

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	PARKSIDE SOUTH - LAND DEVELOPMENT
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Winchester Dr & Treehouse Ln
City	NEW BRAUNFELS
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.660035
Longitude (W) (-###.#####)	-98.040778
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)?	
What is the name of the Regulated Entity (RE)?	PARKSIDE SOUTH - LAND DEVELOPMENT
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Winchester Dr & Treehouse Ln
City	NEW BRAUNFELS
State	TX
ZIP	78130
County	GUADALUPE
Latitude (N) (##.#####)	29.660035
Longitude (W) (-###.#####)	-98.040778
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT

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:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	zembraski@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?	6552
6 If applicable, what is the Secondary SIC Code(s)?	
7 What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	42.59
8 What is the construction project or site type?	Other
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?	06/04/2026
11 What is the estimated end date of the project?	06/30/2029
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 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 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: Brian Barron OPERATOR

Customer Number:

CN602412207

Legal Name:

Lennar Homes of Texas Land and Construction, Ltd.

Account Number: ER051116
 Signature IP Address: 204.109.20.254
 Signature Date: 2026-06-11
 Signature Hash: 70C9356D190EAFDA0BA130DD1D3E7FE05064B6713C5FCE94E910DF0C08E1E68C
 Form Hash Code at time of Signature: 7C37638935189110F97DE123E7F0168F9B6784DD7B90EA6080A36C207B814E3C

Fee Payment

Transaction by: The application fee payment transaction was made by ER075896/Kyle Sykes
 Paid by: The application fee was paid by MATT MARTIN
 Fee Amount: \$225.00
 Paid Date: The application fee was paid on 2026-06-11
 Transaction/Voucher number: The transaction number is 582EA000739199 and the voucher number is 835397

Submission

Reference Number: The application reference number is 930839
 Submitted by: The application was submitted by ER075896/Kyle Sykes
 Submitted Timestamp: The application was submitted on 2026-06-11 at 15:34:56 CDT
 Submitted From: The application was submitted from IP address 35.151.237.61
 Confirmation Number: The confirmation number is 776282
 Steers Version: The STEERS version is 6.94

Additional Information

Application Creator: This account was created by Zachary S Zembraski