

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1569US

Site Information (Regulated Entity)

What is the name of the site to be authorized?	GUADALUPE RIDGE - HOME BUILDING
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	W ZIPP RD & PRADO VERDE
City	NEW BRAUNFELS
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.655154
Longitude (W) (-###.#####)	-98.094838
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)?	RN112220215
What is the name of the Regulated Entity (RE)?	GUADALUPE RIDGE - HOME BUILDING
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	W ZIPP RD & PRADO VERDE
City	NEW BRAUNFELS
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.655154
Longitude (W) (-###.#####)	-98.094838
Facility NAICS Code	
What is the primary business of this entity?	SINGLE FAMILY RESIDENTIAL

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
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	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION 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)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact**Person TCEQ should contact for questions about this application:**

Same as another contact?	
Organization Name	EMG LLC
Prefix	

First	ZACHARY
Middle	
Last	ZEMBRASKI
Suffix	
Credentials	
Title	CLIENT MANAGER

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
Routing (such as Mail Code, Dept., or Attn:)	SUITE 400
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@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
1.1 What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 3 to the NOI.
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?	74.29
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?	05/27/2025
7 What is the estimated end date of the project?	05/31/2028
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?	GUADALUP RIVER BELOW COMAL RIVER
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, CITY OF
NEW BRAUNFELS

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 Brian Barron, the owner of the STEERS account ER051116.
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 TXR1569US.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:

CN602412207

Legal Name:

Lennar Homes of Texas Land and Construction,
Ltd.

Account Number:

ER051116

Signature IP Address:

204.109.18.254

Signature Date:

2026-01-07

Signature Hash:

FCD02B8D639F1162D55B4D6D8CBE041DCF51207845A7DCCC42B5D6A3AEA9452F

Form Hash Code at time of

0DB30283478607A1B4FA956D61E1A367903463C21C6727AD207710134B570F2E

Signature:

Submission

Reference Number:	The application reference number is 877738
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2026-01-08 at 10:36:59 CST
Submitted From:	The application was submitted from IP address 35.149.97.149
Confirmation Number:	The confirmation number is 730190
Steers Version:	The STEERS version is 6.93
Permit Number:	The permit number is TXR1569US

Additional Information

Application Creator: This account was created by Zachary S Zembraski