

# Texas Commission on Environmental Quality

## Construction Notice of Intent

### Site Information (Regulated Entity)

What is the name of the site to be authorized?	Botanical Farm - Unit 1
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	East Intersection of Altwein Ln & Elmons Rd
City	New Braunfels
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.613425
Longitude (W) (-###.#####)	-98.088807
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

#### Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Botanical Farm - Unit 1
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	East Intersection of Altwein Ln & Elmons Rd
City	New Braunfels
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.613425
Longitude (W) (-###.#####)	-98.088807
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

### Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation
<b>Full legal name of the applicant:</b>	
Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
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

SACC, Inc.

Prefix

First

GERALD

Middle

M

Last

MERCK

Suffix

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)

5431 CRESTWAY RD

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

City

WINDCREST

State

TX

ZIP

78239

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

2106551922

Extension

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

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

E-mail

jerry@saccinc.net

## 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 STE  
400

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

City

HIGHLAND VILLAGE

State

TX

ZIP

75077

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

9403672277

Extension

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

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

E-mail

ZZEMBRASKI@EMG-LLC.NET

## CNOI General Characteristics

- |   |                                   |
|---|-----------------------------------|
| 1 Is the project or site located on Indian Country Lands?   | No                                |
| 2 Is the project or site associated to a facility that is licensed for the disposal or storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?   | No                                |
| 3 Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?   | No                                |
| 4 Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?   | No                                |
| 5 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?  | 1794                              |
| 6 If applicable, what is the Secondary SIC Code(s)?   | 1623 1611                         |
| 7 What is the total number of acres that the construction project or site will disturb under the control of the primary operator?   | 35.5                              |
| 8 What is the construction project or site type?  | Other Utility Highway or Road     |
| 9 Is the project part of a larger common plan of development or sale?   | Yes                               |
| 10 What is the estimated start date of the project?   | 05/11/2026                        |
| 11 What is the estimated end date of the project?   | 05/31/2028                        |
| 12 Will concrete truck washout be performed at the site?  | Yes                               |
| 13 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?  | Guadalupe River Below Comal River |
| 14 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?  | 1804                              |
| 15 Is the discharge into a Municipal Separate Storm Sewer System (MS4)?   | Yes                               |
| 15.1 What is the name of the MS4 Operator?  | Guadalupe County                  |
| 16 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                                |
| 17 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                               |
| 18 I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).  | Yes                               |
| 19 I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.   | Yes                               |

## Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 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 Jerry Merck III, the owner of the STEERS account ER012843.
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 Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2026-05-12
Signature Hash:	E0D889FCD9B7C073F8C479AFED190B8FFD38451E6719599E47F1BAA49E77889B
Form Hash Code at time of Signature:	83AE20A2C1C12523DF61EB67C8A2E51C0258746918DDB2916C58BE390DD145CD

## Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK
Fee Amount:	\$225.00
Paid Date:	The application fee was paid on 2026-05-12
Transaction/Voucher number:	The transaction number is 582EA000734351 and the voucher number is 830809

## Submission

Reference Number:	The application reference number is 923533
Submitted by:	The application was submitted by ER012843/Jerry Merck III
Submitted Timestamp:	The application was submitted on 2026-05-13 at 06:42:17 CDT
Submitted From:	The application was submitted from IP address 108.178.88.42
Confirmation Number:	The confirmation number is 769061
Steers Version:	The STEERS version is 6.94

## Additional Information

Application Creator: This account was created by Zachary S Zembraski