



Hays County Environmental Health

Hays County Environmental Health
1251 Civic Center Loop
SAN MARCOS, TX 78666
(512) 393-2150

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit #: 2009-408

Location: 645 DARIO DRIVE, DRIPPING SPRINGS TX 78620

CREEK ROAD RANCH Block: Lot: 6

Permit Date: 11/19/2009

Phone: (512) 341-0135

Owner: LEUSCHNER, BLANE

Mailing address: P.O BOX 91584 AUSTIN TX 78709

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY.

Approval is hereby granted for the construction as shown on the submitted planning material.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY THE HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO INSTALLATION.

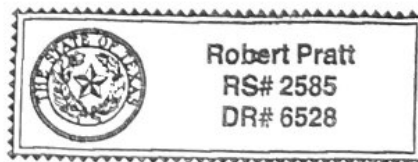
CONTACT THE HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR REQUIRED INSPECTIONS.

The authorization to construct is valid for twelve months from the date of application.

COMMENTS:

NOTE: The On Site Sewage Facility construction must meet all TCEQ Regulations and Hays County Rules for On Site Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contact HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Revised planning materials and Authorization to Construct may be required.

SEE ATTACHED SITE PROFILE PAGE FOR ADDITIONAL REQUIREMENTS.




Agency Official

11-19-2009

Date

SITE PROFILE

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11/19/2009

OSSF Permit #: 2009-408

TYPES OF PERMITS: ☒ OSSF permit ☒ Development permit

PROPERTY ADDRESS: 645 DARIO DRIVE, DRIPPING SPRINGS TX 78620

NAME OF OWNER: BLANE LEUSCHNER

MAILING ADDRESS: P.O BOX 91584 AUSTIN TX 78709

Work Phone: (512) 431-4134

Cell: (512) 431-4134

Home Phone: (512) 341-0135

Fax:

Septic Type: Residential

Reason:

3950 Sq Ft

5 Bedrooms

Purchased: 11/5/2009

Revision:

License Date:

Field: 5652

Plans: 11/3/2009

Final Inspection:

Printed:

0 0 0 0

Authorization: 11/19/2009

Approved By: PRATT, ROBERT W

Installed:

Other Information: ☐ Rainwater Collection
☐ Well

☐ City limits
☒ Water saving fixtures

☐ Public Sewer
☒ Public Water

☐ ETJ
☐ Recharge zone ☐ Meter / Timer Required

WaterSupply Company:

HAYS COUNTY

Record Set:

Volume:

Page:

Precinct/Zone: 4

Lot/Tract: 6

Block:

Lot size:

Grid/Section: 3

Affidavit File Date: 11/5/2009

Survey:

Subdivision: CREEK ROAD RANCH

Reference: R121036

Evaluator's Information: Site Evaluator: McGHEE, DAVE Type of soil: 4 Soil Date: 11/2/2009 360 GPD

System Information:

Manufacturer: AQUAKLEAR

Distributor:

Designer: McGHEE, DAVE

Installer: SIMPSON, ROCKY

Treatment Type: Aerobic

Disinfectant: Liquid Chlorine

Flood Plain Permit:

Disposal: Surface Application

Drainfield: 0 x 0 x 0 - 0

Flood Plain Status:

Brand / Model

Serial Number

Date

Flood Plain Date:

System: AquaKlear

Flood Plain Certificate:

Aerator:

Flood Plain Complete:

Discharge:

Expiration Date:

Service and Maintenance Information

Routine Maintenance Required

☐ Active Service ☐ Electronic Monitoring

Service Provider:

Date Maintenance Contract Started:

Insp./year: 3

Date Maintenance Contract Expires:

Location of System: GPS Latitude: N

GPS Longitude: W

Map Code:

Legal Description:

Tanks

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11/19/2009

Permit: 2009-408

Site: 645 DARIO DRIVE DRIPPING SPRINGS

Owner: BLANE LEUSCHNER

Aerobic 3/C

Construction: Concrete

Date Installed:

Baffles:

Capacity: 600

Manufacturer: AQUAKLEAR

Depth:

Cover:

☐ Filter

Compartments: 0

Days Between: 0

Years Between: 0.0

Tank Location: N 0

W 0

Last Pumped:

Comments:

AFFIDAVIT TO THE PUBLIC

Bk Vol Fg
90028911 OPR 3766 784

THE COUNTY OF: HAYES, STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared WILLIAM BLANE LEUSCHNER who, after being by me duly sworn, upon oath states that he/she is owner of record of that certain tract or parcel of land lying and being situated in Hays County, Texas.

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Hays County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) TO REGULATE ON-SITE SEWAGE FACILITIES (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health And Safety Code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as:

Subdivision: Creek Road Ranch

Section: 3

Block: _____

Lot: 6

Acreage: 2.0

If not in a subdivision:

Survey: _____

Acreage: _____

Volume _____ Page _____ and Date _____ recorded

The property is owned by William Blane Leuschner

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally. Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from Hays County Environmental Health Department.

WITNESS MY/OUR HAND(S) on this 5th day of November, 2009

W. Blane Leuschner
Property Owner

SWORN TO AND SUBSCRIBED BEFORE ME

on this 5th day of November, 2009

BY: William Blane Leuschner

Printed Name of Property Owner

Maria Galvez
Notary Public, State of Texas

Maria Galvez
Notary's Printed Name

My Commission Expires: 01/22/2012

RETURN ADDRESS: _____



Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666



70 2009 90028911

Instrument Number: 2009-90028911

As

Recorded On: November 05, 2009

OPR RECORDINGS

Parties: LEUSCHNER WILLIAM BLANE

To

Billable Pages: 1

Number of Pages: 2

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	16.00
Total Recording:	16.00

CR 4503

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2009-90028911
Receipt Number: 232431
Recorded Date/Time: November 05, 2009 10:04:02A
Book-Vol/Pg: BK-OPR VL-3766 PG-783
User / Station: S Sundholm - Cashiering #3

Record and Return To:

BLANE LEUSCHNER
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Linda C. Fritsche
Linda C. Fritsche, County Clerk

JMA Wastewater Services, Inc.
P.O. Box 1101
Dripping Springs, TX 78620

COPY

Date: 10/2/2020

Phone: (512) 801-8594
Fax: (512) 829-4407
www.jmaws.com jmaws@yahoo.com

To: Blane and Michelle Leuschner
645 Dario Drive
Dripping Springs, TX 78620

Contract Period
Start Date: 12/15/2020
End Date: 12/15/2021

Permit #: 2009-408

Phone: (512) 431-4134	Subdivision:	
Site: 645 Dario Drive, Dripping Springs, TX 78620		
County: Hays County		
Installer: Rocky Simpson	Installed: 12/22/2009	3 visits per year - one every 4 months
Agency: Hays County Development Services		JMA Wastewater Services, Inc.
Mfg/Brand: Aqua Klear / Aqua Klear		Map Key: ID: 1579

Testing and Reporting

JMA Wastewater Services, in consideration of pre payment, shall test and report on this system as required by rule on the following:

- 1. An Inspection/Service Call every 4 months, which includes inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
- 2. An effluent quality inspection every 4 months, consisting of a visual check for color, turbidity, scum overflow and an examination for odors.
- 3. If required, a sample shall be pulled from the aeration tank every 4 months, to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will bear the cost and responsibility for doing so.
- 4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
- 5. If required, a chlorine residual test will be taken at each visit. (BOD and TSS annually on commercial only.) If a grab test is required, the owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (Calcium Hypochlorite properly labeled for wastewater disinfection) in the chlorinator as well as the cost of the chlorine.
*The cost of this service contract (NO CHLORINE PROVIDED) or (LIQUID BLEACH CHLORINATOR) will be \$225.00. If chlorine is to be added at the time of the inspection visit the cost of the service contract, including chlorine or drip system, will be \$245.00. If additional chlorine needs to be added between the routine inspection visits it is the homeowner's responsibility to purchase and add the additional chlorine. This contract is to be effective for a period of one year from the above contract start date.

Additional service, as ordered including replacement of components, laboratory test work, and pumping of unit or pre-tank will be done upon written authority from the customer and at an additional charge.

James Ashman, who has been certified by the manufacturer of your system and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed within forty-eight (48) hours of the initial contact. Upon expiration of this service policy, our firm will offer a continuing service policy as mandated by State regulations. Contract is fully transferrable but non-refundable.

VIOLATIONS OF WARRANTY including shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

This Policy Does Not Include Pumping Sludge From Unit If Necessary.

PLEASE CIRCLE YOUR CONTRACT PREFERENCE - PLEASE DO NOT DETACH SIGNATURE PORTION

Service Contract (No Chlorine or Liquid Bleach) \$225.00	Service Contract Providing Chlorine Tablets or Drip System \$245.00
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Accepted by: Blane Leuschner
Name, System Owner

Date: 11/9/2020

Accepted by: James Ashman
James Ashman, JMA Wastewater Services, Inc.

Date: 11/12/20

PLEASE SIGN AND DATE CONTRACT;
RETURN ALONG WITH PAYMENT IN THE
ENCLOSED SELF-ADDRESSED STAMPED ENVELOPE.
PLEASE USE THE COVER LETTER FOR ANY
COMMUNICATION. THANK YOU!