ) ____ Other or Fax No. ( ) ____

Mailing Address: ____ City: ____ State: ____ Zip: ____

I. TYPE AND SIZE OF PIPING FROM: (EXAMPLE: 4" SCH 40 PVC)

Stub out to treatment tank: EXISTING SCH 40 PIPE 3 INCH WITH CLEAN-OUT

Treatment tank to disposal system: 4" SDR 35

II. DAILY WASTEWATER USAGE RATE: Q= 360 **(gallons/day)**

Water Saving Devices: ☑ Yes ☐ No

* see enclosed sketch (existing)

III. TREATMENT UNIT(S): ☐ Septic Tank ☐ Aerobic Unit Propose using existing tank.

A. • Tank Dimensions: ____ • Liquid Depth (bottom of tank to outlet): ____

• Size Proposed: ____ (gal) • Manufacturer : ____

• Material/Model #: ____ N/A

• Pretreatment Tank : ☐ Yes SIZE : ____ (gal) ☐ No ☑ NA

• Pump/Lift Tank : ☐ Yes SIZE : ____ (gal) ☐ No ☑ NA

B. OTHER ☐ Yes ☐ No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Leeching chambers

Manufacturer and Model: ARC 36 ADS

Area Proposed : 1350 square feet

V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site evaluation **B.** Planning materials (If Applicable)

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF INSTALLER OR DESIGNER: ____ **DATE:** 2/16/18

If you have questions on how to fill out this form or about the on-site sewage facility program, please contact us at your local regional office or at 512/239-3799. Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

This application may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any executed signature on this agreement may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this application shall constitute an original signature for all purposes.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SITE EVALUATION AND PLANNING MATERIALS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the design package for review by the TCEQ. Failure to include or address all of the following items may result in approval delays.

Application No. _____

Applicant/Site Information		Site Evaluator Information	
Name	Deebee Plesant	**Name**	David Richter
Address	941 Vereda Del Valle Ave.	**Address**	PO Box 836
City, State, Zip	El Paso, Texas 79932	**City, State, Zip**	Canutillo, Texas 79835
Phone No.	915-422-9578	**Phone No.**	915-877-4790
County	El Paso County	**License No.**	OS0022987

Additional information:

SITE EVALUATION: A minimum of two soil borings or backhoe pits must be excavated at opposite ends of the proposed disposal area. The borings or pits must be excavated to a depth of two feet below the proposed excavation, or to a restrictive horizon, whichever is less. The boring or pit locations must be indicated. This report shall include a groundwater evaluation, a surface drainage analysis, and all applicable minimum separation requirements.

PLANNING MATERIALS: The proposed treatment and disposal system shall be prepared based on the site evaluation. The submittal requirements must include the following details.

$ A scale drawing of the on-site sewage facility, showing all structures served.

$ Submittals prepared by a professional engineer or professional sanitarian must be sealed, dated, and signed.

$ Proposed designs must comply with all separation distances identified in Table X.

$ A sectional view of the tanks, including pump tanks, and excavations must be submitted.

	Soil Boring/Backhoe Pit Number #1					
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0 _____	III	<1%	NONE	+10	Level	NONE
1 _____	III	↓	↓	↓	↓	
2 _____	III					
3 _____	III					
4 _____	III					
5 _____	III					
6 _____						
7 _____						

	Soil Boring/Backhoe Pit Number #2					
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0 1 2 3 4 5 6 7	III III III III III III	<1%/NONE	NONE	NONE +10	Level	NONE

Schematic of Lot or Tract / Site Drawing

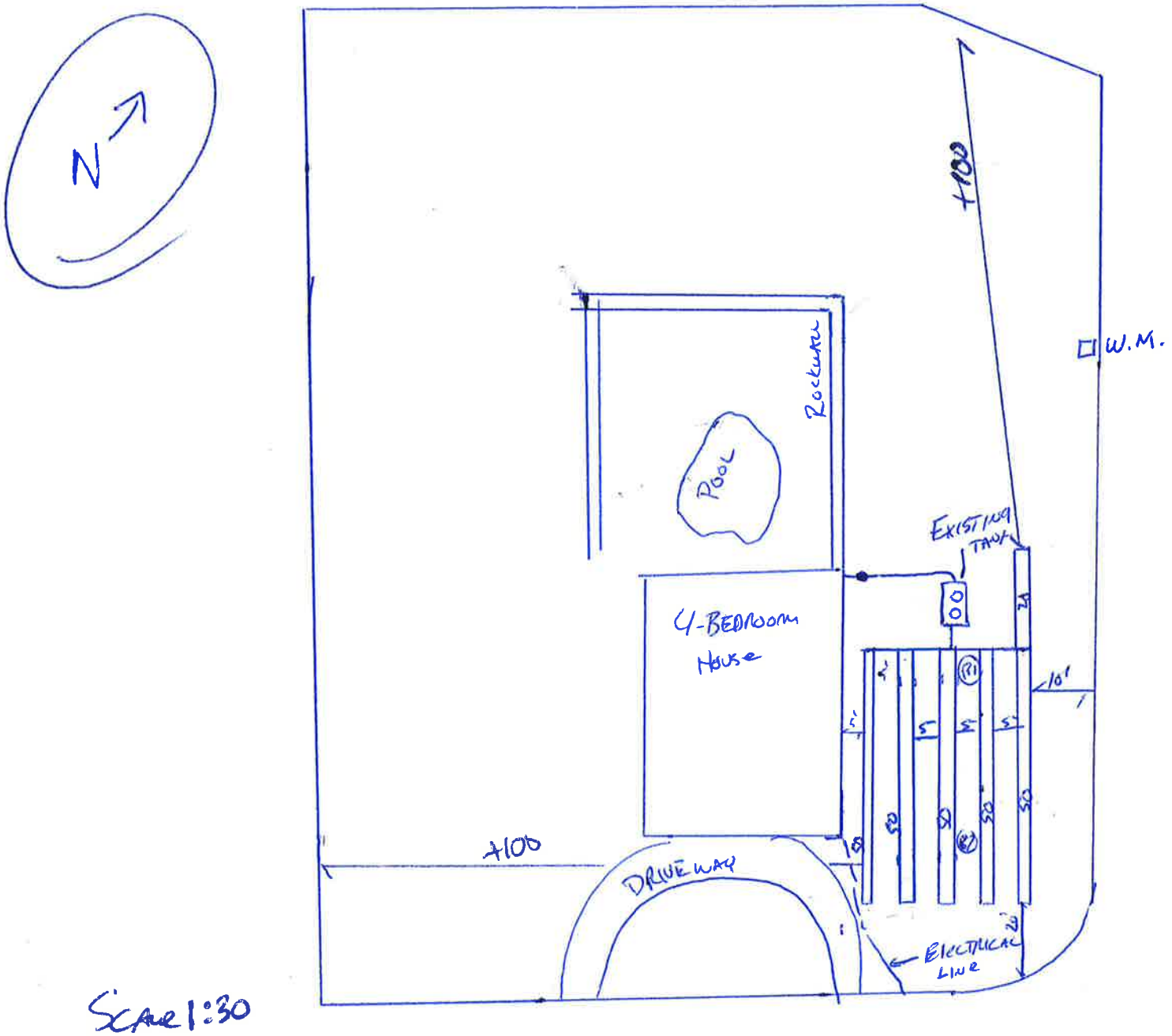
* please see attached sketch.

Scale: 1 inch = 50 feet/or appropriate

I certify that the results of this report are based on my site observations and are accurate to the best of my ability.

Signature: _____ Date: January 26, 2018

(Site Evaluator)



SCALE 1:30

4-BEDROOM

360 gpd ÷ (.20) III soil = 1800 sq ft

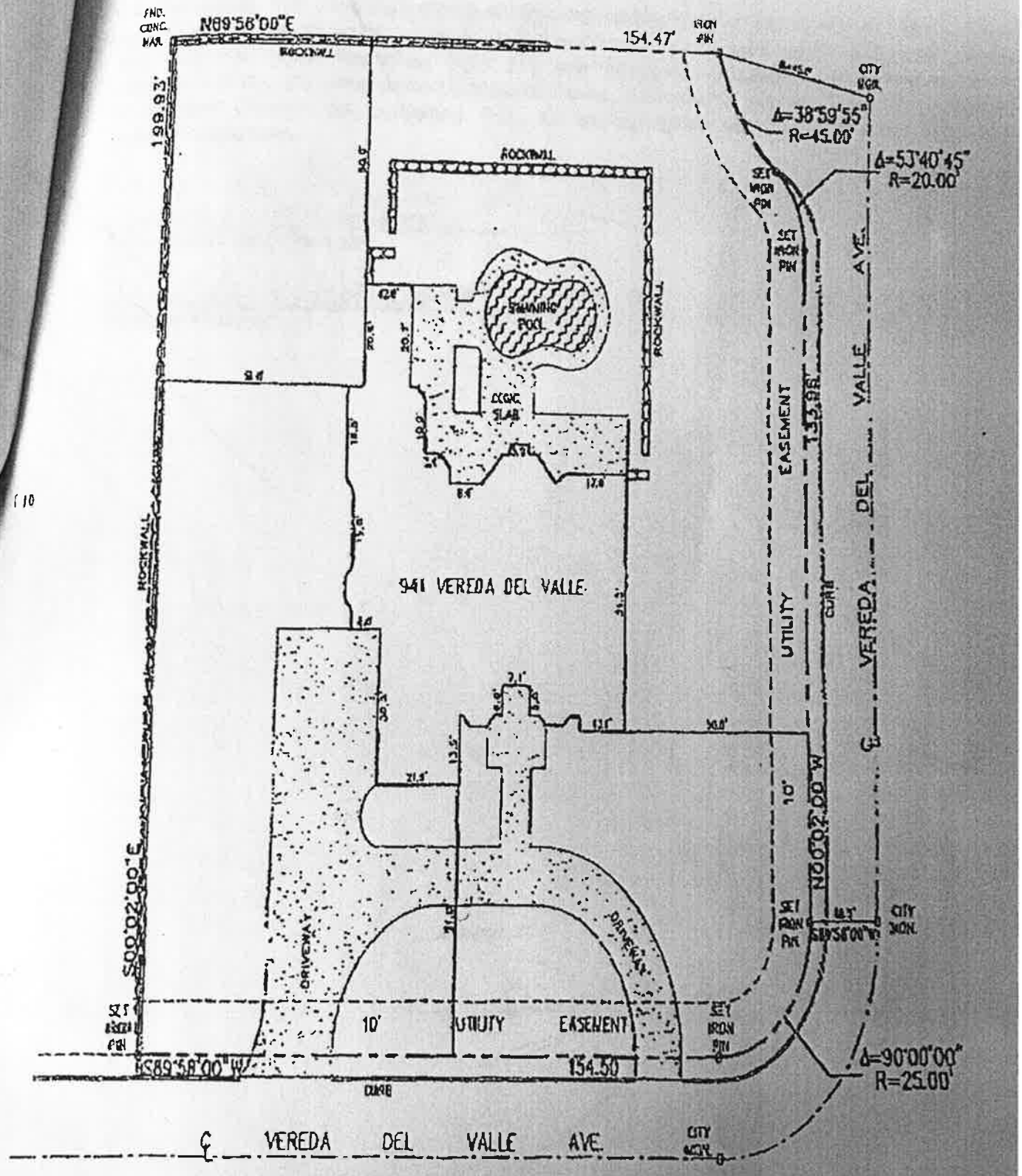
1800 sq ft ÷ (3+2) = 360

360 x (75) Leeching chamber = 270

270' LINEAR feet of 3' wide trenchs

EXISTING 1250 gallon tank (Permit # 02-0087)

* 941 Vereda Del Valle, El Paso, TX 79932



This lot is not located in a flood hazard area as determined by the FIRM by U.S. Federal Emergency Management Agency National Federal flood Insurance Program.

CERTIFICATION

I hereby certify that the foregoing Boundary

STATE OF TEXAS
REGISTERED

* Existing LTD.

EL PASO CITY-COUNTY HEALTH AND ENVIRONMENTAL DISTRICT

ON-SITE SEWAGE FACILITY PROGRAM
9060 Socorro Road, El Paso, Texas 79927
(915) 860-2378

File Number:	Inspection Date	Time:	Residential: < 3,500 sq. ft.	✓	APPROVED	✓
02-0087	11/13/01	830	Commerical:		DISAPPROVED	

Site Address: 940 Vereda Del Valle	Zip Code: 79932
Property Owner: Bryan & Amy Sanderson	Telephone: 833-7485
Installer: Armando Gutierrez	Subdivision: Ranchos Sereno #2

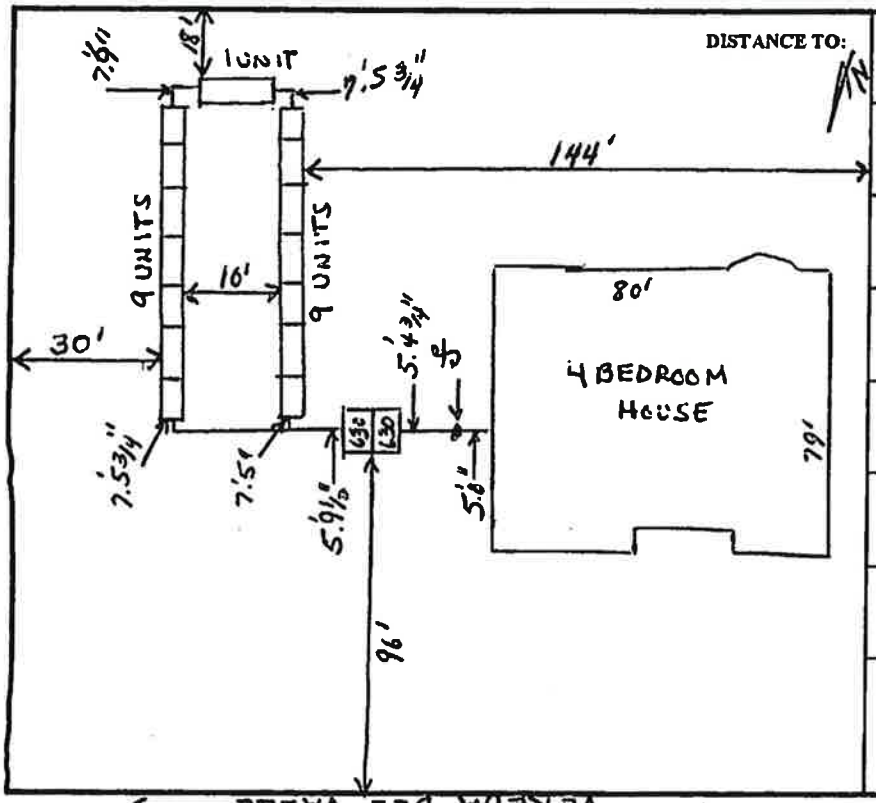
SYSTEM CONSISTS OF: 630 X 2 =

Septic Tanks 2 ea. Capacity 1260 gals. Grease Trap/Interceptor — gals. Manufacturer G.S.S.

ABSORPTION FIELD:

Leaching Chamber # 19 units 118.75 E.T.Bed — sq. ft. Excavation — Linear ft.

REMARKS: Note: IB soil at trench bottom



1. Septic tank: 1260 gals.	8. Trench Width: 3'
2. Structure: 4 Bedroom House	9. Depth of Gravel under Pipe: Leaching Chamber
3. Property Line: OK	10. Total Depth of Gravel: Leaching Chamber
4. Front: 96'	11. Depth, Top of Pipe to Finished Grade: 24"
5. Rear: 18'	12. Clean-Out Within (3) feet of Structure - 2-Way
6. Side Left: 30'	13. -at 90% /at 50-foot Intervals: —
7. Side Right: 144'	14. Water Source: E.P.W.U.
Misc: 4 Bedroom House 80' x 144' 3500 sq. ft. as per owner 375 GPD	

Danny Carrasco #057930
SIGNATURE OF INSPECTOR

OWNER/INSTALLER
4445

COPY: INSTALLER-PINK
HOMEOWNER-YELLOW
ORGINIAL (FILE)

109
(3F99)

240220 AP

SPECIAL WARRANTY DEED

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.

Grantor: NATIONAL RESIDENTIAL NOMINEE SERVICES INC., A DELAWARE CORPORATION

Grantor's Mailing Address: 10125 CROSSTOWN CIRCLE, SUITE 380, EDEN PRAIRIE, MINNESOTA 55344

Grantee: Christopher John Plesant and Deebee Plesant

Grantee's Mailing Address: 941 Vereda Del Valle Ave., El Paso, TX 79932

Consideration: TEN AND NO/100-------($10.00)-------DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED.

Check and complete all that apply:

☐ AND a Note of even date herewith in the original principal amount of $_____ executed by Grantee, payable to the order of _____ ("Lender"). The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to _____, TRUSTEE(S).

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.

☐ AND THE FURTHER CONSIDERATION AND DELIVERY by the Grantee herein of that one certain Note of even date herewith in the original principal amount of $_____ executed by Grantee, payable to the order of _____ ("Secondary Lender"). The Note is secured by the Vendor's Lien retained in favor of Secondary Lender in this Deed and by a Deed of Trust of even date from Grantee to _____, TRUSTEE(S); said Note and liens securing its payment being SUBORDINATE AND INFERIOR to the Note hereinabove described and the liens securing its payment.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold

and conveyed to Secondary Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.

Property (including any improvements):
LOT 9, BLOCK 1, OF RANCHO SERENO UNIT TWO REPLAT A, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 74, PAGE 69, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:
THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS OF RECORD IN EL PASO COUNTY, TEXAS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

EXECUTED THIS THE 6th DAY OF April, 2017.

NATIONAL RESIDENTIAL NOMINEE SERVICES INC., A DELAWARE CORPORATION

BY: _____

(Acknowledgment)

THE STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me on the 16th day of July, 2019 by Lorain Shaw, Vice President OF NATIONAL RESIDENTIAL NOMINEE SERVICES INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION.

LEILA RENEE HOSS
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2020

Notary Public, State of Minnesota
My Commission Expires: 1-31-2020
Notary's printed Name: Leila R Hoss

AFTER RECORDING RETURN TO:

Year

2017

Excel Download | Print View

Property

Account

Type:	R		
Prop ID:	241351	**Geo ID:**	R23899900100900
Agent Code:	-	**Legal Description:**	1 RANCHO SERENO #2 REPLAT A LOT 9 (35249.48 SQ FT)
Property Use Code:	-	**Property Use Description:**	-

Location

Address:	941 VEREDA DEL VALLE AVE EL PASO, TX
Neighborhood:	
Neighborhood CD:	BR23836185
Mapsco:	671Y
Map ID:	NWC115

Owners

Name:	PLESANT CHRISTOPHER J & DEEBEE
Mailing Address:	941 VEREDA DEL VALLE AVE EL PASO TX 79932-2910
Owner ID:	1066933
Ownership (%):	100
Exemptions	HS

X ?

iiser

© 2

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