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

The Notice of Intent (NOI) for the facility listed below was received on February 23, 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:

TXR1560XK

Coverage Effective: February 23, 2026

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:
RN111347266
Maverick Meadows Unit 1
East of The Intersection of Cordova Road And N Tx-46
Seguin, TX 78155
Guadalupe County

Operator:
CN606283018
Yc Partners, LLC
18015 Yantis Way
San Antonio, TX 78247

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.

K Keel

Issued Date: February 23, 2026

FOR THE COMMISSION

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

February 23, 2026

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for 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.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For 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. If you have any technical questions regarding the general permit, 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 stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director
Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MAVERICK MEADOWS UNIT 1
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 CORDOVA ROAD AND N TX-46
City	SEGUIN
State	TX
ZIP	78155
County	GUADALUPE
Latitude (N) (##.######)	29.629084
Longitude (W) (-###.######)	-98.013232
Primary SIC Code	1629
Secondary SIC Code	
Primary NAICS Code	237210
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111347266
What is the name of the Regulated Entity (RE)?	MAVERICK MEADOWS UNIT 1
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 CORDOVA ROAD AND N TX-46
City	SEGUIN
State	TX
ZIP	78155
County	GUADALUPE
Latitude (N) (##.######)	29.629084
Longitude (W) (-###.######)	-98.013232
Facility NAICS Code	237210
What is the primary business of this entity?	LAND DEVELOPER

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN606283018
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	Yc Partners, LLC
Texas SOS Filing Number	805605485
Federal Tax ID	
State Franchise Tax ID	17428777357
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	Yc Partners, LLC
Prefix	
First	Arnold
Middle	
Last	Briones
Suffix	
Credentials	
Title	Chief Operating Officer
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	ABRIONES@yantiscompany.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

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?	1629
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?	39.31
8	What is the construction project or site type?	Single-family residential
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?	02/20/2026
11	What is the estimated end date of the project?	02/20/2029
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
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 Arnold Briones, the owner of the STEERS account ER022633.
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: Arnold Briones OPERATOR

Customer Number:	CN606283018
Legal Name:	Yc Partners, LLC
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2026-02-20
Signature Hash:	2E43501935FB94104319D84F4BF08C2A08E893638B0E111F89A1BE9FB142842C
Form Hash Code at time of Signature:	F6EF824A8F59720E01C01FE1279B5F0E01D56C052D8D532C435E12EDD9E8F77A

Fee Payment

Transaction by:	The application fee payment transaction was made by ER022633/Arnold Briones
Paid by:	The application fee was paid by MICHAEL SCHAEFFER
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2026-02-23
Transaction/Voucher number:	The transaction number is 582EA000718100 and the voucher number is 816072

Submission

Reference Number:	The application reference number is 896221
Submitted by:	The application was submitted by ER022633/Arnold Briones
Submitted Timestamp:	The application was submitted on 2026-02-23 at 15:16:43 CST
Submitted From:	The application was submitted from IP address 12.152.77.138
Confirmation Number:	The confirmation number is 747405
Steers Version:	The STEERS version is 6.94

Additional Information

Application Creator: This account was created by Amber Scheler