



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 June 17, 2025. 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:

TXR1529GO

Coverage Effective: September 14, 2021

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:

RN111335469
Swenson Heights - Hb
Southeast of The Intersection of Cordova Road And Cr 105 Huber Road
Seguin, TX 78155
Guadalupe County

Operator:

CN601213523
Continental Homes of Texas, L.P.
1306 E Mccarty Ln Ste 100
San Marcos, TX 78666

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".

Issued Date: June 20, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 20, 2025

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 SWGPD@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

Construction Notice of Change

TXR1529GO

Site Information (Regulated Entity)

What is the name of the site to be authorized?	SWENSON HEIGHTS UNITS 3A 3B 3C 5A & 5B
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	SOUTHEAST OF THE INTERSECTION OF CORDOVA ROAD AND CR 105 HUBER ROAD
City	SEGUIN
State	TX
ZIP	78155
County	GUADALUPE
Latitude (N) (##.#####)	29.627115
Longitude (W) (-###.#####)	-97.980804
Primary SIC Code	1521
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111335469
What is the name of the Regulated Entity (RE)?	SWENSON HEIGHTS UNITS 3A 3B 3C 5A & 5B
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	SOUTHEAST OF THE INTERSECTION OF CORDOVA ROAD AND CR 105 HUBER ROAD
City	SEGUIN
State	TX
ZIP	78155
County	GUADALUPE
Latitude (N) (##.#####)	29.627115
Longitude (W) (-###.#####)	-97.980804
Facility NAICS Code	
What is the primary business of this entity?	HOMEBUILDER

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601213523
Type of Customer	Partnership
Full legal name of the applicant:	
Legal Name	Continental Homes Of Texas, L.P.
Texas SOS Filing Number	9022810
Federal Tax ID	742791904

State Franchise Tax ID	17427919042
State Sales Tax ID	
Local Tax ID	
DUNS Number	79047369
Number of Employees	0-20
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	Continental Homes Of Texas, L.P.
Prefix	
First	MEGGIE
Middle	
Last	BENDER
Suffix	
Credentials	
Title	DIVISION NPDES MANAGER / ASSISTANT SECRETARY
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1306 E MCCARTY LN STE 100
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN MARCOS
State	TX
ZIP	78666
Phone (###-###-####)	5125347841
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	MMBENDER@DRHORTON.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	Environmental Management Group LLC
Prefix	
First	Matthew
Middle	D
Last	Martin
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400

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

City

HIGHLAND VILLAGE

State

TX

ZIP

75077

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

2149232086

Extension

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

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

E-mail

mmartin@emg-llc.net

Notice of Change General Characteristics

1 What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked Permitted Site Name Changes to General Characteristics
1.1 What is the proposed permitted site name?	Swenson Heights - HB
1.2 What are the other proposed changes not asked in this section of the Notice of Change?	Change to the Application Contact, Adding site info for Unit 5C
2 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1521
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?	68.83
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?	09/10/2021
7 What is the estimated end date of the project?	06/30/2027
8 What is the construction project or site type?	SINGLE-FAMILY RESIDENTIAL
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?	WALNUT BRANCH, GERONIMO CREEK 1804A
11 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1804
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
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 Meggie M Bender, the owner of the STEERS account ER079145.
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 TXR1529GO.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Meggie M Bender OPERATOR

Customer Number:	CN601213523
Legal Name:	Continental Homes Of Texas, L.P.
Account Number:	ER079145
Signature IP Address:	170.85.99.92
Signature Date:	2025-06-17
Signature Hash:	134B536ECAD5D0F095BD4E3477CCB56393B2FD618C83EED1E9FD8C235A0568D8
Form Hash Code at time of Signature:	C77E5A42B0EA8B3818BDA0EA9CBC5D96392D32852474AB8E0ADECBCEFCBC6E4D

Submission

Reference Number:	The application reference number is 794212
Submitted by:	The application was submitted by ER079145/Meggie M Bender
Submitted Timestamp:	The application was submitted on 2025-06-17 at 16:08:59 CDT
Submitted From:	The application was submitted from IP address 170.85.99.92
Confirmation Number:	The confirmation number is 659488
Steers Version:	The STEERS version is 6.91
Permit Number:	The permit number is TXR1529GO

Additional Information

Application Creator: This account was created by Ethan J Schexnyder