



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 March 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:

TXR1533XS

Coverage Effective: March 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:

RN112415799
Marion Oaks Aka Confluence
Southeast of The Intersection of S Santa Clara Road And Lower
Seguin Road
Marion, TX 78124
Guadalupe County

Operator:

CN606023836
Beazer Fundamental, LLC
11467 Huebner Rd Ste 225
San Antonio, TX 78230

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: March 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

March 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 SWGPA@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,

A handwritten signature in black ink, appearing to read "R. Sadlier".

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?	Marion Oaks (aka Confluence)
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 S Santa Clara Road and Lower Seguin Road
City	Marion
State	TX
ZIP	78124
County	GUADALUPE
Latitude (N) (##.#####)	29.539428
Longitude (W) (-###.#####)	-98.147522
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)?	
What is the name of the Regulated Entity (RE)?	Marion Oaks (aka Confluence)
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	southeast of the intersection of S Santa Clara Road and Lower Seguin Road
City	Marion
State	TX
ZIP	78124
County	GUADALUPE
Latitude (N) (##.#####)	29.539428
Longitude (W) (-###.#####)	-98.147522
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)?	CN606023836
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	Beazer Fundamental, LLC
Texas SOS Filing Number	804480069
Federal Tax ID	
State Franchise Tax ID	32083484843
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 Beazer Fundamental, LLC

Prefix

First Michael

Middle

Last Woods

Suffix

Credentials

Title Director of Construction - San Antonio

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type Domestic

Mailing Address (include Suite or Bldg. here, if applicable) 11467 HUEBNER RD STE 225

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

City SAN ANTONIO

State TX

ZIP 78230

Phone (###-###-####) 2108775900

Extension

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

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

E-mail mike.woods@beazer.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?	1521
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?	55.13
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?	03/23/2026
11 What is the estimated end date of the project?	03/23/2029
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?	Santa Clara Creek
14 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1902
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 Michael L Woods, the owner of the STEERS account ER105507.
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: Michael L Woods OPERATOR

Customer Number:	CN606023836
Legal Name:	Beazer Fundamental, LLC
Account Number:	ER105507
Signature IP Address:	71.78.83.74
Signature Date:	2026-03-23
Signature Hash:	F42A9D89070CAF265A3903DDFF1B4C4B9696F340C36030412E182CBB4CB6BA1A
Form Hash Code at time of Signature:	20A55008A6169480E42D3A483CDE2A3950F72FB4896B781BC784AEB6507B4958

Fee Payment

Transaction by:	The application fee payment transaction was made by ER105507/Michael L Woods
Paid by:	The application fee was paid by BEAZER HOMES
Fee Amount:	\$225.00
Paid Date:	The application fee was paid on 2026-03-23
Transaction/Voucher number:	The transaction number is 582EA000725022 and the voucher number is 822460

Submission

Reference Number:	The application reference number is 909645
Submitted by:	The application was submitted by ER052491/Amber Scheler
Submitted Timestamp:	The application was submitted on 2026-03-23 at 16:10:34 CDT
Submitted From:	The application was submitted from IP address 159.242.219.82
Confirmation Number:	The confirmation number is 756865
Steers Version:	The STEERS version is 6.94

Additional Information

Application Creator: This account was created by Amber Scheler