



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on July 6, 2026. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1554TK

Coverage Effective: January 28, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:

RN112126685
Marion Oaks Units 1 And 2
East of The Intersection of Schmoekel Road And S Santa Clara Road
Marion, TX 78124
Guadalupe County

Operator:

CN606346336
2021 Fii Marion, LP
11 Lynn Batts Ln Ste 100
San Antonio, TX 78218

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.** For technical issues, you may contact the stormwater technical staff by **email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671.** Also, you may obtain information on the TCEQ web site at <https://www.tceq.texas.gov/goto/wq-dpa>. A copy of this document should be kept with your SWP3.

A handwritten signature in black ink, appearing to read "K. Keel".

FOR THE COMMISSION

Issued Date: July 06, 2026

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 6, 2026

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWG@tceq.texas.gov. Also, you may obtain information on the stormwater web site at <https://www.tceq.texas.gov/permitting/stormwater>.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Sadlier", with a long horizontal flourish extending to the right.

Robert Sadlier, Deputy Director
Water Quality Division

Texas Commission on Environmental Quality[add Unit 2](#)

Construction Notice of Change

TXR1554TK

Site Information (Regulated Entity)

What is the name of the site to be authorized?	KAYDEN SPRINGSMARION OAKS UNIT 1 & OFFSITE SEWER
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	EAST OF THE INTERSECTION OF SCHMOECKEL ROAD AND S SANTA CLARA ROAD
City	MARION
State	TX
ZIP	78124
County	GUADALUPE
Latitude (N) (##.#####)	29.538285
Longitude (W) (-###.#####)	-98.146727
Primary SIC Code	6552
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN112126685
What is the name of the Regulated Entity (RE)?	KAYDEN SPRINGSMARION OAKS UNIT 1 & OFFSITE SEWER
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	EAST OF THE INTERSECTION OF SCHMOECKEL ROAD AND S SANTA CLARA ROAD
City	MARION
State	TX
ZIP	78124
County	GUADALUPE
Latitude (N) (##.#####)	29.538285
Longitude (W) (-###.#####)	-98.146727
Facility NAICS Code	
What is the primary business of this entity?	DEVELOPER

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN606346336
Type of Customer	General Partnership
Full legal name of the applicant:	
Legal Name	2021 Fii Marion, LP
Texas SOS Filing Number	805623661
Federal Tax ID	
State Franchise Tax ID	32082175178

State Sales Tax ID

Local Tax ID

DUNS Number

Number of Employees

Independently Owned and Operated?

No

I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.

Yes

Responsible Authority Contact

Organization Name

2021 Fii Marion, LP

Prefix

First

LLYOD

Middle

A

Last

DENTON

Suffix

JR

Credentials

Title

PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type

Domestic

Mailing Address (include Suite or Bldg. here, if applicable)

11 LYNN BATTS LN STE 100

Routing (such as Mail Code, Dept., or Attn:)

City

SAN ANTONIO

State

TX

ZIP

78218

Phone (###-###-####)

2105268680

Extension

Alternate Phone (###-###-####)

Fax (###-###-####)

E-mail

DEEDEE@BITTERBLUE.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?

Organization Name

COMPLIANCE RESOURCES INC

Prefix

First

AMBER

Middle

Last

SCHELER

Suffix

Credentials

Title

SWP3 MANAGER

Enter new address or copy one from list:

Mailing Address

Address Type

Domestic

Mailing Address (include Suite or Bldg. here, if applicable)

PO BOX 2628

Routing (such as Mail Code, Dept., or Attn:)

City

GEORGETOWN

State

TX

ZIP	78627
Phone (###-###-####)	5129307733
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	ASCHELER@COMPLIANCERESOURCESINC.COM

Notice of Change General Characteristics

1 What are you proposing to change from what was last provided for this permit?	Permitted Site Name Changes to General Characteristics
1.1 What is the proposed permitted site name?	Marion Oaks, Units 1 and 2
2 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3 If applicable, what is the Secondary SIC Code(s)?	
4 What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	125.36
5 Is the project site part of a larger common plan of development or sale?	Yes
6 What is the estimated start date of the project?	01/26/2025
7 What is the estimated end date of the project?	06/12/2029
8 What is the construction project or site type?	SINGLE-FAMILY RESIDENTIAL UTILITY
9 Will concrete truck washout be performed at the site?	Yes
10 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	SANTA CLARA CREEK
11 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1902
12 Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1 What is the name of the MS4 Operator?	GUADALUPE COUNTY, GREEN VALLEY SUD, MARION OAKS MUD
13 Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14 I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Lloyd A Denton Jr, the owner of the STEERS account ER004645.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that

this information is true, accurate, and complete.

4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1554TK.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Lloyd A Denton Jr OPERATOR

Customer Number:	CN606346336
Legal Name:	2021 Fii Marion, LP
Account Number:	ER004645
Signature IP Address:	108.241.254.97
Signature Date:	2026-07-06
Signature Hash:	E409CBBBBB4493B06799C8FB6A0467B567B3CB3F98DBDD3CEAB2B4F089FA62274
Form Hash Code at time of Signature:	332D6E5E333E7B1A193A3FC07D2BA9E7A7B401543A09235071494C1C17D9BA30

Submission

Reference Number:	The application reference number is 932986
Submitted by:	The application was submitted by ER004645/Lloyd A Denton Jr
Submitted Timestamp:	The application was submitted on 2026-07-06 at 06:49:04 CDT
Submitted From:	The application was submitted from IP address 108.241.254.97
Confirmation Number:	The confirmation number is 780939
Steers Version:	The STEERS version is 6.94
Permit Number:	The permit number is TXR1554TK

Additional Information

Application Creator: This account was created by Amber Scheler