CONSTRUCTION PLANS
FOR

GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BROWNSVILLE, TEXAS
ISSUED FOR PROPOSALS

ENGINEER

HALFF ASSOCIATES INC.
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
CONTACT: MICHAEL A. SALINAS, PE
EMAIL: MICHAEL.SALINAS@HALFF.COM
TEL: (956) 697-7103
FIRM/ BUSINESS NO.: #312 STATE: TX

SURVEYOR

HALFF ASSOCIATES, INC.
1075 PAREDES LINE ROAD, SUITE B
BROWNSVILLE, TEXAS 78521
CONTACT: GUADALUPE NUNEZ, RPLS
EMAIL: GNUNEZ@HALFF.COM
TEL: (956) 303-7106
FIRM/ BUSINESS NO.: 312 STATE: TX

SURVEYED DATE:

NOVEMBER 5, 2025

CITY ENGINEER

CARLOS LASTRA, P.E.

CITY ENGINEERS STATEMENT

THE ABOVE IDENTIFIED PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE ENGINEERING PROVISIONS (PAVING AND DRAINAGE IMPROVEMENTS) OF THE MUNICIPAL CODE OF THE CITY AS APPROVAL OF THE CONCEPT FOR THE CONSTRUCTION DETAILS OF THE DEVELOPER AND THE DESIGN ENGINEER FROM LIABILITY FOR THE ADEQUACY OF THE DESIGN NOR FROM LIABILITY CAUSED BY AND RESULTING FROM THE CONSTRUCTION OF IMPROVEMENTS AS PROVIDED IN THE ABOVE SPECIFIED DOCUMENTS.

THE ISSUANCE OF THE APPROVAL DOES NOT AUTHORIZE CONSTRUCTION, WHICH CONSTRUCTION SHALL NOT PROCEED UNTIL THE OWNER HAS EFFECTED COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE MUNICIPAL CODE OF THE CITY OF BROWNSVILLE AND COMPLIANCE WITH ALL OTHER STATE STATUES AND REGULATORY REQUIREMENTS APPLICABLE TO THE IMPROVEMENTS SPECIFIED IN THE IDENTIFIED DOCUMENTS INCLUDING COMPLETION OF ANY AND ALL REQUIREMENTS OF THE CITY OF BROWNSVILLE. PAYMENTS OF ALL FEES, POSTING OF ALL BONDS AND THEN SECURING AN "APPROVAL TO PROCEED" FROM THE CITY ENGINEER.

ANY CHANGES MUST BE APPROVED BY THE APPROPRIATE REGULATORY AGENCIES, AS WELL AS THE CITY ENGINEER. AFTER THE DEVELOPER'S DESIGN ENGINEER SHALL BE CONSULTED, WHO WILL EITHER ISSUE APPROVAL AND/OR REQUIRE APPROVAL FROM THE CITY ENGINEER, AT WHICH TIME A SUPPLEMENTAL PLAN WITH BE ATTACHED TO THE APPROVED PLANS AND REFERENCED IN A SUPPLEMENTAL APPROVAL LETTER BY THE CITY ENGINEER. ALL REVISIONS WILL BE INCLUDED IN THE "AS-BUILT" PLANS TO BE SUBMITTED 30 DAYS AFTER SUBSTANTIAL COMPLETION OF ALL PUBLIC IMPROVEMENTS.

_____ _____
CARLOS LASTRA, P.E. DATE
CITY ENGINEER

STREET LIGHT CERTIFICATE
STATE OF TEXAS
COUNTY OF CAMERON

I, CESAR A. CORTINAS JR., P.E., THE UNDERSIGNED DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD OF THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS COMPLIED WITH ALL OF THE STREET LIGHT REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BROWNSVILLE, TEXAS, AS TO WHICH MY APPROVAL IS REQUIRED.

EXECUTED ON THIS _____ DAY OF _____ 2026.

_____ _____
CESAR A. CORTINAS JR, P.E. DATE
DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS
FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD

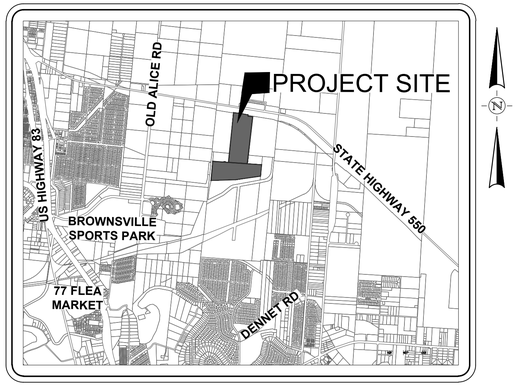
BPUB ENGINEER'S STATEMENT

THE ABOVE IDENTIFIED PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE ENGINEERING PROVISIONS (WATER AND WASTEWATER IMPROVEMENTS) OF THE MUNICIPAL CODE OF THE CITY OF BROWNSVILLE AND BPUB WATER AND WASTEWATER STANDARD DETAILS. ISSUANCE OF THIS APPROVAL SHALL NOT BE CONSTRUED AS APPROVAL OF CONCEPT FOR THE CONSTRUCTION DETAILS OF THE PROPOSED IMPROVEMENTS AND SHALL NOT IN ANY WAY RELEASE THE DEVELOPER AND THE DESIGN ENGINEER FROM LIABILITY FOR THE ADEQUACY OF THE DESIGN NOR FROM LIABILITY CAUSED BY AND RESULTING FROM THE CONSTRUCTION OF IMPROVEMENTS AS PROVIDED IN THE ABOVE SPECIFIED DOCUMENTS.

_____ DATE:_____
MARIE C. LEAL,, P.E.
DIRECTOR OF WATER/WASTEWATER ENGINEERING AND CAPITAL PLANNING
FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD

BPUB ELECTRIC NOTE:

BPUB WILL REQUIRE FOR 15" UTILITY EASEMENT ALONG RIGHT OF WAY OF ALL PROPERTIES IN THIS PLAT.



LOCATION MAP
1" = 4000'

OWNER/CLIENT:

GREATER BROWNSVILLE INCENTIVES CORPORATION
500 E. ST. CHARLES
BROWNSVILLE, TEXAS,
TEL. (956) 561-4133
www.greaterbrownsville.com

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 697-7103
www.halff.com

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED FOR APPROVAL BY:
4/22/2026
ENGINEER OF RECORD

I, MICHAEL A. SALINAS, PE, DO HEREBY CONFIRM THAT ANY NEW PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN, HAVE BEEN DESIGNED IN COMPLIANCE WITH THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BROWNSVILLE AND CAMERON COUNTY DRAINAGE DISTRICT #1.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF BROWNSVILLE AND CAMERON COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK HERE IN SEALED BY THE DESIGN ENGINEER.

APPROVED BY:

_____ _____
NAME DATE

_____ _____
NAME DATE

DISCLAIMER:

THE SEAL(S) APPEARING ON THIS CONSTRUCTION SET WERE AUTHORIZED BY:
MICHAEL A. SALINAS (123342),
ON 4/22/2026.

ALTERATION OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
FIRM / BUSINESS NO.: #312 STATE: TX

INDEX OF SHEETS

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G009	SURVEY CONTROL
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C102	STORM WATER POLLUTION PREVENTION NARRATIVE
C103	STORM WATER POLLUTION PREVENTION DETAILS
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C203	DRAINAGE CALCULATIONS
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C402	ENTERPRISE DR.SIDEWALK AND LIGHTING PLAN
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C502	OVERALL SANITARY SEWER PLAN
C503	SANITARY SEWER STANDARD DETAILS
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C703	NARANJO RD. PLAN & PROFILE STA 20+00 - 25+00
C704	NARANJO RD. PLAN & PROFILE STA 25+00 - 30+00
C705	NARANJO RD. PLAN & PROFILE STA 30+00 - 35+00
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C709	ENTERPRISE DR. PLAN AND PROFILE STA 15+00 - 20+00
C710	ENTERPRISE DR. PLAN AND PROFILE STA 20+00 - 25+00
C711	ENTERPRISE DR. PLAN AND PROFILE STA 25+00 - 30+00
C712	ENTERPRISE DR. PLAN AND PROFILE STA 30+00 - 35+00
C713	ENTERPRISE DR. PLAN AND PROFILE STA 35+00 - 40+25
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C716	STORM OUTFALL C PLAN & PROFILE
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C719	NARANJO RD - STORM LATERAL A AND B
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C723	ENTERPRISE DR - STORM LATERAL I
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C901	TRAFFIC CONTROL PLAN
C902	BARRICADE & CONSTRUCTION STANDARDS
E801	STANDARD BPUB ELECTRICAL DETAILS

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "TEXAS 811" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

FILE NAME: A:\61000s\61479001\LD\CADD\Sheets\C-PLAN-COVER-61479.001.dwg DATE: April 22, 2026, TIME: 1:43 PM, USER: ah3818

IH-169/TOLL WAY 550
℄ (FARM-TO-MARKET 511)
R.O.W. WIDTH VARIES

FARM-TO-MARKET 511 EXISTING AND ORIGINAL NORTH R.O.W.

FARM-TO-MARKET 511 ORIGINAL SOUTH R.O.W.

RANCHO VERDE SUBDIVISION, SECTION II
VOL. 1 PG. 4350, M.R.C.C.T.

STATE OF TEXAS
VOL. 378 PG. 94, D.R.C.C.T.

CALLED 20.83 ACRE TRACT
STATE OF TEXAS
VOL. 13808, PG. 255, O.P.R.C.C.T.

0.241 ACRE TRACT
5 FT WIDE B.P.U.B.
UTILITY EASEMENT
VOL. 15362 PG. 248,
O.R.C.C.T.

EXISTING R.O.W.

S80°46'10"E 1899.11'

S80°46'10"E 870.04'

S80°46'10"E 1893.74'

S80°46'10"E 849.07'

1.91 ACRE TRACT
UTILITY EASEMENT
BROWNSVILLE PUBLIC UTILITIES BOARD
DOC. NO. 2025-11624, O.R.C.C.T.

1.0' NON-ACCESS EASEMENT
DEDICATED BY THIS PLAT

S09°13'50"W 6.49'

N09°13'50"E 6.49'

0.161 ACRE TRACT
5 FT WIDE B.P.U.B. UTILITY EASEMENT
VOL. 15098 PG. 26, O.R.C.C.T.

S67°09'24"E 95.36'

1/2" FIR
S 72°33'08" E - 1.13'
FROM CORNER

S74°43'33"E 29.49'

N74°43'33"W 101.37'

POINT OF BEGINNING

POINT OF COMMENCING
NORTHEAST CORNER OF 108.93 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 24176, PG. 274, O.P.R.C.C.T.

GRAPHIC SCALE
0 50 100 200
1"=100'

N09°13'50"E 479.58'

20.00' WIDE
B.P.U.B. UTILITY
EASEMENT
DEDICATED BY
THIS PLAT

S73°42'45"W
18.71'

S33°44'54"W
10.03'

199.71'

N82°16'56"W
217.11'

N16°09'10"W
17.13'

N33°44'54"E
23.32'

DETAIL "A"
NOT-TO-SCALE

DETAIL "B"
NOT-TO-SCALE

DETAIL "C"
NOT-TO-SCALE

R.O.W.
1.0' NON-ACCESS EASEMENT
DEDICATED BY THIS PLAT

0.261 ACRE TRACT
5 FT WIDE B.P.U.B.
UTILITY EASEMENT
VOL. 15362 PG. 248
O.R.C.C.T.

0.161 ACRE TRACT
5 FT WIDE B.P.U.B.
UTILITY EASEMENT
VOL. 15098 PG. 26
O.R.C.C.T.

1,820.46'
1,178.80'
1815.79'
1,178.19'

374.77'

REMAINDER OF A CALLED 193.80 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 12132 PG. 6, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 11, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 16, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 21, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 26, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 31, O.P.R.C.C.T (1/14)
VOL. 12132 PG. 36, O.P.R.C.C.T (3/14)

E. ENTERPRISE DRIVE
80.00' R.O.W.

S83°49'44"E 227.70'

S83°49'44"E 244.72'

25.00' WIDE
DRAINAGE EASEMENT
DEDICATED BY
THIS PLAT

33.88 ACRES
DRAINAGE EASEMENT
DEDICATED BY
THIS PLAT

4.36 ACRE TRACT
UTILITY EASEMENT
BROWNSVILLE PUBLIC UTILITIES BOARD
DOC. NO. 2025-11624, O.R.C.C.T.

N84°10'15"W 383.61'

50' DRAINAGE EASEMENT
VOL. 13 PG. 71 M.R.C.C.T.
RETAINED AS PER VOL. 99 PG. 170
M.D.C.C.T.

50' DRAINAGE EASEMENT
I.C.C.D.D. NO. 4
VOL. 94 PG. 10, D.R.C.C.T.

REMAINDER OF 495.4 ACRE TRACT
FRESNOS LAND AND IRRIGATION COMPANY
VOL. 24 PG. 114, D.R.C.C.T.

S05°49'54"W 1331.76'

S05°49'54"W 318.24'

CALLED 58.10 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES
CORPORATION
DOC# 2020-25534, O.R.C.C.T.

S05°49'54"W 3087.80'

10.15 ACRE TRACT
DRAINAGE EASEMENT
CAMERON COUNTY DRAINAGE
DISTRICT NO. 1
DOC. NO. 2005-30188
O.P.R.C.C.T.

20.00' WIDE
B.P.U.B. UTILITY
EASEMENT
DEDICATED BY
THIS PLAT

S84°07'12"E
499.52'
494.07'

N84°07'12"W 609.98'

B L O C K 1

LOT 1
25.95 ACRES

N05°52'48"E 1360.89'

FLOOD ZONE "X" (UNSHADED)

FLOOD ZONE "X" (SHADED)

20.00' WIDE
UTILITY EASEMENT
DEDICATED BY
THIS PLAT

FLOOD ZONE "X" (SHADED)

FLOOD ZONE "AH" (ELEVATION 16')

20.00' WIDE
UTILITY EASEMENT
DEDICATED BY
THIS PLAT

B L O C K 2

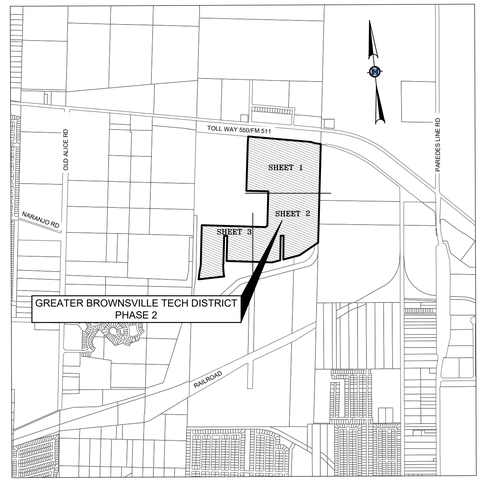
LOT 1
62.86 ACRES

S79°44'02"E 57.58'

S84°10'15"E 339.32'

EX TOE

MATCH LINE SEE SHEET 2



LOCATION MAP
SCALE: 1"=2000'

ZONING AND PLAT ADMINISTRATOR CERTIFICATE

I, MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS _____ DAY OF _____, 2026 VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT PHASE II WEST WITH SAID PLAT CONSISTING OF TOTAL OF ___ SHEET(S), OF WHICH THIS SHEET NO. 1 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

_____
MARTIN VEGA
ZONING AND PLAT ADMINISTRATOR

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 2026 AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

P-8208
BLOCK 1, LOT 1
BLOCK 2, LOTS 1-4
BLOCK 3, LOTS 1-2
BLOCK 4, LOT 1
BLOCK 5, LOTS 1-2
10 INDUSTRIAL LOTS

PRELIMINARY PLAT OF

GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BEING A 187.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 22, ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT BEING COMPRISED OF A PORTION CALLED 108.93 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 24176, PAGE 274, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 193.80 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION IN THE FOLLOWING DEEDS, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 268.58 ACRE TRACT AS CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS,

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE: 05/08/2026
FOR REVIEW & COMMENT

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2686
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

DRAWN BY: M.G. JOB NO.: 61479.001

MAY 2026

A:\61000s\61479\001\SURV\CADD\Sheets\SV-PLAT-61479.001.dwg

MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 3

B L O C K 2

B L O C K 4

B L O C K 3

LOT 1
62.86 ACRES

LOT 2
7.34 ACRES

LOT 3
7.39 ACRES

LOT 4
7.81 ACRES

LOT 1
30.06 ACRES

LOT 1
7.47 ACRES

LOT 2
5.59 ACRES

REMAINDER OF 193.80 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 12132 PG. 6, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 11, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 16, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 21, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 26, O.P.R.C.C.T (1/7)
VOL. 12132 PG. 31, O.P.R.C.C.T (1/14)
VOL. 12132 PG. 36, O.P.R.C.C.T (3/14)

REMAINDER OF A CALLED 268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION GBIC
VOL. 17233, PG. 47, O.R.C.C.T.
(REFERENCED: VOL. 12785, PG. 115)

REMAINDER OF CALLED 268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 17233, PG. 47, O.R.C.C.T.

CALLED 37.70 ACRE TRACT
GREATER BROWNSILLE INCENTIVES CORPORATION
DOC# 2020-25540, O.R.C.C.T.

CALLED 29.31 ACRE TRACT
CAMERON COUNTY DRAINAGE DISTRICT NO. ONE
VOL. 13361, PG. 302, O.R.C.C.T.

CALLED 104.45 ACRES
GREATER BROWNSILLE INCENTIVES CORPORATION
DOC. 2020-25534, O.R.C.C.T.

REMAINDER OF CALLED 108.93 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 24176 PG. 274, O.P.R.C.C.T.

33.86 ACRES DRAINAGE EASEMENT DEDICATED BY THIS PLAT

25.00' WIDE DRAINAGE EASEMENT DEDICATED BY THIS PLAT

50.00' WIDE DRAINAGE EASEMENT DEDICATED BY THIS PLAT

50' DRAINAGE EASEMENT
VOL. 13 PG. 71 M.R.C.C.T.
RETAINED AS PER VOL. 99 PG. 770
M.D.C.C.T.

4.36 ACRE TRACT
UTILITY EASEMENT
BROWNSVILLE PUBLIC UTILITIES BOARD
DOC. NO. 2025-11624, O.R.C.C.T.

20.00 FT DRAINAGE EASEMENT
(1.06 ACRES)
VOL. 18820 PG. 21, O.R.C.C.T.
REF. VOL. 22507, PG. 308, O.R.C.C.T.
REF. VOL. 12702, PG. 58, O.R.C.C.T.

10.15 ACRE TRACT
DRAINAGE EASEMENT
CAMERON COUNTY DRAINAGE
DISTRICT NO.1
DOC. NO. 2025-30188
O.P.R.C.C.T.

50' DRAINAGE EASEMENT
C.C.D.D. NO. 1

GREATER BROWNSVILLE INCENTIVE CORPORATION
FUTURE 15.00' WIDE
UTILITY EASEMENT

20.00' WIDE
UTILITY EASEMENT
DEDICATED BY
THIS PLAT

TEMPORARY R.O.W.
DEDICATED BY THIS PLAT
TO EXPIRE UPON PLATTING OF
FUTURE RIGHT-OF-WAY

TEMPORARY R.O.W. AND
DEDICATED BY THIS PLAT
TO EXPIRE UPON PLATTING OF
FUTURE RIGHT-OF-WAY

20.00' WIDE
UTILITY EASEMENT
DEDICATED BY
THIS PLAT

100' DRAINAGE EASEMENT
CAMERON COUNTY DRAINAGE DISTRICT NO. ONE
TO
JESSE DENNETT
VOL. 947, PG. 927, D.R.C.C.T.

ENTERPRISE DRIVE
82.00' R.O.W.

NARANJO ROAD
100.00'

FLOOD ZONE "X" (SHADED)
(ELEVATION 16')

FLOOD ZONE "X" (SHADED)

FLOOD ZONE "X" (UNSHADED)

FLOOD ZONE "X" (SHADED)

FLOOD ZONE "X" (UNSHADED)

FLOOD ZONE "X" (SHADED)

N72°46'56"E 338.18'
N72°46'56"E 338.55'
N05°52'48"E 119.91'
S05°52'48"W 114.86'
S84°07'12"E 1373.29'
N05°52'48"E 960.00'
S84°07'12"E 1787.23'
N50°52'48"E 56.57'
S39°07'12"E 56.57'
S84°07'12"E 1400.05'
S84°07'12"E 1277.20'
S84°07'12"E 326.64'
S84°07'12"E 300.02'
N84°07'12"W 86.00'
N39°07'12"W 70.71'
S50°52'48"W 70.71'
S05°52'48"W 765.16'
S05°52'48"W 750.16'
N05°52'48"E 725.35'
N65°52'48"E 740.85'
S60°11'22"W 628.72'
S79°47'18"W 468.37'
S79°47'18"W 231.95'
S05°52'48"W 715.00'
S05°52'48"W 600.23'
S05°52'48"W 210.00'
S05°45'45"W 3818.45'
N05°45'45"E 3818.45'
S05°45'45"W 3818.45'
S05°45'45"W 2503.73'
S05°45'45"W 1315.28'

L=68.21'
R=84.50'
Δ=46°14'59"
CB=N72° 45' 18"E
CL=66.37'

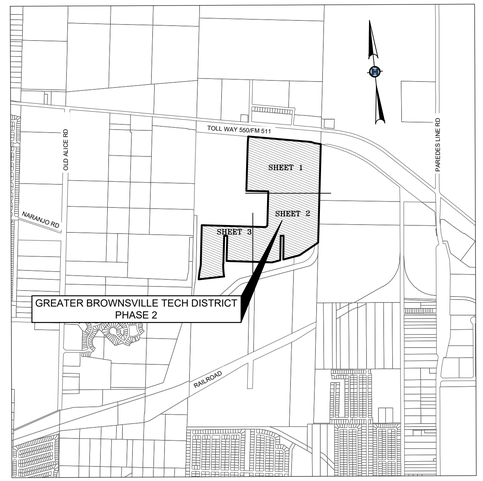
L=209.68'
R=110.00'
Δ=109°12'50"
CB=N75° 45' 46"W
CL=179.34'

L=209.68'
R=110.00'
Δ=109°12'50"
CB=N87° 31' 21"E
CL=179.34'

L=68.21'
R=84.50'
Δ=46°14'59"
CB=N60° 59' 43"W
CL=66.37'

R=0.00'

GRAPHIC SCALE
0 50 100 200
1"=100'



LOCATION MAP
SCALE: 1"=2000'

ZONING AND PLAT ADMINISTRATOR CERTIFICATE

I, MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS ___ DAY OF _____, 2026 VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT PHASE II WEST WITH SAID PLAT CONSISTING OF TOTAL OF ___ SHEET(S), OF WHICH THIS SHEET NO. 2 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

_____
MARTIN VEGA
ZONING AND PLAT ADMINISTRATOR

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____ 2026 AT _____ O'CLOCK ___M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

P-8208
BLOCK 1, LOT 1
BLOCK 2, LOTS 1-4
BLOCK 3, LOTS 1-2
BLOCK 4, LOT 1
BLOCK 5, LOTS 1-2
10 INDUSTRIAL LOTS

PRELIMINARY PLAT OF

GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BEING A 187.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 22, ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT BEING COMPRISED OF A PORTION CALLED 108.93 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 24176, PAGE 274, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 193.80 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION IN THE FOLLOWING DEEDS, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 268.58 ACRE TRACT AS CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS,

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
05/08/2026
FOR REVIEW & COMMENT

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

DRAWN BY: M.G. JOB NO.: 61479.001

MAY 2026

A:\61000s\61479\001\SURV\CAD\Sheets\SV-PLAT-61479.001.dwg

ZONING AND PLAT ADMINISTRATOR CERTIFICATE

I, MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS _____ DAY OF _____, 2026 VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT PHASE II WEST WITH SAID PLAT CONSISTING OF TOTAL OF ___ SHEET(S), OF WHICH THIS SHEET NO. 3 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

_____
MARTIN VEGA
ZONING AND PLAT ADMINISTRATOR

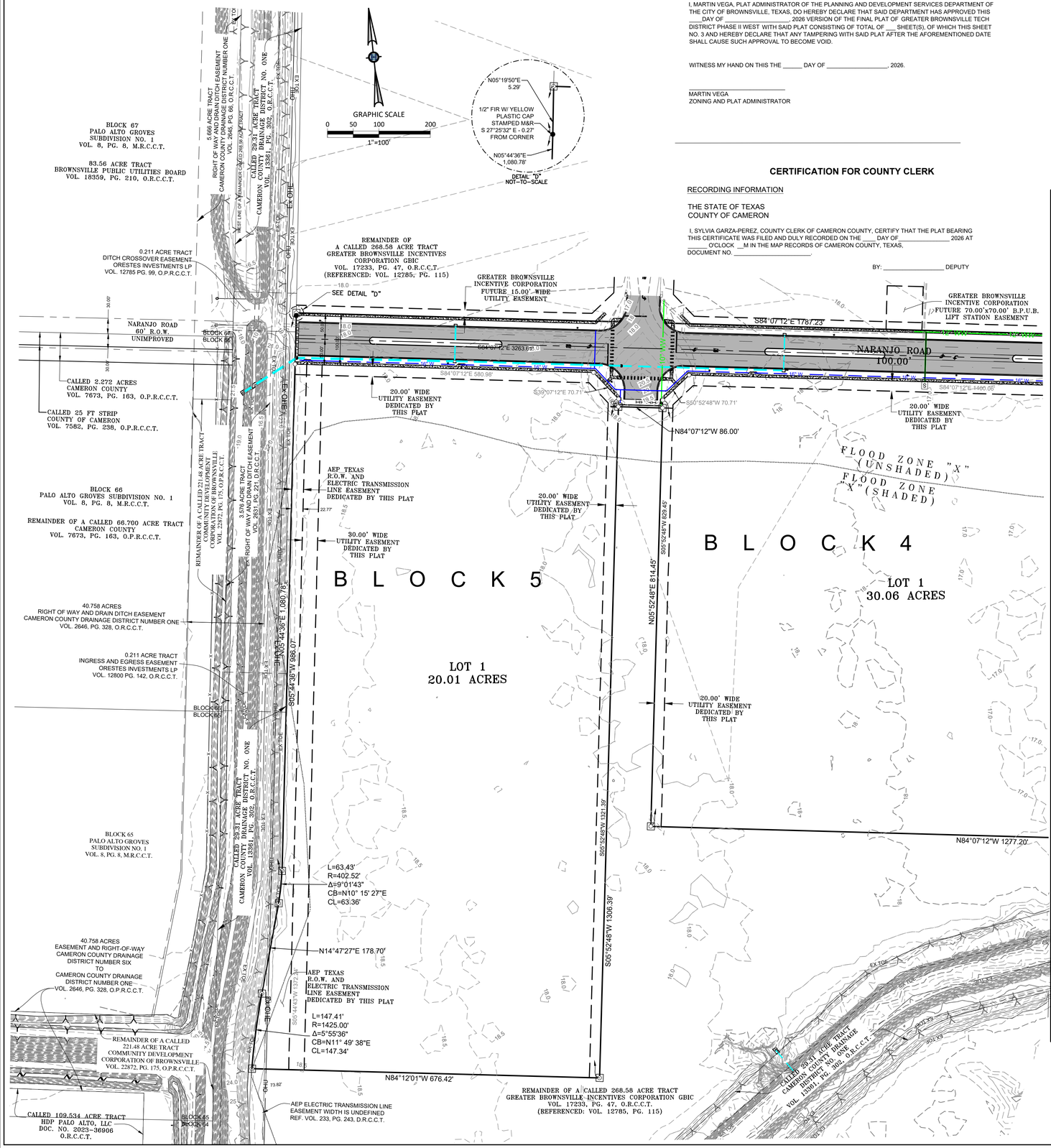
CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____ 2026 AT ____ O'CLOCK ___M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY



LEGAL DESCRIPTION

BEING A 187.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 22, ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT BEING COMPRISED OF A PORTION CALLED 108.93 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 24176, PAGE 274, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 193.80 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION IN THE FOLLOWING DEEDS, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 268.58 ACRE TRACT AS CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 108.93 ACRE TRACT, A ONE-HALF INCH IRON ROD FOUND AT NORTH 05 DEGREES 49 MINUTES 54 SECONDS EAST FROM SAID CORNER, A DISTANCE OF 395.44 FEET, A CONCRETE MONUMENT FOUND AT SOUTH 05 DEGREES 49 MINUTES 54 SECONDS EAST, A DISTANCE OF 4500.05 FEET FROM SAID CORNER, **THENCE,** WITH THE NORTH LINE OF SAID 108.93 ACRE TRACT, NORTH 74 DEGREES 43 MINUTES 33 SECONDS WEST, A DISTANCE OF 101.37 FEET TO A POINT IN THE NORTHWEST CORNER OF A CALLED 10.15 ACRE TRACT (DRAINAGE EASEMENT) AS CONVEYED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 AS RECORDED IN DOCUMENT NUMBER 2025-30188, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF IH-169, ALSO KNOWN AS FARM-TO-MARKET ROAD 511 AND 550 TOLL ROAD (RIGHT-OF-WAY WIDTH VARIABLE), SAID CORNER BEING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS 187.31 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID 10.15 ACRE TRACT (DRAINAGE EASEMENT), SOUTH 05 DEGREES 49 MINUTES 54 SECONDS WEST, DISTANCE OF 3,087.90 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN THE SOUTHEAST CORNER OF THIS 187.31 ACRE TRACT;

THENCE, SOUTH 60 DEGREES 11 MINUTES 22 SECONDS WEST, DISTANCE OF 628.72 FEET TO CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN THE NORTH LINE OF A CALLED 29.31 ACRE TRACT OF LAND CONVEYED TO CAMERON COUNTY DRAINAGE DISTRICT NO. ONE, AS RECORDED IN VOLUME 13361, PAGE 302, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF SAID 29.31 ACRE TRACT, SOUTH 79 DEGREES 47 MINUTES 18 SECONDS WEST, DISTANCE OF 468.37 FEET TO A CONCRETE MONUMENT WITH ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 725.35 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 84 DEGREES 07 MINUTES 12 SECONDS WEST, A DISTANCE OF 86.00 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, SOUTH 05 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF 750.16 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN THE NORTH LINE OF SAID 29.31 ACRE TRACT, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF SAID 29.31 ACRE TRACT, SOUTH 79 DEGREES 47 MINUTES 18 SECONDS WEST, DISTANCE OF 231.95 FEET TO A CONCRETE MONUMENT WITH ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 84 DEGREES 07 MINUTES 12 SECONDS WEST, DISTANCE OF 1,277.20 FEET TO A CONCRETE MONUMENT WITH ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 814.45 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 84 DEGREES 07 MINUTES 12 SECONDS WEST, A DISTANCE OF 86.00 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, SOUTH 05 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF 1,306.39 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 84 DEGREES 12 MINUTES 01 SECONDS WEST, A DISTANCE OF 676.42 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN EAST LINE OF SAID 29.31 ACRE TRACT, SAID EAST BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,425.00, FOR THE SOUTHWEST CORNER OF THIS 187.31 ACRE TRACT;

THENCE, WITH THE SAID EAST LINE, HAVING A CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.41 FEET (CHORD: NORTH 11 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 147.34 FEET) TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID EAST LINE, NORTH 14 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 178.70 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 402.52 FEET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID EAST LINE, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 63.43 FEET (CHORD: NORTH 10 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 63.36 FEET) TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID EAST LINE, NORTH 05 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,080.78 FEET TO A CORNER, A ONE-HALF IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID EAST LINE, NORTH 05 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,080.78 FEET TO A CORNER, A ONE-HALF IRON ROD WITH YELLOW PLASTIC CAP STAMPED "M&R" FOUND AT SOUTH 27 DEGREES 25 MINUTES 32 SECONDS EAST FROM SAID CORNER, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID EAST LINE, NORTH 05 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 5.29 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, SOUTH 84 DEGREES 07 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,787.18 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 50 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.57 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 960.00 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 84 DEGREES 07 MINUTES 12 SECONDS WEST, A DISTANCE OF 609.98 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 1,360.89 FEET TO A CONCRETE MONUMENT WITH A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET, FOR A CORNER OF THIS 187.31 ACRE TRACT;

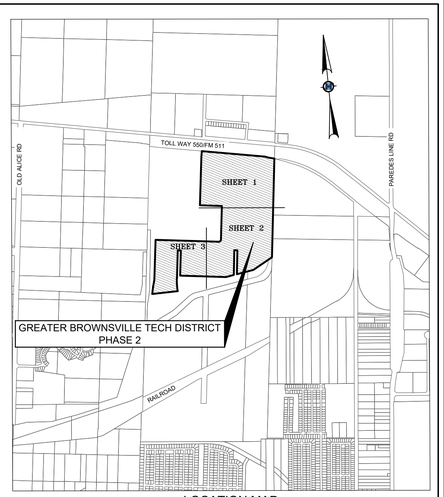
THENCE, NORTH 09 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 477.73 FEET TO A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET IN THE NORTH LINE OF SAID 193.80 ACRES, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID IH-169, FOR THE NORTHWEST CORNER OF THIS 187.31 ACRE TRACT;

THENCE, WITH THE SAID NORTH LINE OF SAID 193.80 ACRES, SAME BEING THE SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 80 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF 718.17 FEET TO THE NORTHWEST CORNER OF SAID 108.93 ACRES, A ONE-HALF INCH IRON ROD FOUND AT NORTH 06 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1.12 FEET FROM SAID CORNER, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, SAME BEING THE NORTH LINE OF SAID 108.93, FOR A TOTAL DISTANCE OF 1,899.11 FEET TO A ONE-HALF INCH IRON ROD FOUND, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID NORTH LINE OF SAID 108.93 ACRES, SAME BEING THE SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 95.36 FEET TO A POINT, A ONE-HALF INCH IRON ROD FOUND AT SOUTH 72 DEGREES 33 MINUTES 08 SECONDS EAST, A DISTANCE OF 1.13 FEET FROM SAID POINT, FOR A CORNER OF THIS 187.31 ACRE TRACT;

THENCE, CONTINUING WITH THE SAID NORTH LINE OF SAID 108.93 ACRES, SAME BEING THE SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 74 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 29.49 FEET, TO THE **POINT OF BEGINNING;**

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE: 05/08/2026
FOR REVIEW & COMMENT



LOCATION MAP
SCALE: 1"=2000'

PLAT NOTES:

1. THIS SUBDIVISION LIES WITHIN THE CITY OF BROWNSVILLE, TEXAS CITY LIMITS.
2. ALL LOTS ARE RESTRICTED TO INDUSTRIAL USE.
3. PROPOSED LAND USE: LIGHT INDUSTRIAL.
4. ALL CORNERS, ANGLE POINTS AN POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
5. BUILDING SETBACKS SHALL COMPLY WITH CITY OF BROWNSVILLE ZONING ORDINANCE
6. BY SCALING THE SURVEYED TRACT ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48061C0465F AND NO. 48061C0445F EFFECTIVE DATE FEBRUARY 16, 2018 THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED), DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AND " ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." AND ALSO LOCATED IN ZONE "AH" (BASE FLOOD ELEVATION 16) DESCRIBED AS "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED." THE SURVEYOR MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID FIRM OR THAT IT IS THE MOST CURRENT PUBLISHED FLOOD MAP.
7. MINIMUM FINISHED FLOOR ELEVATION OF EACH LOT SHALL BE A MINIMUM OF 24 INCHES ABOVE THE TOP OF THE ADJACENT CURB AT FRONT OF LOT, OR ELEVATION 20.00 FEET, WHICHEVER IS GREATER.

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARING IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83 (2011 ADJ., EPOCH 2010.0). ALL DISTANCES SHOWN AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE TO CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 1.00004.
2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FILE NO. 949199, EFFECTIVE OCTOBER 23, 2025

P-8208
BLOCK 1, LOT 1
BLOCK 2, LOTS 1-4
BLOCK 3, LOTS 1-2
BLOCK 4, LOT 1
BLOCK 5, LOTS 1-2
10 INDUSTRIAL LOTS

PRELIMINARY PLAT OF

GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BEING A 187.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 22, ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT BEING COMPRISED OF A PORTION CALLED 108.93 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 24176, PAGE 274, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 193.80 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION IN THE FOLLOWING DEEDS, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 268.58 ACRE TRACT AS CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS,

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

DRAWN BY: M.G. JOB NO.: 61479.001

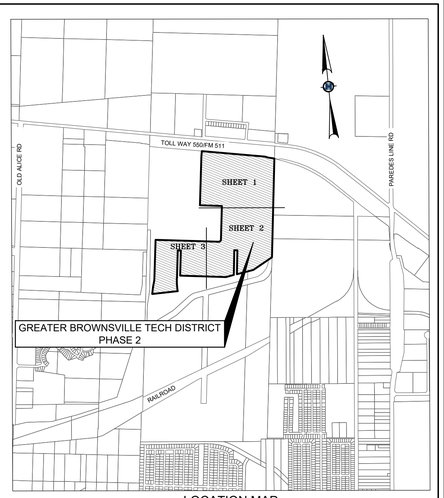
MAY 2026

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	227.50'	150.00	086°53'58"	S52°22'46"W	206.32'
C2	399.68'	155.00	147°44'25"	N82°47'59"E	297.80'
C3	218.46'	125.00	100°07'33"	N73°23'35"W	191.70'
C4	67.68'	90.00	043°05'16"	N78°05'17"E	66.10'
C5	112.09'	60.00	107°02'16"	S46°06'47"W	96.49'
C6	101.49'	300.00	019°23'00"	N02°17'10"E	101.01'
C7	103.22'	400.00	014°47'07"	S04°35'06"W	102.93'
C8	165.21'	500.00	018°55'53"	N06°39'29"E	164.46'
C9	214.72'	1000.00	012°18'08"	S09°58'21"W	214.30'
C10	269.92'	1000.00	015°27'54"	S03°54'40"E	269.10'
C11	206.52'	500.00	023°39'54"	N00°11'20"E	205.05'
C12	167.75'	130.00	073°55'57"	S24°56'42"E	156.35'
C13	364.57'	253.22	082°29'26"	N76°50'37"E	333.89'
C14	338.60'	300.00	064°40'05"	S67°55'56"W	320.91'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C15	112.93'	250.00	025°52'56"	N22°10'18"E	111.97'
C16	55.74'	65.00	049°07'54"	N59°40'43"E	54.05'
C17	156.38'	92.00	097°23'21"	S35°32'59"W	138.22'
C18	48.19'	50.00	055°13'13"	N14°27'55"E	46.35'
C19	1218.31'	1200.00	058°10'11"	S12°59'26"W	1166.65'
C20	40.38'	50.00	046°16'23"	N07°02'32"E	39.29'
C21	91.36'	72.00	072°41'53"	S06°10'13"E	85.35'
C22	42.24'	50.00	048°23'58"	N18°19'11"W	40.99'
C23	179.80'	350.00	029°25'59"	N23°56'50"E	177.83'
C24	45.25'	65.00	039°53'08"	S18°43'15"W	44.34'
C25	158.19'	92.00	098°31'04"	N48°02'13"E	139.41'
C26	48.19'	50.00	055°13'13"	S69°41'08"W	46.35'
C27	1138.64'	1138.00	057°19'42"	S13°24'41"W	1091.74'
C28	59.03'	72.00	046°58'37"	S38°44'28"E	57.39'
C29	141.30'	72.00	112°26'37"	N06°00'28"W	119.69'
C30	55.71'	72.00	044°20'03"	S28°02'49"W	54.33'

LINE TABLE		
Line #	LENGTH	Direction
L1	56.57'	S35°46'10"E
L2	74.53'	S09°13'50"W
L3	105.76'	S42°04'32"W
L4	24.72'	S05°52'48"W
L5	56.57'	N54°13'50"E
L6	74.53'	N09°13'50"E
L7	105.76'	N42°04'32"E



LOCATION MAP
SCALE: 1"=2000'

ZONING AND PLAT ADMINISTRATOR CERTIFICATE

I, MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS ____DAY OF _____, 2026 VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT PHASE II WEST WITH SAID PLAT CONSISTING OF TOTAL OF ___ SHEET(S), OF WHICH THIS SHEET NO. 4 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

_____
MARTIN VEGA
ZONING AND PLAT ADMINISTRATOR

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____ 2026 AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

STREET LIGHT CERTIFICATE

THE STATE OF TEXAS
COUNTY OF CAMERON

I, CESAR A. CORTINAS JR. P.E., THE UNDERSIGNED DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD OF THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS COMPLIED WITH ALL OF THE STREET LIGHT REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BROWNSVILLE, TEXAS AS TO WHICH MY APPROVAL IS REQUIRED.
EXECUTED ON THIS ____ DAY OF_____ 2026.

_____
CESAR A. CORTINAS JR., P.E.
DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS
FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED)
⊡	SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" IN A CONCRETE MONUMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
———	PROPERTY LINE
—·—·—	RIGHT-OF-WAY LINE
– – – –	EASEMENT LINE
—·—·—	CENTERLINE
FIR	FOUND IRON ROD
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
C.O.B.	CITY OF BROWNSVILLE
B.P.U.B.	BROWNSVILLE PUBLIC UTILITIES BOARD
O.R.C.C.T.	OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF CAMERON COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF CAMERON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.C.D.D.	CAMERON COUNTY DRAINAGE DISTRICT
▭	10.15 ACRE TRACT, DRAINAGE EASEMENT TO CAMERON COUNTY DRAINAGE DISTRICT NO.1, DOC. NO. 2025-30188, O.P.R.C.C.T.

LEGEND

ONE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GPLS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
05/08/2026
FOR REVIEW & COMMENT

P-8208
BLOCK 1, LOT 1
BLOCK 2, LOTS 1-4
BLOCK 3, LOTS 1-2
BLOCK 4, LOT 1
BLOCK 5, LOTS 1-2
10 INDUSTRIAL LOTS

PRELIMINARY PLAT OF

GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BEING A 187.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 22, ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT BEING COMPRISED OF A PORTION CALLED 108.93 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 24176, PAGE 274, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 193.80 ACRE TRACT OF LAND CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION IN THE FOLLOWING DEEDS, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, SAID 187.31 ACRE TRACT ALSO BEING COMPRISED OF A PORTION CALLED 268.58 ACRE TRACT AS CONVEYED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS,

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

DRAWN BY: M.G. JOB NO.: 61479.001

MAY 2026

A:\61000s\61479\001\SURV\CADD\Sheets\SV-PLAT-61479.001.dwg

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, WORKMANSHIP AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, INCLUDING THE STANDARD CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS FROM CITY OF BROWNSVILLE, BROWNSVILLE PUBLIC UTILITIES BOARD, TEXAS DEPARTMENT OF TRANSPORTATION AND ALL OTHER GOVERNING AGENCIES.

2. THE CONTRACTOR SHALL HAVE A PERSON ON CALL 24 HOURS A DAY TO ADDRESS CONSTRUCTION AREA MAINTENANCE ITEMS, TRAFFIC CONTROL, OR OTHER NEEDS NECESSARY FOR PUBLIC SAFETY. THIS PERSON SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR IN EMERGENCY CONDITIONS. THE PERSON SHALL BE STATIONED WITHIN 1/2 HOUR TRAVEL TIME FROM THE PROJECT SITE. THE PERSON SHALL BE IDENTIFIED IN WRITING PRIOR TO START OF CONSTRUCTION. THE ON-SITE REPRESENTATIVE SHALL HAVE ACCESS ALL EQUIPMENT AND MATERIAL AND HAVE FULL AUTHORITY NECESSARY TO CORRECT ANY PROBLEMS, DEFICIENCIES, OR EMERGENCIES WHICH MAY ARISE DURING NON-WORKING HOURS AND DURING THE ABSENCE OF THE SUPERINTENDENT.

3. STANDARD WORK HOURS: THE STANDARD WORK HOURS FOR THE OWNER IS 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. SHOULD THE CONTRACTOR ELECT TO WORK ON SATURDAY, SUNDAYS OR HOLIDAYS, HE SHALL BE RESPONSIBLE FOR PAYING OVERTIME CHARGES FOR THE OWNERS PERSONNEL INVOLVED. THESE CHARGES WILL BE AT COST AND WILL BE CALCULATED EITHER AT TIME AND A HALF OR DOUBLE TIME, AS APPLICABLE TO THE PARTICULAR DAY BEING WORKED. PRE-APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OR ENGINEER'S REPRESENTATIVE BY COMPLETING AND SIGNING A OWNER'S FORM ENTITLED "CONSTRUCTION INSPECTORS OVERTIME COMPENSATION AUTHORIZATION", PRIOR TO COMMENCING ANY OVERTIME WORK.

   ANY WORK DONE OUTSIDE THE STANDARD WORKDAY, WITHOUT PRIOR AUTHORIZATION, SHALL BE CONSIDERED UNAUTHORIZED WORK. THE CONTRACTOR IS REQUIRED TO PAY THE OVERTIME WAGES OF THE OWNER INSPECTORS THAT WORK OVERTIME MONDAYS THROUGH FRIDAYS AT TIME IN A HALF. THE CONTRACTOR IS RESPONSIBLE FOR THE OVERTIME WAGES OF THE ONWER INSPECTORS THAT WORK HOLIDAYS AT DOUBLE TIME. MINIMUM HOURS WILL BE BILLED TO CONTRACTOR FOR CALL OUTS OR FOR INSUFFICIENT NOTICE OF TWO (2) HOURS.

4. THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS AND THE LOCATION OF EXISTING AND PROPOSED PROJECT ELEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER. NO CONSTRUCTION ACTIVITY SHALL CONTINUE WITHOUT APPROVAL FROM THE OWNER.

5. ALL MATERIALS AND LABOR, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT, WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND FUNCTION OF THE SYSTEM SHALL BE FURNISHED BY THIS CONTRACTOR.

6. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INVOLVING A CHANGE IN PROJECT SCOPE, EQUIPMENT, MATERIALS OR COST WITHOUT FIRST HAVING OBTAINED ENGINEER'S AND/OR OWNER'S APPROVAL IN WRITING. IF APPROVAL HAS NOT BEEN OBTAINED IN WRITING PRIOR TO PROCEEDING WITH ANY CHANGE, CONTRACTOR WILL NOT BE REIMBURSED FOR SUCH CHANGE.

7. CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.

8. THE CONTRACTOR SHALL PLAN AND SEQUENCE ALL CONSTRUCTION ACTIVITY IN SUCH A MANNER THAT WILL PERMIT SAFE PEDESTRIAN AND VEHICULAR MOVEMENT.

9. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH SPECIFICATION 01 55 26 TRAFFIC CONTROL AND REGULATION FOR APPROVAL BY THE OWNER, PRIOR TO CONSTRUCTION. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. ALL TRAFFIC CONTROL / TRAFFIC SAFETY SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CRITERIA.

10. CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, SIGNALS, AND OTHER DEVICES, AS NEEDED FOR THE SAFETY OF THE PUBLIC AND WORKERS. (NO SEPARATE PAY)

11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND EQUIPMENT.

12. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURES/DESIGN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND STRUCTURES DURING CONSTRUCTION. OBSERVATION BY THE ENGINEER OR THE OWNER DOES NOT INCLUDE REVIEW OF THESE MEASURES.

13. THESE PLANS, PREPARED BY HALFF ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGN OF SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HALFF ASSOCIATES, INC., REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION.

14. CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK AND PERFORM ASSOCIATED GRADING THAT PROVIDES POSITIVE OUTFALLS AT ALL TIMES.

15. CONSTRUCTION STAKING AND SURVEYING SHALL BE PROVIDED BY THE CONTRACTOR AND AT CONTRACTOR'S EXPENSE. ALL DIMENSIONS ARE TO BACK OF CURB OR, WHERE NO CURB EXISTS, TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE. ALL UTILITY DIMENSIONS AN STATIONS/COORDINATES ARE TO CENTER OF THE STRUCTURE UNLESS SHOWN OTHERWISE.

16. CONTRACTOR TO COORDINATE WITH THE OWNER ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND OPERATION AND LOCATION OF EXISTING LINES.

17. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL CONSTRUCTION MATERIALS TESTING AND GENERAL INSPECTIONS. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED FIELD REPRESENTATIVE A MINIMUM OF 24-HOURS PRIOR TO TESTING OR INSPECTION. FAILURE TO BE PREPARED FOR TESTING MAY RESULT IN TRAVEL CHARGES. RE-TESTING WILL BE BORNE BY THE CONTRACTOR.

18. MATERIAL TESTING SHALL BE PROVIDED BY THE OWNER. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.

19. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS. ANY DAMAGED OR QUESTIONABLE MATERIAL INSTALLED WITHOUT PRIOR INSPECTION BY THE OWNER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR SHALL COORDINATE ANY REQUIRED TEMPORARY RELOCATION OF MAILBOXES WITH THE BROWNSVILLE POSTMASTER. FINAL LOCATION SHALL BE IN ACCORDANCE WITH THE LOCAL POST OFFICE REQUIREMENTS AT CONTRACTOR'S EXPENSE.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED. (NO SEPARATE PAY)

22. THE CONTRACTOR IS ENCOURAGED TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITION OF ALL PRIVATE DRIVEWAYS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB AND GUTTER, FENCES AND ALL OTHER ITEMS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING.

23. ANY DAMAGE TO EXISTING PAVEMENT OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRECONSTRUCTION CONDITION OR BETTER AT CONTRACTOR'S EXPENSE. EXISTING STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO INLETS, MANHOLES, POWER POLES, SIDEWALKS, CURB AND GUTTER, FENCES, SPRINKLER SYSTEMS, LAWNS OR PRIVATE PROPERTY IMPROVEMENTS.

24. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER OR ENGINEER, UNLESS OTHERWISE NOTED.

25. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.

26. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.

27. INFORMATION ON EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

28. ALL WORK SHALL BE PERFORMED WITHIN THE OWNER'S RIGHT-OF-WAY, EASEMENTS OR ON PUBLIC-OWNED PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY, IF NECESSARY, FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS. THE CONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE TO THE OWNER PRIOR TO USE.

29. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS OR BUSINESS OWNERS OF CONSTRUCTION ACTIVITY THROUGH THE USE OF BILINGUAL (ENGLISH AND SPANISH) DOOR TAGS, PAMPHLETS OR SIMILAR METHODS. ALL AFFECTED PARTIES MUST BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A SAMPLE OF THE NOTIFICATION TO THE OWNER PRIOR TO IMPLEMENTATION.

30. CONTRACTOR TO ENSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.

31. THE CONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, SHORING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.

32. THE CONTRACTOR SHALL PROVIDE A GROUNDWATER CONTROL PLAN FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. THE PLAN SHALL BE DEVELOPED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND OUTLINE THE CONTRACTOR'S MEANS AND METHODS FOR CONTROLLING GROUNDWATER INCLUDING THE LOCATION OF ALL PROPOSED GROUNDWATER MONITORING WELLS FOR VERIFICATION PRIOR TO BEGINNING EXCAVATION FOR THE CONTRACTOR'S PROPOSED EXCAVATION SAFETY SYSTEM. ADEQUACY AND IMPLEMENTATION OF THE PLAN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER RESERVES THE RIGHT TO REJECT PLANS. THE GROUNDWATER CONTROL PLAN WILL BE MAINTAINED IN THE OWNER'S REPRESENTATIVE FILES FOR REFERENCE PURPOSES ONLY. NO REVIEW WILL BE MADE NOR IS ANY RESPONSIBILITY FOR THE PLAN ASSUMED BY THE OWNER OR THE OWNER'S REPRESENTATIVES. (NO SEPARATE PAY)

33. THE CONTRACTOR SHALL PROVIDE AN EMERGENCY PLAN, IN CASE OF A LARGE RAIN EVENT OR OTHER IMPACTFUL EVENT, FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. THE PLAN SHALL BE DEVELOPED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. ADEQUACY AND IMPLEMENTATION OF THE PLAN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER RESERVES THE RIGHT TO REJECT THE PLANS. (NO SEPARATE PAY)

34. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS. NO WATER JETTING ALLOWED, UNLESS APPROVED BY THE OWNER.

35. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY THE CONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.

36. DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXCESS CONCRETE, CURBS, UTILITY DEBRIS, RUBBLE, ETC. TO BE DONE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.

37. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA AS CLEAN AS POSSIBLE. ALL ASSOCIATED DEBRIS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AT THE END OF EACH WORKDAY.

38. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO ENSURE NO AREAS OF PONDING ARE PRESENT.

39. CONCRETE NOTES:
   - A. ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.
   - B. ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.
   - C. ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.
   - D. ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
   - E. ALL CONCRETE USED FOR CURB AND GUTTER, CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND OTHER FLAT WORK SHALL CONTAIN A MINIMUM OF 1.5 POUNDS OF FIBER MESH PER CUBIC YARD.
   - F. ALL EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH CURING COMPOUND RESIN BASE ASTM C 309 TYPE 2 WITH PIGMENTED TINT OF FUGITIVE DYE.
   - G. EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS AND AT THE END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 FT. JOINTS SHALL CONSIST OF 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL WITH 3, 36" X 1/2" DOWELS, ONE END GREASED AND WRAPPED. CARE MUST BE TAKEN THAT DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE PLUGS OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL WHICH WOULD PREVENT THE JOINT FROM OPERATION AS AN EXPANSION JOINT. EXPANSION JOINT MATERIALS SHALL BE PRE-MOLDED ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL CONFORMING WITH ASTM D 994 (NOT WOOD FIBER TYPE)
   - H. CONTRACTION (DUMMY, SAWED OR GROVED) JOINTS SHALL BE 2" DEEP AND PLACED AT MAXIMUM OF 10-FOOT INTERVALS.
   - I. WHEN CONNECTING TO EXISTING CURB AND GUTTER, THE CONTRACTOR SHALL DRILL AND DOWEL TWO #6 X 16" TIE BARS A MINIMUM OF 6-INCHES DEEP INTO THE EXISTING CURB AND GUTTER SECTION.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INSTALLED IMPROVEMENTS, FIELD CHANGES, AND UNFORESEEN ENCOUNTERED UTILITIES. CONTRACTOR SHALL FURNISH A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE OWNER.

41. WHEN INSTALLING ANY MANUFACTURED PRODUCT, THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDED INSTALLATION DIRECTIONS. IF ANY CONFLICTS OR DISCREPANCIES BETWEEN MANUFACTURER'S DIRECTIONS AND THE CONTRACT DOCUMENTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AND SHALL NOT PERFORM ANY WORK ON ANY ITEM UNTIL SUCH CONFLICT HAS BEEN RESOLVED IN WRITING.

GEOTECHNICAL REPORT

PROJECT REPORT NO. 02-25-29130
DATED: OCTOBER 22, 2025

MILLENIUM ENGINEERS GROUP, INC.
SAN BENITO, TEXAS

STORM DRAINAGE LINE CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE POSITIVE STORM WATER DRAINAGE AT ALL TIMES.

2. CONTRACTOR TO PROVIDE POSITIVE OUTFLOW FOR DRAINAGE BASIN AT ALL TIMES. IN THE CASE OF A STORM EVENT, CAPACITY FOR STORM WATER RUNOFF SHALL BE PROVIDED ON SITE AS A TEMPORARY DETENTION FACILITY TO MINIMIZE ADJACENT LOCAL FLOODING.

3. CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK FOR STORM DRAINAGE TIE-INS THAT PROVIDES POSITIVE OUTFLOW AT ALL TIMES.

4. CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION.

5. ALL REINFORCED CONCRETE STORM PIPES SHALL BE ASTM C-76 CLASS III OR CLASS IV WITH O-RING RUBBER GASKET SEALED JOINTS, UNLESS OTHERWISE NOTED ON PLANS. ALL STORM LATERAL PIPES UNDER PAVEMENT SHALL BE CLASS IV UNLESS OTHERWISE NOTED. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC.) SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS.

6. REINFORCED CONCRETE PIPES SHALL EXTEND TO THE INSIDE FACE OF ALL STRUCTURES. ALL JOINTS SHALL BE GROUTED TO ENSURE A WATER-TIGHT FIT. IN NO INSTANCE SHALL GROUT BE USED TO EXTEND AN INCOMPLETE SEGMENT OF PIPE TO THE INSIDE FACE OF A STRUCTURE.

7. PRECAST REINFORCED CONCRETE STORM BOXES SHALL BE IN ACCORDANCE WITH ASTM C1577. THE JOINTS SHALL BE SEALED WITH GROUT FROM INSIDE THE BOXES.

8. CAST-IN-PLACE REINFORCED CONCRETE STORM BOXES SHALL BE CONSTRUCTED WITH CLASS "C" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND GRADE 60 REINFORCED STEEL. WELDED WIRE REINFORCEMENT IS NOT ALLOWED. SHOP DRAWINGS SIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTING CAST IN PLACE REINFORCED CONCRETE BOXES.

9. BANK RUN SAND BACKFILL IN LIEU OF NATIVE MATERIAL IS ALLOWED AT THE CONTRACTOR'S DISCRETION; NO SEPARATE PAY. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BACKFILL MATERIAL TO THE OWNER FOR INSPECTION AND SHALL UTILIZE THE MATERIAL ONLY UPON APPROVAL BY THE OWNER.

10. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING STORM SEWER INFRASTRUCTURE REMAINS FUNCTIONAL THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT ANY ASSOCIATED CONSTRUCTION ACTIVITY IMPEDES THE FUNCTION OF A SYSTEM, THE CONTRACTOR SHALL PROVIDE THE OWNER A PLAN TO ADDRESS THE ISSUE IN ANTICIPATION OF A STORM EVENT.

11. ALL NEWLY INSTALLED STORM SEWER PIPE AND APPURTENANCES SHALL HAVE CLOSED CIRCUIT TELEVISION SUBMITTED FOR APPROVAL.

12. ALL DIMENSION CONTROLS SHOWN ON PLANS ARE TO CENTER OF STRUCTURE.

UTILITY GENERAL NOTES:

1. THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED ON THE CONSTRUCTION PLANS WERE RESEARCHED WITH RESPECT TO THE BEST AVAILABLE DATA AND THEREFORE SHOWN APPROXIMATE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. NEITHER THE ENGINEER NOR THE OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF THE UTILITIES SHOWN ON THE CONSTRUCTION PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES WITH JURISDICTION WITHIN THE LIMITS OF CONSTRUCTION FOR FIELD VERIFICATION AT NO ADDITIONAL EXPENSE TO THE OWNER. UTILITY COMPANIES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

   BROWNSVILLE PUB (956) 983-6100
   BROWNSVILLE ENGINEERING DEPT. (956) 541-1012
   TXDOT - BROWNSVILLE OFFICE (956) 542-2260
   TEXAS 811
   TEXAS GAS SERVICE (800) 959-5325
   SPECTRUM/TIME WARNER CABLE (800) 222-5355
   AT&T TEXAS (956) 630-8261
   AMERICAN ELECTRIC AND POWER (AEP) TEXAS (800) 277-2177
   MAGIC VALLEY ELECTRICAL COOPERATIVE (MVEC) (866) 225-5683
   FRONTIER COMMUNICATIONS (800) 921-8101
   CHARTER COMMUNICATIONS (866) 874-2389
   VERIZON (800) 922-0204

2. CONTRACTOR SHALL EXPOSE ANY EXISTING UTILITY (VIA SUE LEVEL A) THAT MAY BE IN CONFLICT PRIOR TO COMMENCING CONSTRUCTION AND EXCAVATION AT NO ADDITIONAL EXPENSE.

3. THE CONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS RESPONSIBLE FOR PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING CONSTRUCTION.

4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.

6. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

7. ALL CONSTRUCTION MATERIALS TESTING WILL BE COORDINATED THROUGH THE OWNER.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.

9. IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P-EXCAVATIONS.

10. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

11. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED. (NO SEPARATE PAY)

12. THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NON-COMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.

13. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE OWNER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC-RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE OWNER.

14. CONTRACTOR SHALL PROTECT AND SUSPEND ALL EXISTING UTILITIES TO REMAIN AT NO ADDITIONAL EXPENSE.

15. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES. THE PROTECTION, TEMPORARY BYPASS PUMPING, ETC. OF ALL UTILITY LINES SHALL BE INCIDENTAL TO THE INSTALLATION OF THE PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS.

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
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halff
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SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION

NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF

#312 — TX
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:

GENERAL NOTES 1

G006

FILE NAME: A:\61000s\61479\001\LD\CADDSheets\C-PLAN-G-NOTES-61479.001.dwg DATE: April 22, 2026, TIME: 1:43 PM, USER: ali3818

GRADING NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES OR INTO STORM DRAINAGE STRUCTURES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SEDIMENTATION REQUIREMENTS.

2. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.

3. PROPOSED CONTOURS ARE APPROXIMATE ONLY. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.

4. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

5. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.

6. EXCESS SUITABLE EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND STOCKPILED ON SITE.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND PROJECT ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.

9. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN A SWPPP PERMIT AND POST IT AT THE CONSTRUCTION SITE, IN ACCORDANCE WITH ALL SPECIFICATIONS PRIOR TO CONSTRUCTION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBING ACTIVITY.

3. ALL EFFORTS SHALL BE MADE TO CONTAIN DISTURBED SOILS WITHIN THE EXTENTS OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.

4. THE CONTRACTOR SHALL SEQUENCE ALL CONSTRUCTION IN SUCH A MANNER AS TO MINIMIZE THE AMOUNT AND EXTENTS OF DISTURBED EARTH.

5. A STABILIZED CONSTRUCTION EXIT IS REQUIRED AT ALL POINTS OF DESIGNATED EGRESS FROM THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION(S) UNLESS OTHERWISE NOTED ON THE PLANS. THE LOCATION(S) OF THE STABILIZED CONSTRUCTION EXIT(S) MAY BE MODIFIED WITH RESPECT TO THE SEQUENCE OF CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED DURING THE COURSE OF THEIR INTENDED USE.

6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED DURING THE COURSE OF THEIR INTENDED USE.

7. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.

8. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE DURING THE COURSE OF EARTH DISTURBING ACTIVITY AND UNTIL FINAL STABILIZATION IS ACHIEVED. STRUCTURAL MEASURES MAY BE REMOVED ONLY UPON FINAL PROJECT ACCEPTANCE BY THE OWNER OR AS DIRECTED BY THE OWNER.

10. PERMANENT STABILIZATION SHALL BEGIN AS SOON AS PRACTICABLE OR AS DIRECTED BY THE OWNER.

11. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE OWNER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE OWNER. DUST CONTROL AND ASSOCIATED WATERING OR OTHER METHOD SHALL BE SUBSIDIARY TO THE EROSION CONTROL BID ITEM IN THE UNIT PRICE SCHEDULE.

12. TRACKED DEBRIS SHALL BE SWEPT AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE OWNER.

13. ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.

14. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY THE OWNER.

15. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.

16. STAGING, STOCKPILE AND EQUIPMENT STORAGE AREAS SHALL NOT BE LOCATED WITHIN THE EXTENTS OF ANY TREE DRIPLINES.

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
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BROWNSVILLE, TX 78521
TEL: (956) 303-7100

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4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:

GENERAL NOTES 2

G007

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-G-NOTES-61479.001.dwg DATE: April 22, 2026, TIME: 1:43 PM, USER: ali3818



NOTE:

1. PROJECT AREA IS HEAVILY FILLED WITH TREES AND BRUSH. CONTRACTOR TO CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE. TREE STUMPS SHALL BE FULLY REMOVED AND DISPOSED OF PROPERLY BY CONTRACTOR (SUBSIDIARY TO OTHER ITEMS)

2. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE & PROPERLY DISPOSED OF (SUBSIDIARY TO OTHER ITEMS)

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

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CHECKED BY:	MS
SCALE:	1" = 200'

SHEET TITLE:

EXISTING CONDITIONS & FLOODPLAIN MAP

G008

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-EXIST-61479.001.dwg DATE: April 22, 2026, TIME: 1:44 PM, USER: ah3818

NOTES:
1. THE HORIZONTAL DATUM IS THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE 4205), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00, GEOID 18. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 1.00004.
2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 1.00004.

0 100 200 400
SCALE IN FEET

LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
Y Y	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GAS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

BM #1
BM #2
BM #3
BM #4

STA. 37+76.80
PC
N: 16533627.3694
E: 1314414.8565

STA. 34+71.44
PT
N: 16533400.7082
E: 1314210.2272

STA. 39+48.78
PT
N: 16533780.2799
E: 1314488.2936

ENTERPRISE RD
STA. 34+00.00
N:16533346.25
E:1314164.01

ENTERPRISE RD
STA. 38+00.00
N:16533645.17
E:1314429.72

ENTERPRISE RD
STA. 30+00.00
N:16532997.34
E:1313972.42

ENTERPRISE RD
STA. 26+00.00
N:16532604.38
E:1313909.00

ENTERPRISE RD
STA. 22+00.00
N:16532212.57
E:1313979.96

STA. 22+13.06
PRC
N: 16532225.1951
E: 1313976.6707

STA. 21+79.71
PC
N: 16532192.3522
E: 1313980.6221

ENTERPRISE RD
STA. 18+00.00
N:16531814.64
E:1313941.72

ENTERPRISE RD
STA. 14+00.00
N:16531416.74
E:1313900.75

NARANJO RD
STA. 22+00.00
N:16531117.07
E:1313208.66

NARANJO RD
STA. 26+00.00
N:16531076.09
E:1313606.56

NARANJO RD
STA. 30+00.00
N:16531035.11
E:1314004.45

NARANJO RD
STA. 38+00.00
N:16530953.16
E:1314800.25

NARANJO RD
STA. 34+00.00
N:16530994.13
E:1314402.35

NARANJO RD
STA. 42+00.00
N:16530912.18
E:1315198.14

NARANJO RD
STA. 10+00.00
N:16531240.00
E:1312014.98

NARANJO RD
STA. 14+00.00
N:16531199.02
E:1312412.87

NARANJO RD
STA. 18+00.00
N:16531158.04
E:1312810.77

ENTERPRISE RD
STA. 10+00.00
N:16531018.85
E:1313859.77

STA. 28+57.61 NARANJO RD=
STA. 10+31.00 ENTERPRISE RD

S84°07'12"E 3233.17'
N05°52'48"E 1213.71'

PROP. 25' DRAINAGE EASEMENT
PROP. 15' UTILITY EASEMENT
PROP. DETENTION POND TOP OF POND = 17.00 BOTTOM OF POND = 0.00
PROP. DETENTION POND EASEMENT
PROP. 25' DRAINAGE EASEMENT
PROP. 50' DRAINAGE EASEMENT

EXISTING LIFT STATION

S.H 550 FRONTAGE
RANCHO VERDE SUBDIVISION, SECTION II VOL. 1 PG. 4350, M.R.C.C.T. DATE: 02/10/2022
OF TEXAS P. 205, O.R.C.C.T.
BLOCK 30 RINCON SUBDIVISION VOL. 8, PAGE 8, C.C.M.R.
5.67 ACRES - EASEMENT GAYLE WILHITE, TRUSTEE TO CAMERON COUNTY DRAINAGE DISTRICT NUMBER ONE VOL. 2645, PG. 66, C.C.O.R.
BLOCK 29 RINCON SUBDIVISION VOL. 8, PAGE 8, C.C.M.R.
PHASE 1 WEST GREATER BROWNSVILLE TECH DISTRICT SUBDIVISION
193.80 ACRES GREATER BROWNSVILLE INCENTIVE CORPORATION VOL. 12132 PG. 36, O.R.C.C.T.
EXIST. CAMERON COUNTY DRAINAGE DISTRICT #1 OLD VOLTZ DITCH
BLOCK 68 PALO ALTO GROVES SUBDIVISION NO. 1 VOL. 8, PG. 8, C.C.M.R.
BLOCK 67 PALO ALTO GROVES SUBDIVISION NO. 1 VOL. 8, PG. 8, C.C.M.R.
BLOCK 66 PALO ALTO GROVES SUBDIVISION NO. 1 VOL. 8, PG. 8, C.C.M.R.
0.211 ACRE TRACT ORESTES INVESTMENTS LP VOL. 12800 PG. 142, O.R.C.C.T.
BLOCK 65 PALO ALTO GROVES SUBDIVISION NO. 1 VOL. 8, PG. 8, C.C.M.R.
EXIST. CAMERON COUNTY DRAINAGE DISTRICT #1 MAIN DRAIN NO. 3
58.10 ACRE TRACT (TRACT I) GREATER BROWNSILLE INCENTIVES CORPORATION DOC# 2020-25534, O.R.C.C.T.
37.70 ACRE TRACT (TRACT I) GREATER BROWNSILLE INCENTIVES CORPORATION DOC# 2020-25540, O.R.C.C.T.
104.45 ACRES (TRACT II) GREATER BROWNSVILLE INCENTIVES CORPORATION DOC. 2020-25534, O.R.C.C.T.
268.58 ACRE TRACT GREATER BROWNSVILLE INCENTIVES CORPORATION VOL. 17233, PG. 47, O.R.C.C.T.
LOT 1 25.95 ACRE TRACT BLOCK 1
LOT 1 62.86 ACRE TRACT BLOCK 2
LOT 2 7.34 ACRE TRACT BLOCK 2
LOT 3 7.39 ACRE TRACT BLOCK 2
LOT 4 7.81 ACRE TRACT BLOCK 2
LOT 1 30.06 ACRE TRACT BLOCK 4
LOT 1 20.01 ACRE TRACT BLOCK 5
LOT 1 7.47 ACRE TRACT BLOCK 3
LOT 2 5.59 ACRE TRACT BLOCK 3
NARANJO RD (60' R.O.W.)
INVICTION DRIVE
EX. OHE
OHU
TOE
24'
40+13
L2
C1
C2
C3
R=1169.00'
L=1198.49'
42+33
07°02'" W 412.84'

ENTERPRISE RD

NUMBER	LENGTH	DIRECTION	RADIUS	DELTA	CHORD	TANGENT
C1	33.35'	N6° 51' 37.37"W	75.00'	25°28'50"	33.08'	16.96'
C2	1258.37'	N11° 14' 14.82"E	1169.00'	61°40'34"	1198.49'	697.92'
C3	171.98'	N25° 39' 11.42"E	300.00'	32°50'42"	169.63'	88.42'
L2	64.54'	N9°13'50.42"E				

SITE BENCHMARKS:

G.P.S BM 1
5/8" SIR W/ ALUMINUM CAP - SET ON CONCRETE
ELEVATION: 20.05
COORDINATES: N=16534219.77, E=1312208.89

G.P.S BM 2
5/8" SIR W/ ALUMINUM CAP - SET ON DIRT
ELEVATION: 16.08
COORDINATES: N=16533895.19, E=1314240.03

G.P.S BM 3
1/2" SIR W/ ALUMINUM CAP - SET ON DIRT
ELEVATION: 14.42
COORDINATES: N=16533488.96, E=1316199.76

G.P.S BM 4
5/8" SIR W/ ALUMINUM CAP - SET ON DIRT
ELEVATION:16.67
COORDINATES: N=16532291.64, E=1317729.42

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
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TEL: (956) 303-7100

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MICHAEL A. SALINAS
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LICENSED PROFESSIONAL ENGINEER

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PROJECT NO.: 61479.001
ISSUED: 03/30/2026
DRAWN BY: JG/EJ/AL
CHECKED BY: MS
SCALE: 1" = 200'
SHEET TITLE:
SURVEY CONTROL

G009

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-EXIST-61479.001.dwg DATE: April 22, 2026, TIME: 1:44 PM, USER: ali3818



0 100 200 400
SCALE IN FEET

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — PROPOSED SILT FENCE
- 00000000 — PROPOSED EROSION CONTROL LOGS AT CURB INLETS
- EB — PROPOSED EARTHEN BERM
- CONSTRUCTION ENTRANCE
- ROCK FILTER DAM
- CONCRETE WASHOUT PIT
- EXISTING FLOW
- PROPOSED FLOW

NOTES:

1. THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR MUST PROVIDE HIS OPERATION'S SPECIFIC INFORMATION AS PER THE TCEQ PERMIT AND THE SPECIFICATIONS. INCLUDE ALL DOCUMENTATION AND CERTIFICATIONS AS PER THE TCEQ PERMIT

2. STABILIZED CONSTRUCTION ENTRANCE/EXIT LOCATIONS IS SHOWN FOR REFERENCE. FINAL LOCATION SHALL BE DETERMINED BY CONTRACTOR.

3. CONTRACTOR SHALL INSTALL EROSION CONTROL MATS (IF DIRECTED BY ENGINEER) ALONG THE SLOPES OF THE POND.

Greater BROWNSVILLE INCENTIVES CORPORATION

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MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.

04/22/26
DATE

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#312 TX.
FIRM / BUSINESS NO. STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 200'

SHEET TITLE:
STORM WATER POLLUTION PREVENTION PLAN

C101

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-SWPPP-61479.001.dwg DATE: May 14, 2026, TIME: 9:13 AM, USER: ah3818

SITE DESCRIPTION

PROJECT: GREATER BROWNSVILLE TECH DISTRICT, PHASE 2 - DEVELOPMENT OF ±187 AC. AND ±6210 LF. PROP. ROADWAY ON SH 550 AND FM 1847 IN BROWNSVILLE, TX

PROJECT DESCRIPTION: CONSTRUCTION OF STREETS, WATER, SANITARY SEWER, DRAINAGE AND UTILITY FACILITIES NECESSARY FOR THE DEVELOPMENT OF AN INDUSTRIAL SUBDIVISION

MAJOR SOIL DISTURBING ACTIVITIES: SOIL DISTURBING ACTIVITIES WILL INCLUDE PREPARING RIGHT-OF-WAY, EXCAVATION AND EMBANKMENT, GRADING, UTILITY TRENCHING.

TOTAL PROJECT AREA: ±187 ACRES

TOTAL AREA TO BE DISTURBED: ±187 ACRES

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.60

EXISTING CONDITION OF SOIL & VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: EXISTING VEGETATIVE COVER: 100%
SOIL TYPE(S) ON SITE: BENITO CLAY, PONDED (±85.1%), LAREDO SILTY CLAY LOAM (±0.3%), LOMALTA CLAY, 0 TO 1 PERCENT SLOPES (±14.6%)

NAME OF RECEIVING WATERS: CAMERON COUNTY DRAINAGE DITCH #1 OLD VOLTZ DITCH AND MAIN DRAIN 3.

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

- T TEMPORARY SEEDING
- ___ MULCHING (Hay or Straw)
- ___ BUFFER ZONES
- ___ PLANTING
- P SEEDING
- ___ SODDING
- ___ OTHER: (Specify Practice)
- ___ PRESERVATION OF NATURAL RESOURCES
- ___ FLEXIBLE CHANNEL LINER
- ___ RIGID CHANNEL LINER
- ___ SOIL RETENTION BLANKET
- ___ COMPOST MANUFACTURED COMPOST
- ___ BIODEGRADABLE EROSION CONTROL SOCKS

STRUCTURAL PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

- T SILT FENCES
- ___ BIODEGRADABLE EROSION CONTROL SOCKS
- ___ HAY BALES
- T ROCK FILTER DAMS
- T DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- T DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- T DIVERSION DIKE AND SWALE COMBINATIONS
- ___ PIPE SLOPE DRAINS
- ___ PAVED FLUMES
- T ROCK BEDDING AT CONSTRUCTION EXIT
- ___ TIMBER MATTING AT CONSTRUCTION EXIT
- T PIPE MATTING OR EQUAL AT CONSTRUCTION EXIT
- ___ CHANNEL LINERS (AT STORM SYSTEM OUTFALLS)
- ___ SEDIMENT TRAPS
- ___ SEDIMENT BASINS
- T STORM INLET SEDIMENT TRAP
- ___ STONE OUTLET STRUCTURES
- P CURBS AND GUTTERS
- P STORM SEWERS
- ___ VELOCITY CONTROL DEVICES
- ___ OTHER: (SPECIFY PRACTICE)

STORM WATER MANAGEMENT: EROSION AND SEDIMENT CONTROLS SHOWN ON THE SWP3 LAYOUT WERE DESIGNED TO RETAIN SEDIMENT ON-SITE TO THE EXTENT PRACTICABLE WITH CONSIDERATION OF LOCAL TOPOGRAPHY, SOIL TYPE, AND RAINFALL. THE EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER AND TXDOT AND CITY STORM WATER MANAGEMENT GUIDELINES.

STORM WATER MANAGEMENT ACTIVITIES:

1. INSTALL SILT FENCES AND CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS INDICATED ON DRAWINGS.
2. ROUGH CUT STREETS
3. INSTALL UNDERGROUND UTILITIES
4. INSTALL STRUCTURAL CONTROLS AND INLET PROTECTION AT INLETS.
5. CONSTRUCT PAVEMENT STREET SECTION TO FINAL GRADE
6. FINAL MASS GRADING
7. PREPARE TOPSOIL AND APPLY SEEDING FOR EROSION CONTROL ON ALL AREAS OUTSIDE OF THE RIGHT-OF-WAY DISTURBED BY CONTRACTORS ACTIVITIES.
8. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND APPROVAL BY PROJECT ENGINEER AND CITY OFFICIALS, REMOVE ALL TEMPORARY STRUCTURAL CONTROLS AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.

NON-STORM WATER MANAGEMENT DISCHARGES: NON-STORM WATER DISCHARGES SHOULD BE FILTERED, OR HELD IN RETENTION BASINS, BEFORE BEING ALLOWED TO MIX WITH STORM WATER. THESE DISCHARGES CONSIST OF NON-POLLUTED GROUND WATER, SPRING WATER, FOUNDATION AND/OR FOOTING DRAIN WATER; AND WATER USED FOR DUST CONTROL, PAVEMENT WASHING AND VEHICLE WASTEWATER CONTAINING NO DETERGENTS.

OTHER REQUIREMENTS & PRACTICES

OTHER EROSION AND SEDIMENT CONTROLS:

MAINTENANCE: ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION: FOR AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREA USED FOR STORAGE OF MATERIALS, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, PERSONNEL PROVIDED BY THE PERMITTEE AND FAMILIAR WITH THE SW3P MUST INSPECT DISTURBED AREAS AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED DUMPSTER. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED AS NECESSARY AT A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY. EMPTYING OF EXCESS CONCRETE SHOULD NOT BE ALLOWED ON SITE. LIKEWISE, WASHOUT OF CONCRETE TRUCKS SHOULD NOT BE PERFORMED ON SITE. THESE DISCHARGES ARE CONSIDERED NON-ALLOWABLE NON-STORM WATER DISCHARGES. CONCRETE TRUCKS SHOULD NEVER BE ALLOWED TO DUMP INTO STORM DRAINS OR SANITARY SEWERS.

SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL BE REQUIRED, ON A REGULAR BASIS OR AS MAY BE DIRECTED BY THE ENGINEER, TO DAMPEN HAUL ROADS FOR DUST CONTROL, STABILIZE CONSTRUCTION ENTRANCES AND TO REMOVE EXCESS DIRT FROM THE ROADWAY.

MANAGEMENT PRACTICES: DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS, DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WATERWAY, WATERBODY OR STREAMED CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING FALSEWORK, PILING DEBRIS AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

OTHER:
1. CONSTRUCTION MATERIALS LIST OF MATERIALS STORED ON JOB SITE TO BE PROVIDED BY CONTRACTOR.
2. THE PROJECT SW3P FILE SHALL BE LOCATED AT THE PROJECT FIELD OFFICE OR WITHIN THE CONTRACTOR'S MOBILE OFFICE AT ALL TIMES AND SHALL CONTAIN THE N.O.I., CGP, SIGNATURE AUTHORIZATION, CERTIFICATION/QUALIFICATION STATEMENTS, INSPECTION REPORTS, REQUIRED MAPS, AND THE TPDES PERMIT, PART II. THIS FILE TO BE PERSENTED TO AUTHORIZED STATE AND FEDERAL AGENTS UPON REQUEST.

*CONTRACTOR SHALL UTILIZE THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL OBTAIN ALL PERMITS AND FULFILL ALL PERMIT REQUIREMENTS, INCLUDING FEES, FOR TCEQ GENERAL PERMIT NO. TXR 150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO NOTICE OF INTENT (NOI, REQUIRED BY THE TCEQ. NO SEPARATE PAYMENT WILL BE MADE FOR SUCH PERMIT).

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1201 E. PAREDES LINE RD.
SUITE 18
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
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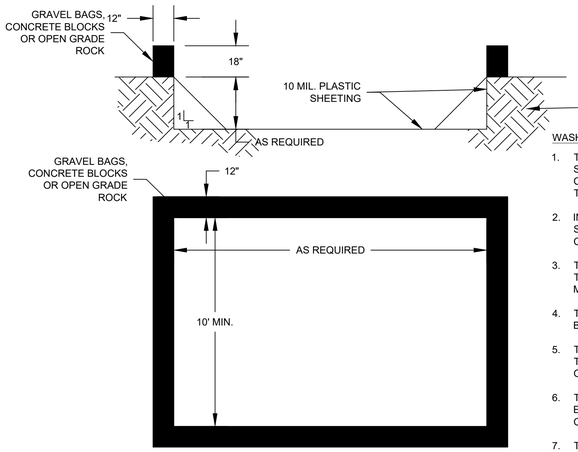
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PROJECT NO.:	61479.001
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SCALE:	

SHEET TITLE: STORM WATER POLLUTION PREVENTION NARRATIVE

C102

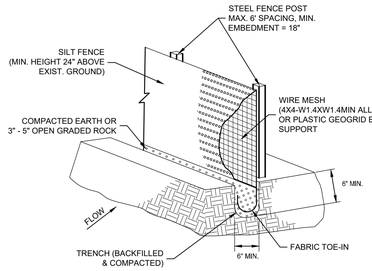
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PAINT / CONCRETE WASHOUT PIT
NTS

WASHOUT PIT NOTES

1. THE EXCAVATION FOR THE CONCRETE WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND A SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND/OR 50 GALLONS WATER AND CONCRETE PER PUMP TRUCK PER DAY
2. IN THE EVENT THAT THE CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND, IT SHALL BE 10 FEET WIDE AND 10 FEET LONG WITH WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN NOTE 1.
3. THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL. PLASTIC SHEETING WITHOUT HOLES OR TEARS. WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS' DIRECTIONS.
4. THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18 INCHES HIGH AND NO LESS THAN 12 INCHES WIDE.
5. THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVER LAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST TWO TIMES.
6. THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
7. THE WASHOUT MATERIAL IN THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
8. SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY. ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING BE REPLACED BEFORE THE NEXT USE.



ISOMETRIC VIEW

SILT FENCE DETAIL
NTS

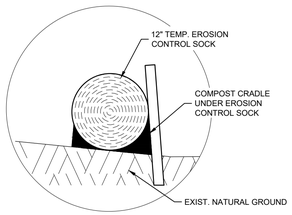
SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ALL INLETS SHALL BE ENCIRCLED WITH SILT FENCE OR EROSION CONTROL LOGS.
9. IF EROSION CONTROL DEVICES INTERFERE WITH CONSTRUCTION, THEY MAY BE TEMPORARILY REMOVED UNTIL THAT PORTION OF WORK IS COMPLETE. EROSION CONTROL DEVICES MUST BE IN PLACE AT ALL OTHER TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT SUPPLEMENTS THE INFORMATION PROVIDED IN THE DESIGN PLANS. THE SWPPP INFORMATION PROVIDED IN THE DESIGN PLANS DOES NOT MEET THE REQUIREMENTS SET FORTH IN THE TCEQ GENERAL PERMIT. THIS INFORMATION AND DETAILS ARE ONLY FOR INFORMATIONAL PURPOSES ONLY. (REFER TO SPECIFICATION 02370 - TPDES REQUIREMENTS).

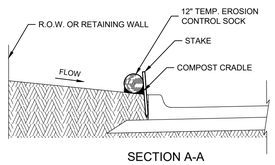
GENERAL NOTES

1. LENGTHS OF EROSION CONTROL SOCKS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF SOCKS SHALL BE 30' FOR 12" DIAMETER SOCKS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE SOCK WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF SOCKS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE SOCK.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.
6. A SEDIMENT TRAP MAY BE USED TO PRECIPITATE SEDIMENT OUT OF RUNOFF DRAINING FROM AN UNSTABILIZED AREA.
7. TRAPS: THE DRAINAGE AREA FOR A SEDIMENT TRAP SHOULD NOT EXCEED 5 ACRES. THE TRAP CAPACITY SHOULD BE 1800 CF/ACRE (0.5" OVER THE DRAINAGE AREA).
8. SEDIMENT TRAPS SHOULD BE PLACED IN THE FOLLOWING LOCATIONS:
   1. IMMEDIATELY PRECEDING DRAIN INLETS.
   2. JUST BEFORE THE DRAINAGE ENTERS A WATER COURSE.
   3. JUST BEFORE THE DRAINAGE LEAVES THE RIGHT OF WAY.
   4. JUST BEFORE THE DRAINAGE LEAVES THE CONSTRUCTION LIMITS WHERE DRAINAGE FLOWS AWAY FROM THE PROJECT.

a. THE TRAP SHOULD BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 1/2 CAPACITY OR THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1', WHICHEVER IS LESS. CLEANING AND REMOVAL OF ACCUMULATED SEDIMENT DEPOSITS IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

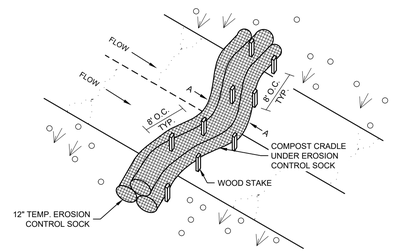


COMPOST CRADLE
NTS

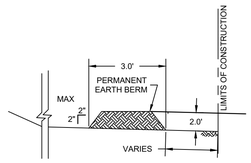


SECTION A-A

BACK OF CURB INLET SEDIMENT TRAP
NTS



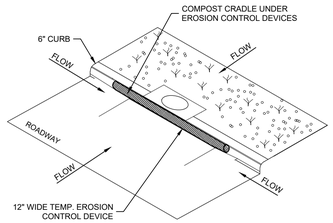
DITCH LINE SEDIMENT TRAP
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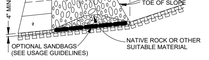
NOTES:

1. CONTRACTOR WILL CLEAN UP IMMEDIATELY ANY MATERIAL TRACKED ON TO PUBLIC STREETS AS A RESULT OF CONSTRUCTION.
2. BERM TO BE KEPT PERMANENTLY.

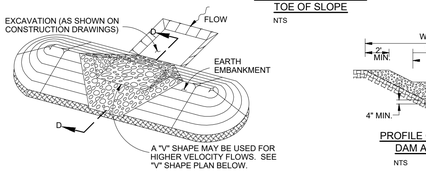
EARTH BERM DETAIL
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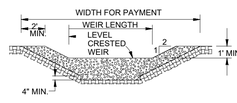


CURB INLET SEDIMENT TRAP
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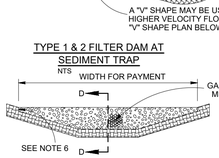
TYPE 1 FILTER DAM AT TOE OF SLOPE
NTS

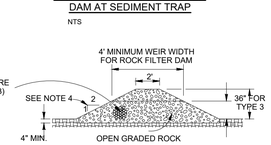




PROFILE OF TYPE 1 & 2 FILTER DAM AT SEDIMENT TRAP
NTS

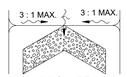
TYPE 1 & 2 FILTER DAM AT SEDIMENT TRAP
NTS



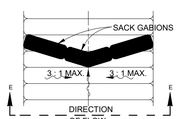


SECTION D-D
NTS

TYPE 1, 2 & 3 FILTER DAM AT CHANNEL SECTIONS
NTS



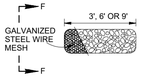
"V" SHAPE PLAN VIEW



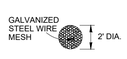
PLAN VIEW
NTS



SECTION E-E
NTS



TYPE 4 SACK GABION DETAIL
NTS



SECTION F-F

TYPE 4 FILTER DAM AT DITCHES & SMALLER CHANNELS PLAN VIEW
NTS

ROCK FILTER DAMS
NTS

ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND / OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 60 GPM / FT SQUARED OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH) :

TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROXIMATELY 8 FT. / SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH WITH WIRE MESH) :

TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH) :

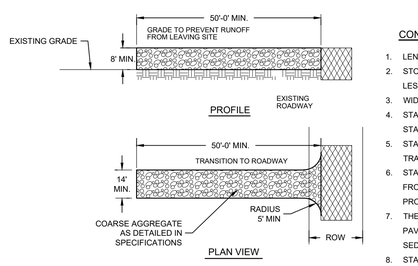
TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS) :

TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE STORM WATER POLLUTION PREVENTION PLANS.
4. SIDE SLOPES SHOULD BE 2 : 1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES OF 6 : 1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO THE EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE, THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3/4" DIA. REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



STABILIZED CONSTRUCTION EXIT
NTS

CONSTRUCTION ENTRANCE/EXIT NOTES

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED CONCRETE. THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
3. WIDTH SHALL NOT BE LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE AND SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
8. STABILIZED CONSTRUCTION EXIT SHALL BE USED FOR SUBGRADE OF THE PROPOSED ACCESS DRIVE. CONTRACTOR TO LEVEL STABILIZED ROCK AND PLACE CRUSHED LIMESTONE AS PER DETAIL.

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
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BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.
04/22/26
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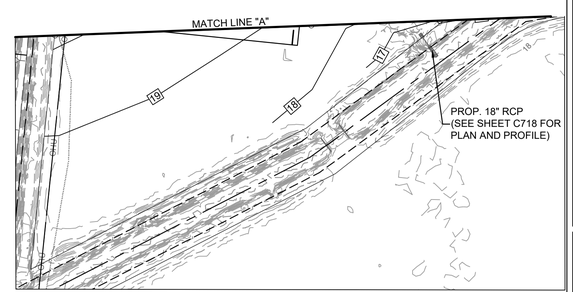
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = ###'

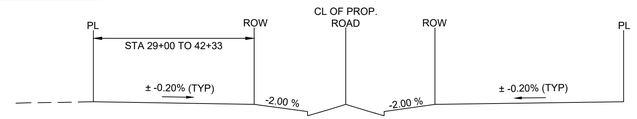
SHEET TITLE:
STORM WATER POLLUTION PREVENTION DETAILS

C103

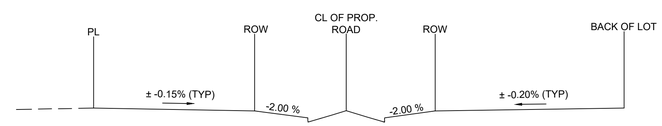
FILE NAME: A:\61000s\61479\001\LDCADD\Sheets\C-PLAN-SWPPP-61479.001.dwg DATE: April 22, 2026, TIME: 1:45 PM, USER: ah3818



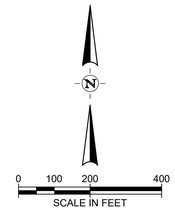




TYPICAL LOT GRADING DETAIL
NARANJO RD.
NTS



TYPICAL LOT GRADING DETAIL
ENTERPRISE RD.
NTS



LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 8" FORCE MAIN
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- TC — TOP OF CURB
- TS — TOP OF SIDEWALK
- PC — POINT OF CURVATURE
- PT — POINT OF TANGENCY
- PRC
- HP — HIGH POINT
- LP — LOW POINT
- FG — FINISHED GRADE
- EP — EDGE OF PAVEMENT
- EG — EXISTING GRADE

GREATER BROWNSVILLE TECH DISTRICT
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SHEET TITLE:

GRADING PLAN

C201

FILE NAME: A:\61000s\61479001\LD\CADD\Sheets\C-PLAN-GRAD-61479.001.dwg DATE: April 22, 2026, TIME: 1:46 PM, USER: ah3818



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SHEET TITLE:

DRAINAGE AREA MAP

C202

FILE NAME: A:\61000s\61479001\LD\CADD\Sheets\C-PLAN-STORM-61479.001.dwg DATE: April 22, 2026, TIME: 1:47 PM, USER: ah3818

PROPOSED RUNOFF COMPUTATIONS - RATIONAL METHOD (Q = CIA)

Basin Information				Cumputed C	Cumulative	Time of Concentration		Intensity					Flow				
Drainage Basin	Area (Ac)	Pervious Area (Ac) for C=0.20	Impervious Area (Ac) for C=0.80	C	CA	Tc (minutes)	Tc Used (minutes)	I 2 (in/hr)	I 5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	Q 2 (cfs)	Q 5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)
A1	15.9	15.34	0.56	0.22	3.54	44.79	44.79	2.36	3.10	3.60	4.28	4.95	8.36	10.97	12.75	15.16	17.55
A2	0.80	0.00	0.80	0.85	0.68	12.97	12.97	4.54	5.92	6.75	7.90	9.03	3.09	4.03	4.59	5.37	6.14
A3	11.80	11.32	0.48	0.23	2.67	39.70	39.70	2.55	3.34	3.88	4.60	5.32	6.80	8.92	10.35	12.30	14.21
A4	0.50	0.00	0.50	0.85	0.43	11.70	11.70	4.73	6.16	7.01	8.20	9.37	2.01	2.62	2.98	3.48	3.98
B1	10.33	9.75	0.58	0.24	2.44	26.39	26.39	3.24	4.24	4.88	5.77	6.64	7.91	10.35	11.93	14.10	16.23
B2	7.90	7.32	0.58	0.25	1.96	26.97	26.97	3.20	4.19	4.83	5.71	6.57	6.26	8.19	9.45	11.17	12.86
B3	5.50	5.17	0.33	0.24	1.31	28.24	28.24	3.12	4.08	4.71	5.57	6.42	4.10	5.36	6.19	7.32	8.43
B4	9.20	8.88	0.32	0.22	2.05	27.67	27.67	3.15	4.13	4.76	5.63	6.49	6.46	8.45	9.75	11.53	13.28
B5	4.10	3.77	0.33	0.25	1.03	28.48	28.48	3.10	4.06	4.69	5.55	6.39	3.21	4.20	4.85	5.74	6.61
B6	7.70	7.22	0.48	0.24	1.85	32.41	32.41	2.88	3.77	4.36	5.17	5.96	5.33	6.99	8.08	9.57	11.04
C1	13.70	13.23	0.47	0.22	3.05	32.06	32.06	2.90	3.80	4.39	5.20	6.00	8.83	11.56	13.37	15.84	18.27
C2	0.70	0.00	0.70	0.85	0.60	12.90	12.90	4.55	5.93	6.76	7.91	9.05	2.71	3.53	4.02	4.71	5.39
C3	5.70	5.50	0.20	0.22	1.27	26.16	26.16	3.25	4.26	4.91	5.80	6.67	4.13	5.41	6.23	7.36	8.47
C4	1.40	1.20	0.20	0.29	0.41	17.14	17.14	4.03	5.26	6.02	7.07	8.11	1.65	2.16	2.47	2.90	3.32
C5	10.80	10.40	0.40	0.22	2.42	28.71	28.71	3.09	4.04	4.67	5.52	6.36	7.48	9.79	11.30	13.36	15.40
C6	6.20	5.80	0.40	0.24	1.50	19.57	19.57	3.78	4.94	5.67	6.67	7.66	5.67	7.41	8.50	10.01	11.49
D1	10.00	9.60	0.40	0.23	2.26	29.40	29.40	3.05	3.99	4.61	5.45	6.28	6.89	9.02	10.41	12.32	14.20
D2	5.80	5.37	0.43	0.25	1.44	18.64	18.64	3.87	5.06	5.80	6.82	7.82	5.58	7.28	8.35	9.81	11.26
D3	11.30	11.01	0.29	0.22	2.45	24.31	24.31	3.39	4.43	5.10	6.02	6.92	8.29	10.84	12.48	14.73	16.95
D4	3.40	3.11	0.29	0.26	0.87	12.86	12.86	4.56	5.94	6.77	7.92	9.06	3.96	5.16	5.88	6.88	7.87
D5	4.60	4.21	0.39	0.26	1.17	29.98	29.98	3.01	3.95	4.56	5.39	6.22	3.54	4.63	5.35	6.33	7.30
D6	2.40	2.00	0.40	0.31	0.74	17.11	17.11	4.03	5.26	6.03	7.08	8.12	2.98	3.89	4.46	5.24	6.01
E1	11.10	9.70	1.40	0.28	3.13	18.08	18.08	3.93	5.13	5.88	6.91	7.93	12.30	16.05	18.40	21.63	24.81
OS1	21.50	19.10	2.40	0.27	5.86	29.17	29.17	3.06	4.01	4.63	5.47	6.31	17.94	23.49	27.12	32.08	36.97

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
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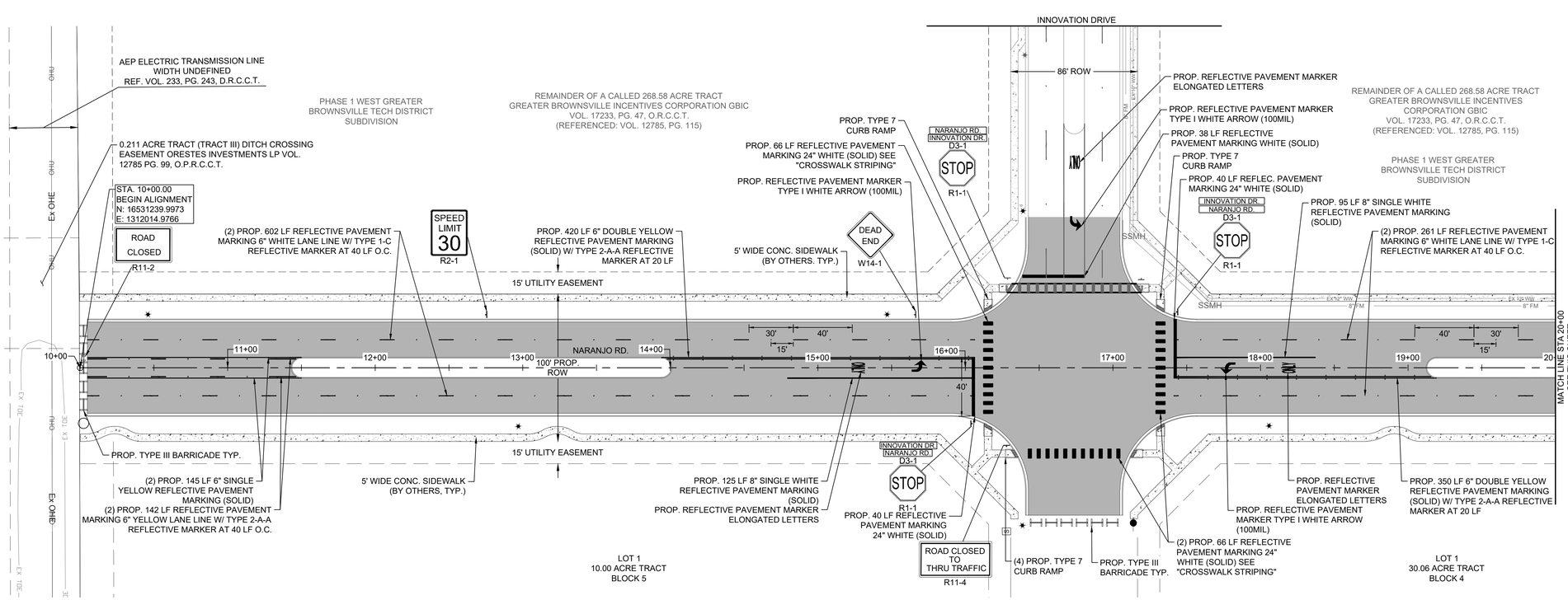
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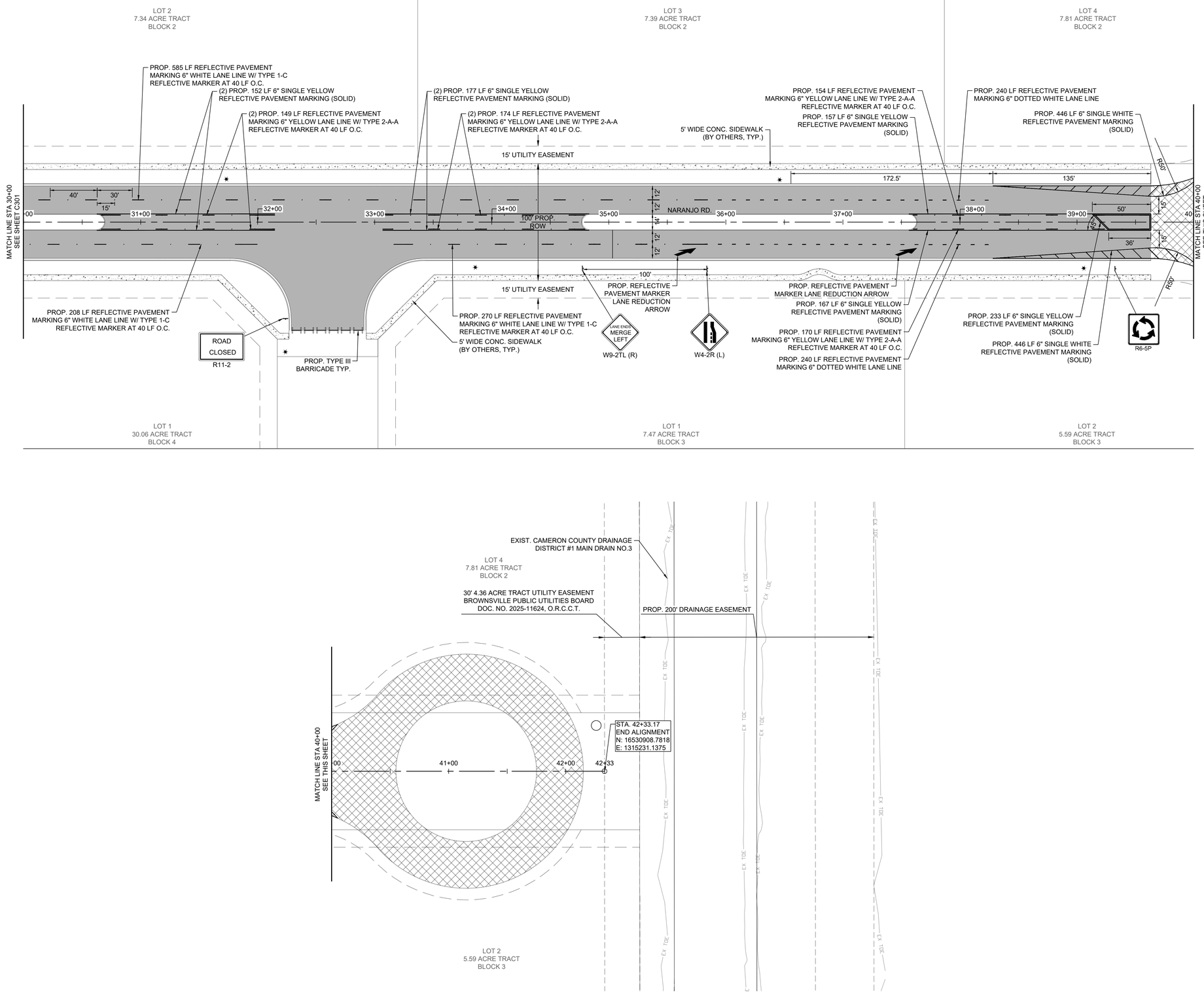
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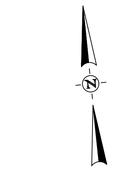
DRAINAGE CALCULATIONS

C203

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-STORM-61479.001.dwg DATE: April 22, 2026, TIME: 1:47 PM, USER: ah3818


INNOVATION DRIVE
86' ROW
AEP ELECTRIC TRANSMISSION LINE
WIDTH UNDEFINED
REF. VOL. 233, PG. 243, D.R.C.C.T.
PHASE 1 WEST GREATER
BROWNSVILLE TECH DISTRICT
SUBDIVISION
REMAINDER OF A CALLED 268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION GBIC
VOL. 17233, PG. 47, O.R.C.C.T.
(REFERENCED: VOL. 12785, PG. 115)
0.211 ACRE TRACT (TRACT III) DITCH CROSSING
EASEMENT ORESTES INVESTMENTS LP VOL.
12785 PG. 99, O.P.R.C.C.T.
STA. 10+00.00
BEGIN ALIGNMENT
N: 16531239.9973
E: 1312014.9766
ROAD
CLOSED
R11-2
SPEED
LIMIT
30
R2-1
(2) PROP. 602 LF REFLECTIVE PAVEMENT
MARKING 6" WHITE LANE LINE W/ TYPE 1-C
REFLECTIVE MARKER AT 40 LF O.C.
PROP. 420 LF 6" DOUBLE YELLOW
REFLECTIVE PAVEMENT MARKING
(SOLID) W/ TYPE 2-A-A REFLECTIVE
MARKER AT 20 LF
5' WIDE CONC. SIDEWALK
(BY OTHERS. TYP.)
DEAD
END
W14-1
15' UTILITY EASEMENT
NARANJO RD.
100' PROP.
ROW
PROP. TYPE 7
CURB RAMP
PROP. 66 LF REFLECTIVE PAVEMENT
MARKING 24" WHITE (SOLID) SEE
"CROSSWALK STRIPING"
PROP. REFLECTIVE PAVEMENT MARKER
TYPE I WHITE ARROW (100MIL)
NARANJO RD.
INNOVATION DR.
D3-1
STOP
R1-1
PROP. REFLECTIVE PAVEMENT MARKER
ELONGATED LETTERS
PROP. 38 LF REFLECTIVE
PAVEMENT MARKING WHITE (SOLID)
PROP. TYPE 7
CURB RAMP
PROP. 40 LF REFLEC. PAVEMENT
MARKING 24" WHITE (SOLID)
INNOVATION DR
NARANJO RD
D3-1
STOP
R1-1
PROP. 95 LF 8" SINGLE WHITE
REFLECTIVE PAVEMENT MARKING
(SOLID)
(2) PROP. 261 LF REFLECTIVE PAVEMENT
MARKING 6" WHITE LANE LINE W/ TYPE 1-C
REFLECTIVE MARKER AT 40 LF O.C.
REMAINDER OF A CALLED 268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES
CORPORATION GBIC
VOL. 17233, PG. 47, O.R.C.C.T.
(REFERENCED: VOL. 12785, PG. 115)
PHASE 1 WEST GREATER
BROWNSVILLE TECH DISTRICT
SUBDIVISION
SSMH
Ex 12" WW
8" FM
Ex 8" WW
8" FM
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20
30'
40'
15'
40'
30'
15'
MATCH LINE STA 20+00
SEE THIS SHEET
PROP. TYPE III BARRICADE TYP.
(2) PROP. 145 LF 6" SINGLE
YELLOW REFLECTIVE PAVEMENT
MARKING (SOLID)
(2) PROP. 142 LF REFLECTIVE PAVEMENT
MARKING 6" YELLOW LANE LINE W/ TYPE 2-A-A
REFLECTIVE MARKER AT 40 LF O.C.
5' WIDE CONC. SIDEWALK
(BY OTHERS, TYP.)
PROP. 125 LF 8" SINGLE WHITE
REFLECTIVE PAVEMENT MARKING
(SOLID)
PROP. REFLECTIVE PAVEMENT MARKER
ELONGATED LETTERS
INNOVATION DR
NARANJO RD
D3-1
STOP
R1-1
PROP. 40 LF REFLECTIVE
PAVEMENT MARKING
24" WHITE (SOLID)
ROAD CLOSED
TO
THRU TRAFFIC
R11-4
(4) PROP. TYPE 7
CURB RAMP
PROP. TYPE III
BARRICADE TYP.
(2) PROP. 66 LF REFLECTIVE
PAVEMENT MARKING 24"
WHITE (SOLID) SEE
"CROSSWALK STRIPING"
PROP. REFLECTIVE
PAVEMENT MARKER
TYPE I WHITE ARROW
(100MIL)
PROP. REFLECTIVE
PAVEMENT MARKER
ELONGATED LETTERS
PROP. 350 LF 6" DOUBLE YELLOW
REFLECTIVE PAVEMENT MARKING
(SOLID) W/ TYPE 2-A-A REFLECTIVE
MARKER AT 20 LF
MATCH LINE STA 20+00
SEE THIS SHEET
LOT 1
10.00 ACRE TRACT
BLOCK 5
LOT 1
30.06 ACRE TRACT
BLOCK 4
Ex OHE
Ex TOE
Ex TOE
Ex OHE
Ex OHE





LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
8" FM	PROPOSED 8" FORCE MAIN
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
12" W	PROPOSED 12" WATERLINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GPLS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT
FG	FINISHED GRADE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
	PROPOSED TRAFFIC SIGN

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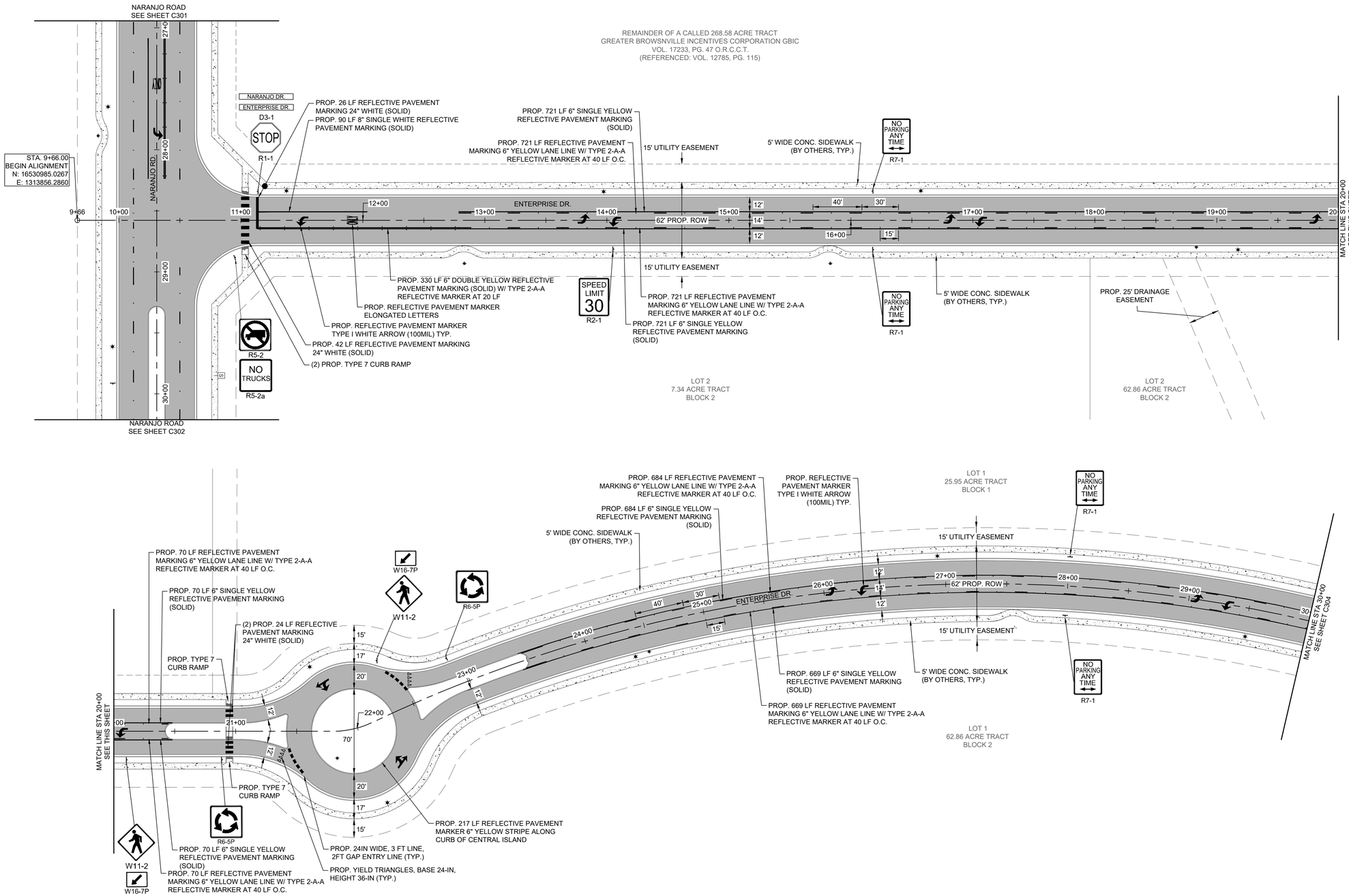
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SCALE:	1" = 40'

SHEET TITLE:

NARANJO RD. SW PVMT. MARKING & SIGN. STA 30+00-42+30

C302

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GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1201 P.AREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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NAME — P.E. LICENSE NO.
04/22/26
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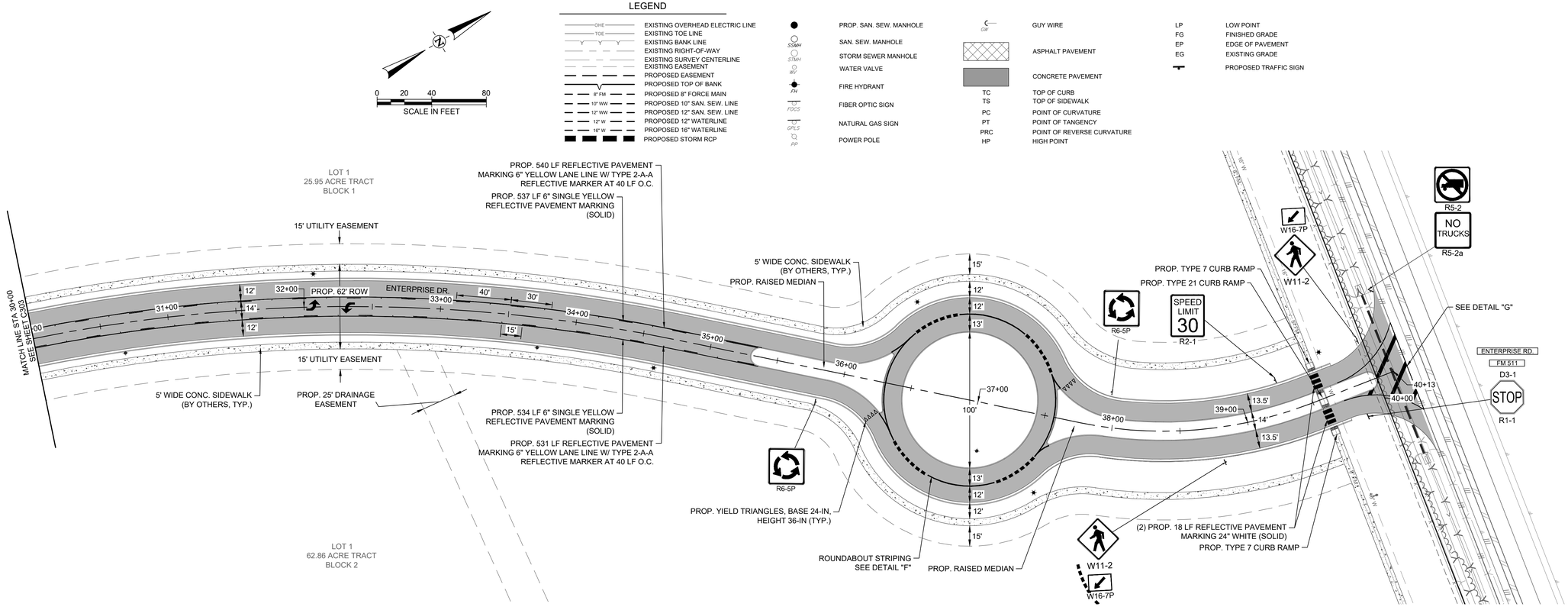
#312 — TX
FIRM / BUSINESS NO. — STATE

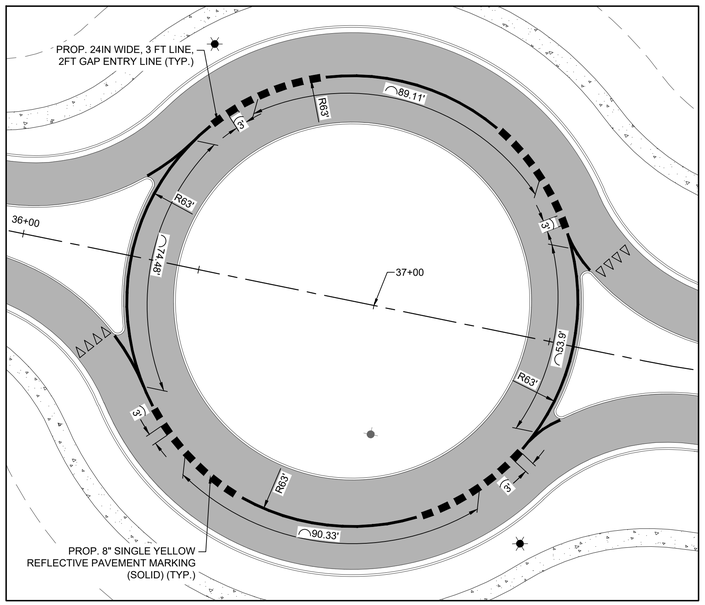
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ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
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PVMT. MARKING & SIGN.
STA 10+00-30+00

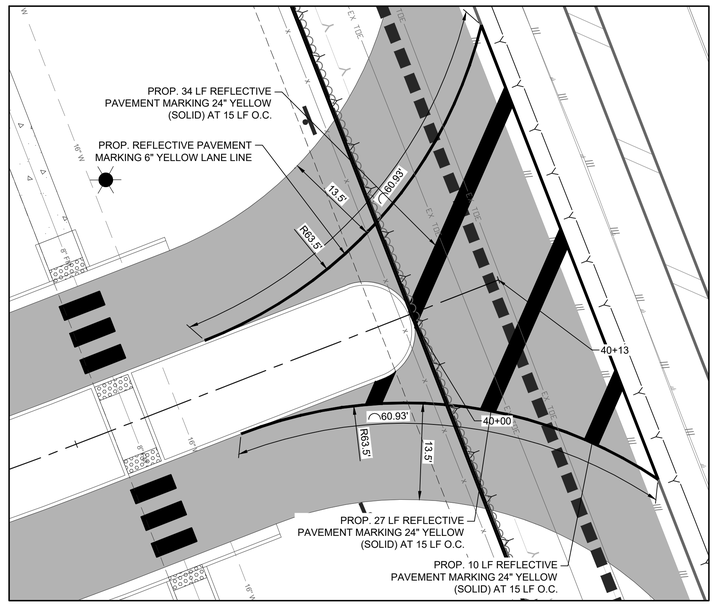
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DETAIL F
SCALE 1:20



DETAIL G
SCALE 1:10

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

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04/22/26 (DATE)

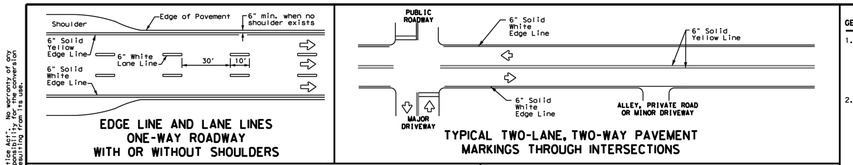
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ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 40'

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PVMT. MARKING & SIGN.
STA 30+00-40+25

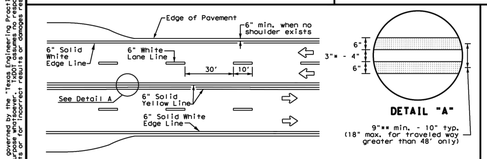
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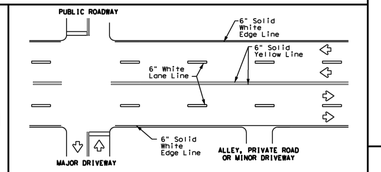
EDGE LINE AND LANE LINES
ONE-WAY ROADWAY
WITH OR WITHOUT SHOULDERS

TYPICAL TWO-LANE, TWO-WAY PAVEMENT
MARKINGS THROUGH INTERSECTIONS

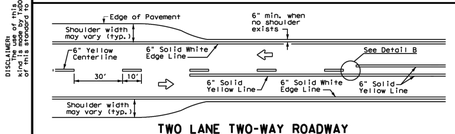


CENTERLINE AND LANE LINES
FOUR LANE TWO-WAY ROADWAY
WITH OR WITHOUT SHOULDERS

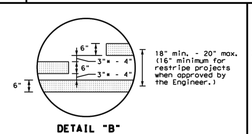
* 2" minimum for restripe projects when approved by the Engineer.
** 8" minimum for restripe projects when approved by the Engineer.



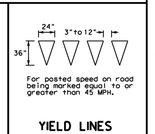
TYPICAL MULTI-LANE, TWO-WAY PAVEMENT
MARKINGS THROUGH INTERSECTIONS

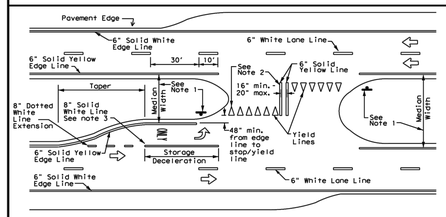


TWO LANE TWO-WAY ROADWAY
WITH OR WITHOUT SHOULDERS



* 2" minimum for restripe projects when approved by the Engineer.





FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

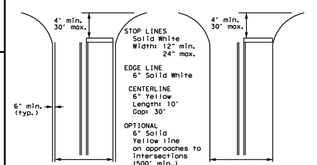
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

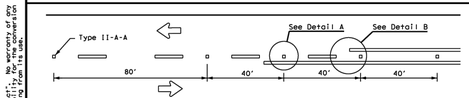
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©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 11-78 8-00 6-20 8-95 3-03 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

pm1-22

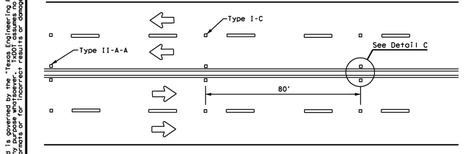
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DATED MATERIAL

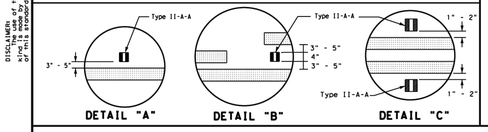
REFLECTIVE RAISED PAVEMENT MARKERS
FOR VEHICLE POSITIONING GUIDANCE

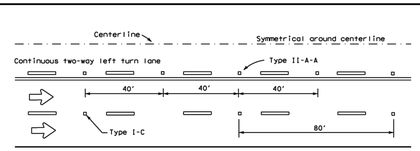


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

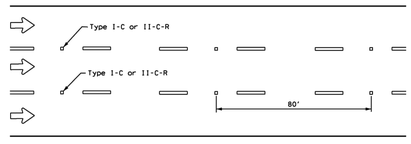


CENTERLINE & LANE LINES
FOR FOUR LANE TWO-WAY ROADWAYS





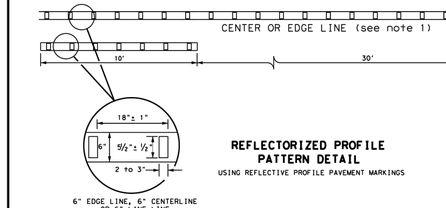
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE
PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

NOTES

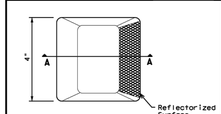
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

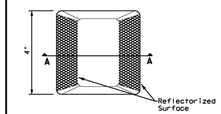
1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements, the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians, and two way left turn lanes. Use raised pavement marker type II-C-R with divided highways and raised medians.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

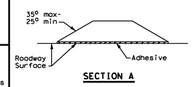
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING
RAISED MARKERS
REFLECTORIZED PROFILE
MARKINGS
PM(2)-22

FILE: pm2-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-77 8-00 5-20 4-92 2-10 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

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GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE 118
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
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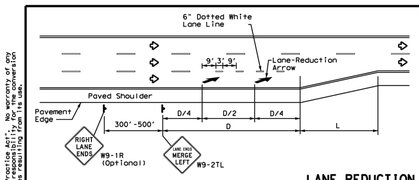
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ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
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SCALE:	

SHEET TITLE:

PAVEMENT MARKING DETAILS (1 OF 2)

C305

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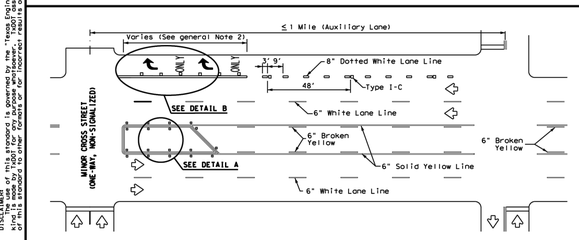


LANE REDUCTION

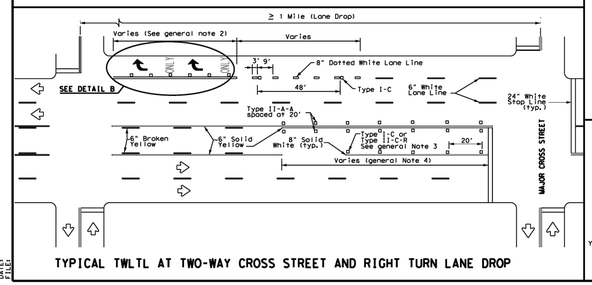
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

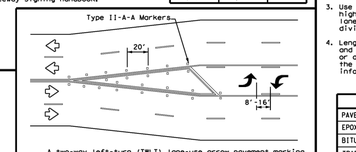
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

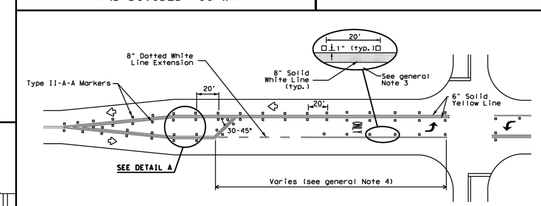
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

GENERAL NOTES

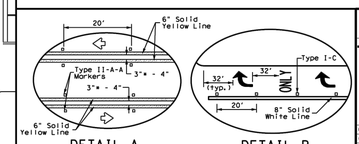
1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2' minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation — Traffic Safety Division Standard

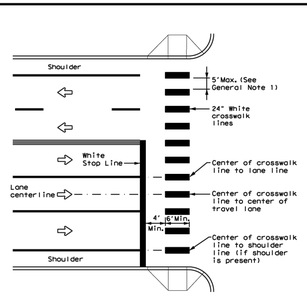
TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-22

FILE:	pm3-22.dgn	DN:	CK:	DW:	CK:
©TxDOT	December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS					
4-98 3-03 6-20		DIST	COUNTY		SHEET NO.
5-00 2-10 12-22					
8-00 2-12					

FOR

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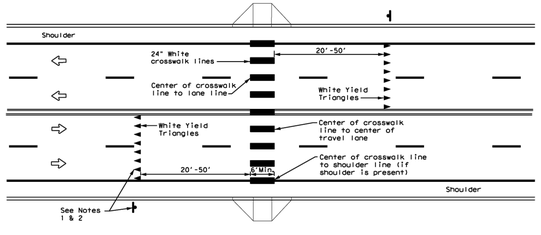
HIGH-VISIBILITY LONGITUDINAL CROSSWALK AT CONTROLLED APPROACH

GENERAL NOTES

1. Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
2. A minimum 6" clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
3. For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
4. At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
5. Each crosswalk shall be a minimum of 6' wide.
6. The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State Highways. Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the "Texas Manual on Uniform Traffic Control Devices."
7. Final placement of Stop Bar/Yield Triangles and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



UNSIGNALIZED MID BLOCK HIGH-VISIBILITY LONGITUDINAL CROSSWALK

NOTES

1. Use yield triangles with "Yield Here to Pedestrians" signs at unsignalized mid block crosswalks.
2. Use stop bars with "Stop Here on Red" signs at mid block crosswalks controlled by traffic signals or pedestrian hybrid beacons.

Texas Department of Transportation — Traffic Safety Division Standard

CROSSWALK PAVEMENT MARKINGS

PM(4)-20

FILE:	pm4-20.dgn	DN:	CK:	DW:	CK:
©TxDOT	June 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS					
		DIST	COUNTY		SHEET NO.

FOR

Greater Brownsville Incentives Corporation

halff
1201 E. PAREDES LINE RD.
SUITE 115
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

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FIRM / BUSINESS NO. — STATE

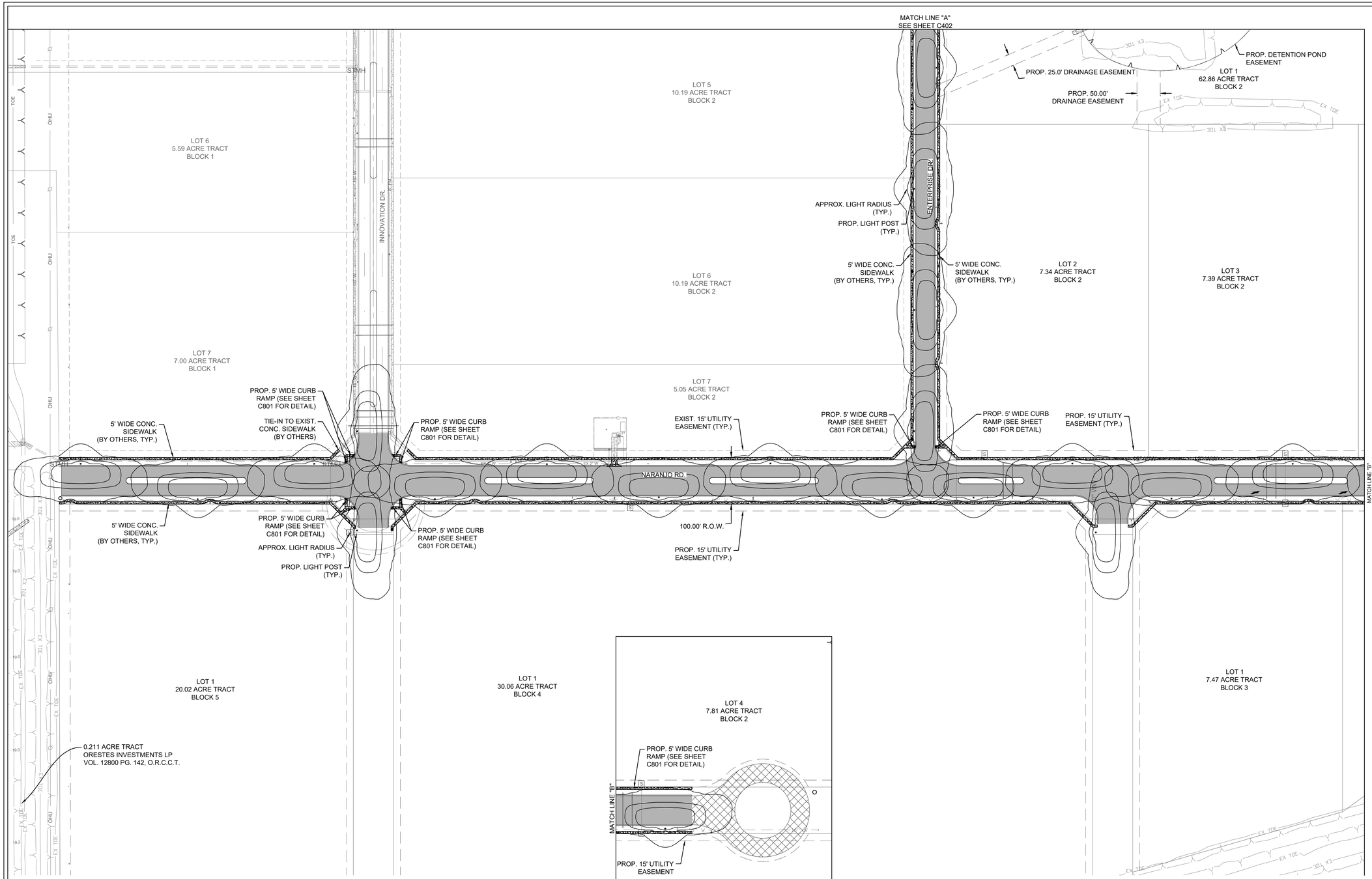
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:

PAVEMENT MARKING DETAILS (2 OF 2)

C306

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PMARKS-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:50 PM, USER: ah3818



LEGEND

EXISTING OVERHEAD ELECTRIC LINE	STMH	STORM SEWER MANHOLE	CONCRETE PAVEMENT
EXISTING TOE LINE	WV	WATER VALVE	
EXISTING BANK LINE	FH	FIRE HYDRANT	TC TOP OF CURB
EXISTING RIGHT-OF-WAY	FOCS	FIBER OPTIC SIGN	TS TOP OF SIDEWALK
EXISTING SURVEY CENTERLINE	GPLS	NATURAL GAS SIGN	PC POINT OF CURVATURE
EXISTING EASEMENT	PP	POWER POLE	PT POINT OF TANGENCY
PROPOSED EASEMENT	GW	GUY WIRE	PRC POINT OF REVERSE CURVATURE
PROPOSED TOP OF BANK		ASPHALT PAVEMENT	HP HIGH POINT
PROPOSED 10" SAN. SEW. LINE			LP LOW POINT
PROPOSED 12" SAN. SEW. LINE			
PROPOSED 12" WATERLINE			
PROPOSED 16" WATERLINE			
PROPOSED STORM RCP			
PROP. SAN. SEW. MANHOLE			
SAN. SEW. MANHOLE			

0 50 100 200
SCALE IN FEET

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION

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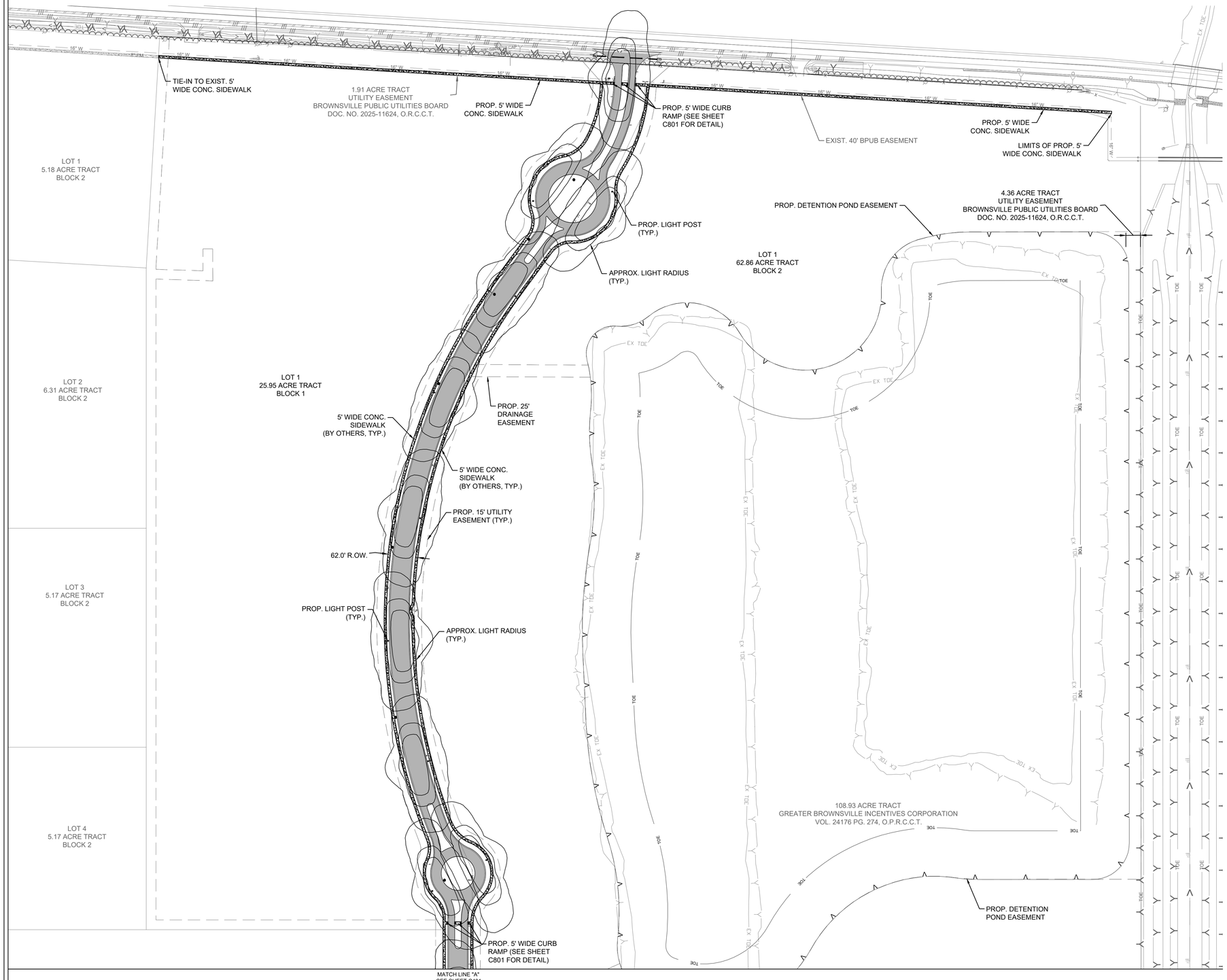
#312 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:
NARANJO RD.
SIDEWALK AND
LIGHTING PLAN

C401

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-ILUM-61479.001.dwg DATE: April 22, 2026, TIME: 1:50 PM, USER: ah3818



0 50 100 200
SCALE IN FEET

LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 8" FORCE MAIN
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 12" WATERLINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT
FG	FINISHED GRADE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
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PROJECT NO.:	61479.001
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CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:
ENTERPRISE DR.SIDEWALK AND LIGHTING PLAN

C402

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-ILUM-61479.001.dwg DATE: April 22, 2026, TIME: 1:50 PM, USER: ah3818

MATCH LINE "A"
SEE SHEET C502

MATCH LINE "B"

PROP. DETENTION POND

PROP. DETENTION POND EASEMENT

PROP. 25' DRAINAGE EASEMENT

PROP. 50' DRAINAGE EASEMENT

LOT 1
62.86 ACRE TRACT
BLOCK 2

NORTH LINE OF 268.58 ACRE TRACT

LOT LINE

0 50 100 200
SCALE IN FEET

LOT 5
10.19 ACRE TRACT
BLOCK 2

LOT 6
5.59 ACRE TRACT
BLOCK 1

PHASE 1 WEST GREATER BROWNSVILLE TECH DISTRICT SUBDIVISION

LOT 7
7.00 ACRE TRACT
BLOCK 1

INNOVATION DR.

193.80 ACRES
GREATER BROWNSVILLE INCENTIVE CORPORATION
VOL. 12132 PG. 36, O.R.C.C.T.

LOT 6
10.19 ACRE TRACT
BLOCK 2

268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
GBIC VOL. 17233, PG. 47, O.R.C.C.T.
(REFERENCED: VOL. 12785, PG. 115)

LOT 2
7.34 ACRE TRACT
BLOCK 2

LOT 3
7.39 ACRE TRACT
BLOCK 2

ENTERPRISE DR.

LOT 7
5.05 ACRE TRACT
BLOCK 2

NARANJO RD.

PROP. 169 LF 10" SDR-26 PVC @ 0.25%

STA 18+29.76, 28.00' L
PROP. 4' DIA. SAN. SEW. MH #10
RIM ELEV = 17.64
FL 10" = 4.32 (IN, N)
FL 10" = 4.32 (OUT, S)

PROP. 350 LF 10" SDR-26 PVC @ 0.25%

STA 14+79.76, 28.00' L
PROP. 4' DIA. SAN. SEW. MH #9
RIM ELEV = 18.69
FL 10" = 3.45 (IN, N)
FL 10" = 3.45 (OUT, S)

PROP. 360 LF 10" SDR-26 PVC @ 0.25%

STA 11+19.76, 28.00' L
PROP. 4' DIA. SAN. SEW. MH #8
RIM ELEV = 17.95
FL 10" = 2.55 (IN, N)
FL 10" = 2.55 (OUT, SW)

PROP. 59 LF 10" SDR-26 PVC @ 0.25%

STA 27+87.98, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #3
RIM ELEV = 18.42
FL 12" = 2.40 (IN, E)
FL 10" = 2.40 (IN, NE)
FL 12" = 2.40 (OUT, W)

STA 24+89.78, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #2
RIM ELEV = 17.61
FL 12" = 1.80 (IN, E)
FL 12" = 1.80 (OUT, W)

PROP. 288 LF 12" SDR-26 PVC @ 0.20%

EXIST. LIFT STATION

PROP. 15' UTILITY EASEMENT (TYP.)

EXIST. 8" SANITARY SEWER FORCE MAIN

EXIST. 12" SANITARY SEWER LINE

STA 17+13.74, 93.76' L
TIE TO EXIST. 4' DIA. SAN. SEW. MH
TOP = 17.52
FL = 2.77

STA 29+97.98, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #4
RIM ELEV = 18.06
FL 12" = 2.82 (IN, E)
FL 12" = 2.82 (OUT, W)

PROP. 222 LF 12" SDR-26 PVC @ 0.20%

STA 32+19.80, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #5
RIM ELEV = 18.29
FL 12" = 3.26 (IN, E)
FL 10" = 3.26 (IN, S)
FL 12" = 3.26 (OUT, W)

PROP. 347 LF 12" SDR-26 PVC @ 0.20%

STA 35+66.80, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #6
RIM ELEV = 17.95
FL 12" = 3.96 (IN, E)
FL 12" = 3.96 (OUT, W)

PROP. 232 LF 12" SDR-26 PVC @ 0.20%

PROP. 199 LF 10" SDR-26 PVC @ 0.25%

STA 17+13.74, 105.34' R
PROP. 4' DIA. SAN. SEW. MH #1
RIM ELEV = 18.29
FL 10" = 3.27 (IN, S)
FL 10" = 3.27 (OUT, N)

PROP. 10" STUB OUT

PROP. 6" SAN. SEW. SERVICE LINE

PROP. 10' TEMPORARY EASEMENT

STA 22+01.57, 47.00' L
TIE-IN TO EXIST. STUB-OUT
FL 12" = 1.23

PROP. 6" SAN. SEW. SERVICE LINE

100.00' R.O.W.

PROP. 210 LF 12" SDR-26 PVC @ 0.20%

PROP. 298 LF 12" SDR-26 PVC @ 0.20%

PROP. 140 LF 10" SDR-26 PVC @ 0.25% W/ CAP

PROP. 6" SAN. SEW. SERVICE LINE

PROP. 15' UTILITY EASEMENT (TYP.)

LOT 1
20.02 ACRE TRACT
BLOCK 5

0.211 ACRE TRACT
ORESTES INVESTMENTS LP
VOL. 12800 PG. 142, O.R.C.C.T.

LOT 1
30.06 ACRE TRACT
BLOCK 4

268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
VOL. 17233, PG. 47, O.R.C.C.T.

LOT 4
7.81 ACRE TRACT
BLOCK 2

STA 38+77.98, 47.00' L
PROP. 4' DIA. SAN. SEW. MH #7
RIM ELEV = 17.80
FL 12" = 4.58 (OUT, W)

PROP. 15' UTILITY EASEMENT

PROP. 6" SAN. SEW. SERVICE LINE

PROP. 10' TEMPORARY R.O.W

42+33

4.36 ACRE TRACT UTILITY EASEMENT
BROWNSVILLE PUBLIC UTILITIES BOARD
DOC. NO. 2025 - 11624, O.R.C.C.T.

LOT 2
5.59 ACRE TRACT
BLOCK 2

LOT 1
7.47 ACRE TRACT
BLOCK 3

LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
12" W	PROPOSED 12" WATERLINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GPLS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	SAN. SEWER FLOW DIRECTION
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-WWTR-61479.001.dwg DATE: April 22, 2026, TIME: 1:51 PM, USER: ah3818

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE 118
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
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MICHAEL A. SALINAS
123342
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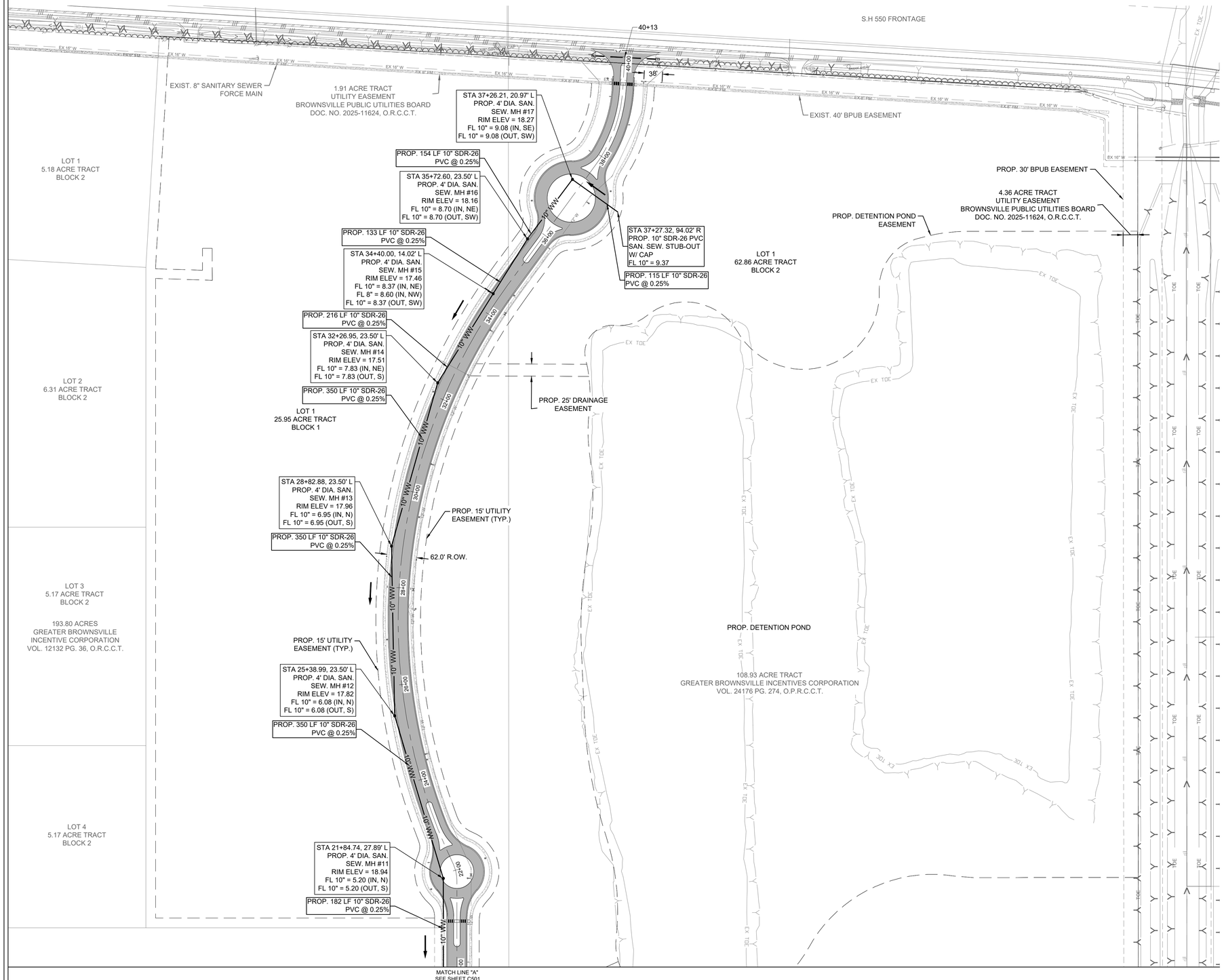
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FIRM / BUSINESS NO. — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:

OVERALL SANITARY SEWER PLAN

C501



LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
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- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- SAN. SEWER FLOW DIRECTION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT
FG	FINISHED GRADE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE

SAN. SEWER FLOW DIRECTION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

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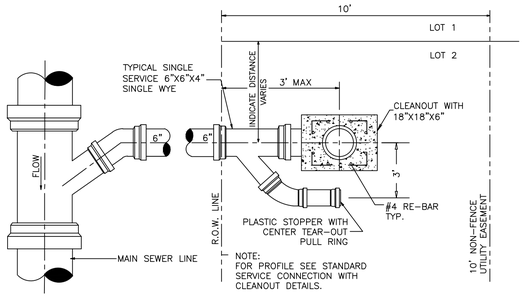
PROJECT NO.:	61479.001
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CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:

OVERALL SANITARY SEWER PLAN

C502

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-WWTR-61479.001.dwg DATE: April 22, 2026, TIME: 1:52 PM, USER: ali3818

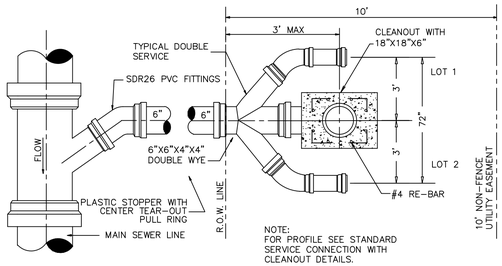


PLAN – SINGLE SERVICE

NOT TO SCALE

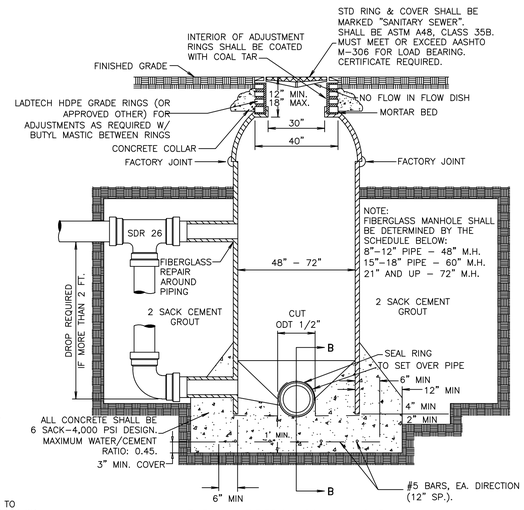
NOTE: CONTRACTOR SHALL COORDINATE WITH INSPECTOR ON THE LOCATION OF ALL SERVICE LATERALS.

DETECTION NOTE: A SOUND DETECTION REFLECTOR "STU-DEC-TA-CAL" BY FRIFFOLYN, INC. OR AN APPROVED SUBSTITUTE, WILL BE FASTENED TO THE END OF EACH SERVICE CONNECTION AND EXTENDED TO BE VISIBLE ABOVE FINAL GRADE TO FACILITATE LOCATING SERVICE STUBS.



PLAN – DOUBLE SERVICE NEW DEVELOPMENT

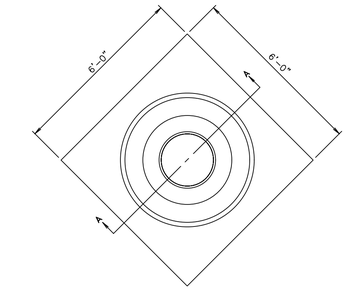
NOT TO SCALE



TYPICAL FIBERGLASS MANHOLE WITH DROP STRUCTURE

SECTION A–A

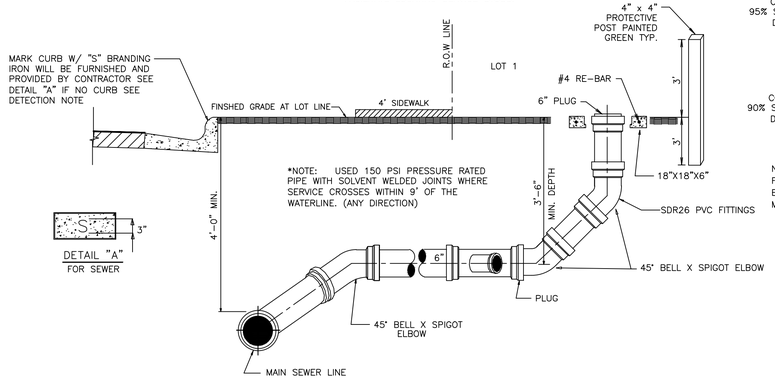
NOT TO SCALE



SECTION B–B

NOT TO SCALE

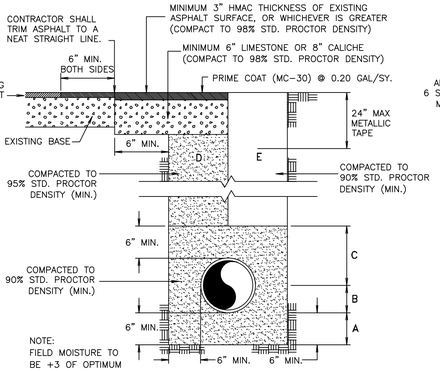
NOTES:
6'X6' – 4' DIA. M.H.
7'X7' – 5' DIA. M.H.
8'X8' – 6' DIA. M.H.



TYPICAL SHORT SERVICE CONNECTION WITH STANDARD CLEANOUT

NOT TO SCALE

*NOTE: CONTRACTOR SHALL COORDINATE WITH INSPECTOR ON THE LOCATION OF ALL SERVICE LATERALS.



TYPICAL PIPE BEDDING AND TRENCH BACKFILL DETAIL

NOT TO SCALE

A BANK RUN SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").

B BANK RUN SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPIE (4" LIFTS, HAND TAMPED).

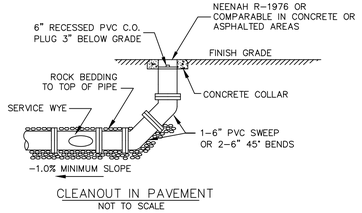
C BANK RUN SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).

D BANK RUN SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).

E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

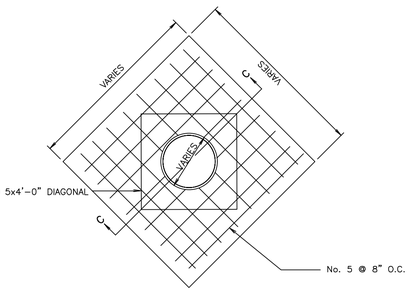
FOUNDATION PREPERATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS STABLE.

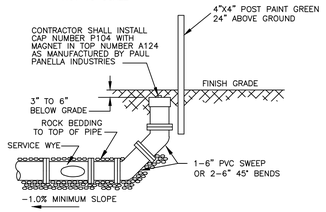
BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS,MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED.



CLEANOUT IN PAVEMENT

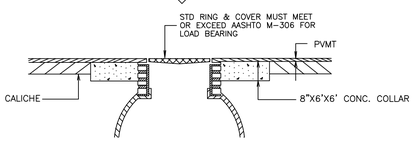
NOT TO SCALE





CLEANOUT IN LANDSCAPED AREA

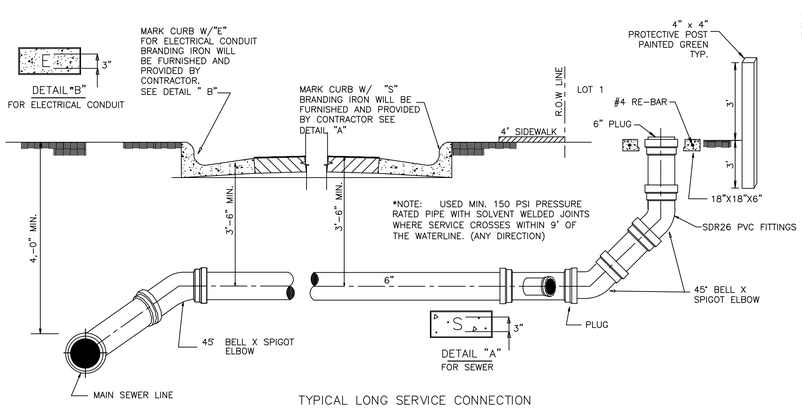
NOT TO SCALE



TYPICAL FIBERGLASS MANHOLE IN PAVEMENT

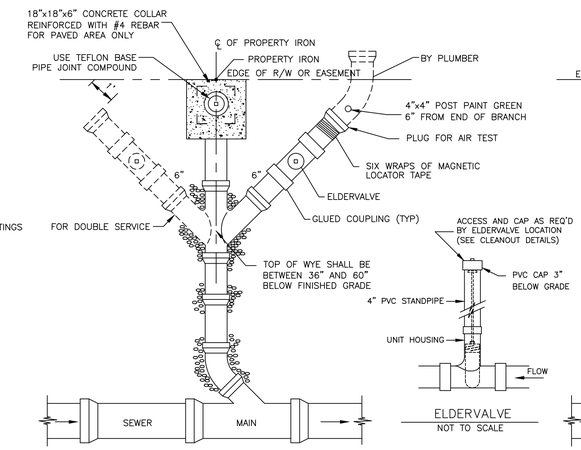
SECTION C–C

NOT TO SCALE



TYPICAL LONG SERVICE CONNECTION WITH STANDARD CLEANOUT

NOT TO SCALE

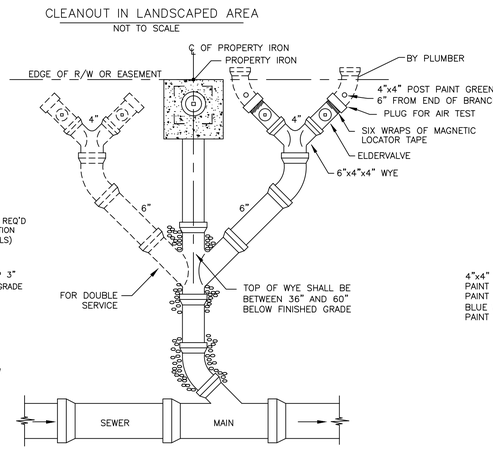


SEWER SERVICE WITH ELDERVALVE

(USE ONLY FOR SEWER SERVICE WHERE BPUB DOES NOT PROVIDE THE WATER SERVICE)

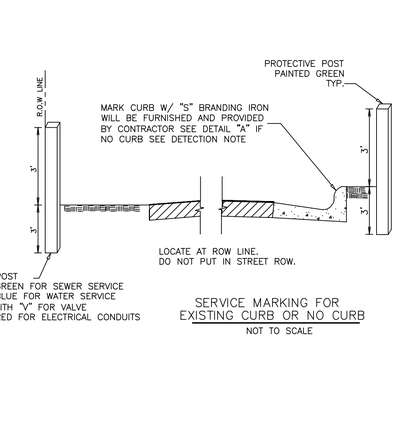
ELDERVALVE

NOT TO SCALE



DUPLEX DOUBLE SEWER SERVICE WITH ELDERVALVE

(USE ONLY FOR SEWER SERVICE WHERE BPUB DOES NOT PROVIDE THE WATER SERVICE)



SERVICE MARKING FOR EXISTING CURB OR NO CURB

NOT TO SCALE

PUBLIC UTILITIES BOARD
BROWNSVILLE
Public Utilities Board
1425 Robinhood Drive
Brownsville, Texas 78521
1-800-869-2922
Water and Wastewater
Engineering Department
(956) 983-6215
FAX: (956) 983-6220

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

WASTEWATER DETAILS

STANDARD DETAILS REVISED: OCTOBER 17, 2023

Scale: N/A
Date:
Designed by:
Drawn by:
Approved by:
Approved by: BPUB
Project #-----

SHEET

OF

MATCH LINE "A"
SEE SHEET C602

STA 18+83.21, 29.45' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. DETENTION POND

PROP. DETENTION POND
EASEMENT

PROP. 25' DRAINAGE EASEMENT

LOT 1
62.86 ACRE TRACT
BLOCK 2

PROP. 50'
DRAINAGE EASEMENT

EX TOE

EX TOE

301 X8

NORTH LINE OF 268.58 ACRE TRACT

LOT LINE

0 50 100 200
SCALE IN FEET

268.58 ACRE TRACT
GREATER BROWNSVILLE INCENTIVES CORPORATION
GBIC VOL. 17233, PG. 47, O.R.C.C.T.
(REFERENCED: VOL. 12785, PG. 115)

LOT 5
10.19 ACRE TRACT
BLOCK 2

LOT 6
5.59 ACRE TRACT
BLOCK 1

PHASE 1 WEST GREATER
BROWNSVILLE TECH DISTRICT
SUBDIVISION

LOT 7
7.00 ACRE TRACT
BLOCK 1

193.80 ACRES
GREATER BROWNSVILLE
INCENTIVE CORPORATION
VOL. 12132 PG. 36, O.R.C.C.T.

LOT 6
10.19 ACRE TRACT
BLOCK 2

LOT 7
5.05 ACRE TRACT
BLOCK 2

LOT 2
7.34 ACRE TRACT
BLOCK 2

LOT 3
7.39 ACRE TRACT
BLOCK 2

STYMH

INNOVATION DR.

ENTERPRISE DR.

EX OHE

EX OHE

OHU

OHU

STA 15+89.94, 29.45' R
1 - 12" GATE VALVE & BOX

STA 15+83.21, 29.45' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 12" DR-25
PVC WATERLINE

STA 12+83.21, 29.45' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 12" DR-25
PVC WATERLINE

PROP. 10" SDR-35
PVC CASING (TYP.)

PROP. 15" SDR-35
PVC CASING (TYP.)

STA 30+88.50, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 10" SDR-35
PVC CASING (TYP.)

PROP. 15" SDR-35
PVC CASING (TYP.)

PROP. 15' UTILITY
EASEMENT (TYP.)

STA 15+82.19, 31.42' L
TIE-IN TO EXIST.
16" WATERLINE
REMOVE EXIST.
WATERLINE CAP

EXIST. 15' UTILITY
EASEMENT (TYP.)

STYMH

STYMH

10+00 12+00 14+00 16+00 18+00 20+00 22+00 NARANJO RD. 24+00 26+00 28+00 30+00 32+00 34+00 36+00 38

12" WW 12" WW 12" WW

16" W 16" W 16" W 16" W 16" W 16" W 16" W 16" W 16" W 16" W 16" W 16" W

MATCH LINE "B"

STA 10+23.65, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

STA 10+09.71, 42.00' R
1 - 16" MECHANICAL CAP
W/ RESTRAINED JOINTS

STA 13+23.65, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 16" DR-25 PVC WATERLINE

STA 15+82.19, 42.00' R
1 - 16" X 16" TEE
3 - 16" GATE VALVE & BOX

STA 15+91.12, 49.07' R
PROP. FIRE HYDRANT
ASSEMBLY

STA 16+33.74, 81.88' R
1 - 16" X 12" TEE
2 - 16" GATE VALVE & BOX
1 - 12" GATE VALVE & BOX

STA 18+91.12, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 16" DR-25
PVC WATERLINE

PROP. 16" DR-25
PVC WATERLINE

STA 21+83.10, 42.00' R
1 - 16" GATE VALVE & BOX

STA 21+91.12, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

100.00' R.O.W.

PROP. 15' UTILITY
EASEMENT (TYP.)

STA 24+88.50, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

STA 27+83.10, 42.00' R
1 - 16" GATE VALVE & BOX

STA 27+88.50, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 16" DR-25
PVC WATERLINE

STA 29+24.55, 42.00' R
1 - 16" X 12" TEE
2 - 16" GATE VALVE & BOX
1 - 12" GATE VALVE & BOX

STA 33+42.42, 49.07' R
PROP. FIRE HYDRANT
ASSEMBLY

STA 32+99.80, 81.87' R
1 - 16" X 12" TEE
2 - 16" GATE VALVE & BOX
1 - 12" GATE VALVE & BOX
1 - 12" BLIND FLANGE

PROP. 16" DR-25
PVC WATERLINE

STA 36+80.19, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

LOT 1
20.01 ACRE TRACT
BLOCK 5

LOT 1
30.06 ACRE TRACT
BLOCK 4

LOT 1
7.47 ACRE TRACT
BLOCK 3

0.211 ACRE TRACT
ORESTES INVESTMENTS LP
VOL. 12800 PG. 142, O.R.C.C.T.

268.58 ACRE TRACT
GREATER BROWNSVILLE
INCENTIVES CORPORATION
VOL. 17233, PG. 47, O.R.C.C.T.

4.36 ACRE TRACT UTILITY EASEMENT
BROWNSVILLE PUBLIC UTILITIES BOARD
DOC. NO. 2025 - 11624, O.R.C.C.T.

LOT 4
7.81 ACRE TRACT
BLOCK 2

PROP. 10" SDR-35
PVC CASING (TYP.)

PROP. 15" SDR-35
PVC CASING (TYP.)

STA 42+33.10, 42.00' R
PROP. AUTOMATIC BLOWOFF
VALVE AT END OF WATERLINE

STA 38+99.38, 42.00' R
1 - 16" GATE VALVE & BOX

MATCH LINE "B"

00 40+00 42+33 42+00

16" W 16" W

PROP. 15' UTILITY
EASEMENT

STA 40+04.91, 42.00' R
PROP. FIRE HYDRANT
ASSEMBLY

PROP. 16" DR-25
PVC WATERLINE

PROP. 10'
TEMPORARY
R.O.W

LOT 2
5.59 ACRE TRACT
BLOCK 2

EX TOE

EX TOE

301 X3

LEGEND

DHE	EXISTING OVERHEAD ELECTRIC LINE	STRM	STORM SEWER MANHOLE
TOE	EXISTING TOE LINE	WV	WATER VALVE
	EXISTING BANK LINE	FH	FIRE HYDRANT
	EXISTING RIGHT-OF-WAY	FOCS	FIBER OPTIC SIGN
	EXISTING SURVEY CENTERLINE	GPLS	NATURAL GAS SIGN
	EXISTING EASEMENT	PP	POWER POLE
	PROPOSED EASEMENT	GW	GUY WIRE
	PROPOSED TOP OF BANK		ASPHALT PAVEMENT
12" WW	PROPOSED 10" SAN. SEW. LINE		CONCRETE PAVEMENT
12" WW	PROPOSED 12" SAN. SEW. LINE	TC	TOP OF CURB
12" W	PROPOSED 12" WATERLINE	TS	TOP OF SIDEWALK
16" W	PROPOSED 16" WATERLINE	PC	POINT OF CURVATURE
	PROPOSED STORM RCP	PT	POINT OF TANGENCY
	PROP. SAN. SEW. MANHOLE	PRC	POINT OF REVERSE CURVATURE
SSMH	SAN. SEW. MANHOLE	HP	HIGH POINT
		LP	LOW POINT

NOTES:

1. WATERLINE SHALL BE INSTALLED AT A MINIMUM OF 4' DEPTH OF COVER UNLESS OTHERWISE SHOWN ON THE PLANS.

2. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKS INSTALLED ACCORDING TO DETAIL C603.

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-WATR-61479.001.dwg DATE: April 22, 2026, TIME: 1:53 PM, USER: ah3818

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.

04/22/26
DATE

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HALFF

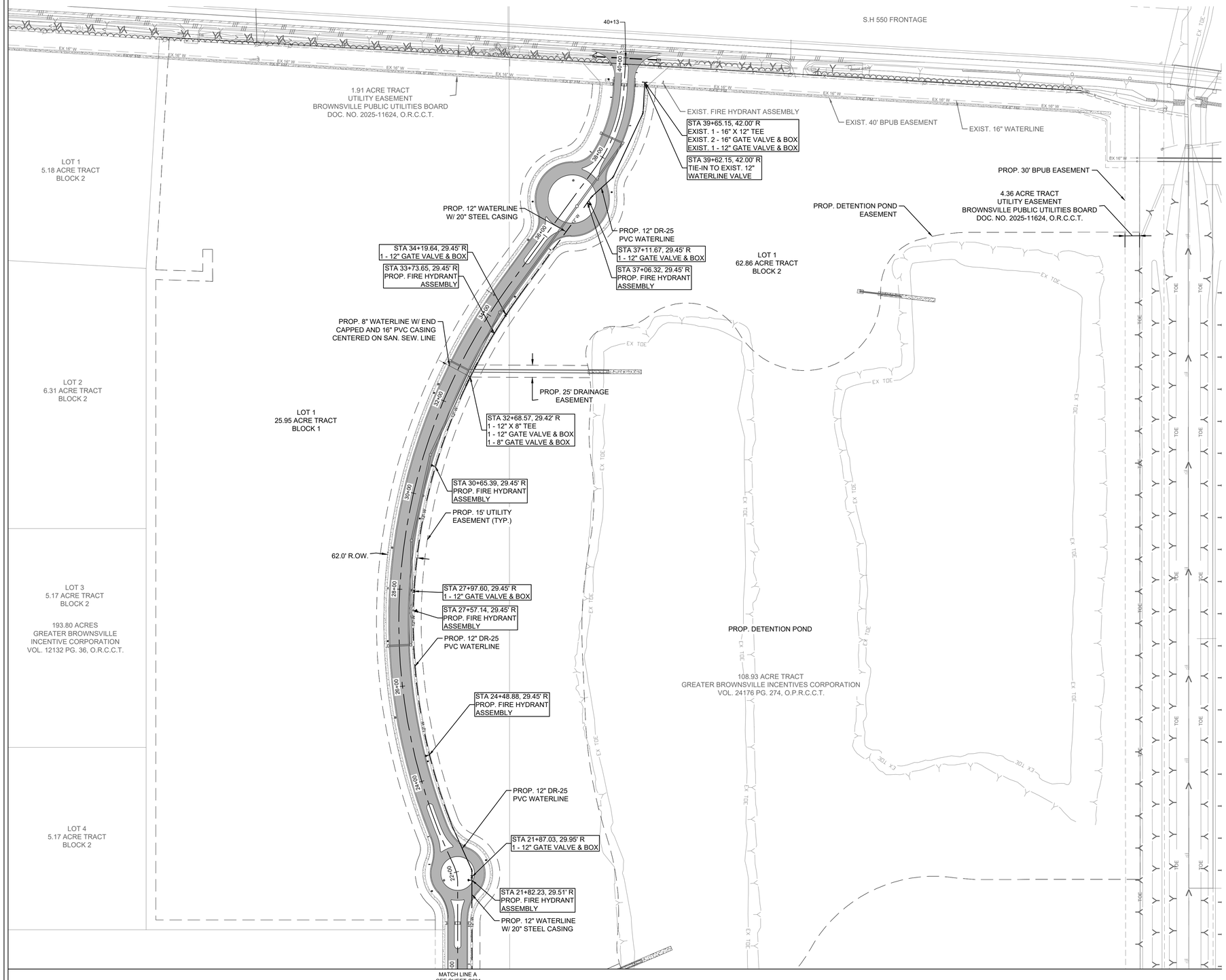
#312 TX.
FIRM / BUSINESS NO. STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:

OVERALL WATER DISTRIBUTION PLAN

C601



0 50 100 200
SCALE IN FEET

LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 8" FORCE MAIN
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 12" WATERLINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT
FG	FINISHED GRADE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE

NOTES:

1.WATER LINE SHALL BE INSTALLED AT A MINIMUM OF 4 FEET DEPTH OF COVER UNLESS OTHERWISE SHOWN ON THE PLANS

2.ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKS INSTALLED ACCORDING TO DETAIL C603.

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF

#312 — TX
FIRM / BUSINESS NO. — STATE

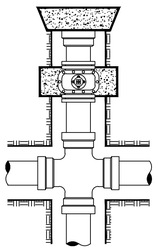
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 100'

SHEET TITLE:

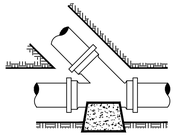
OVERALL WATER DISTRIBUTION PLAN

C602

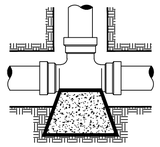
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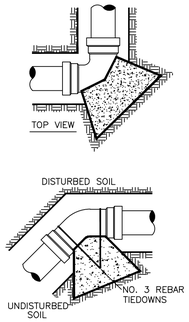
TOP VIEW



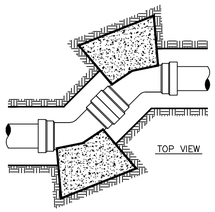
TOP VIEW



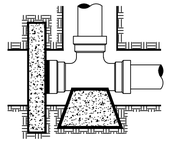
TOP VIEW



VERTICAL VIEW



TOP VIEW



TOP VIEW

THRUST BLOCK DETAILS
NOT TO SCALE

ALL MJ FITTINGS WILL REQUIRE RESTRAINERS (MEGA LUGS) WITH THRUST BLOCKS

NOTES ON THRUST BLOCKING:

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL AND SHALL BE CONCRETE HAVING A MINIMUM 28 DAY STRENGTH OF 2000 LBS. PER SQUARE INCH.
2. THRUST CALCULATIONS TO BE BASED ON THRUST DUE TO WATER PRESSURE AT 100% OF TEST PRESSURE. THRUST = 2 AP SIN 1/2ø WHERE A = AREA OF PIPE, P = WATER PRESSURE, ø = DEFLECTION ANGLE.
3. VERTICAL UPLIFT BLOCKS SHALL BE DESIGNED ON THE BASIS OF 150 LBS. PER CU. FT. FOR CONCRETE AND SOIL AT 120 LBS. PER FT. OVER THE AREAOF BLOCK.
4. VERTICAL DOWN THRUST BLOCKS SHALL BE DESIGNED ON THE BASIS OF 2000 LBS. PER SQ. FT. ALLOWABLE SOIL BEARING PRESSURE. DIMENSION MAY BE DECREASED WITH APPROVAL OF THE ENGINEER IF MEASURED SOIL CONDITIONS PERMIT. IN POOR SOIL CONDITIONS, BLOCK DIMENSIONS SHALL BE INCREASED IN PROPORTION TO ALLOWABLE BEARING VALUE.
5. THRUST BLOCKS ON HORIZONTAL BENDS, TEES, CROSSES, AND REDUCERS SHALL BE SIZED BASED ON 24000 LBS. PER SQ. FT. OF BLOCKING SURFACE AREA IN CONTACT WITH UNDISTURBED SOIL, BLOCK DIMENSIONS MAY BE DECREASED WITH APPROVAL OF THE ENGINEER IF MEASURED SOIL CONDITIONS PERMIT. IN POOR SOIL CONDITIONS, BLOCK DIMENSIONS SHALL BE INCREASED IN PROPOERTION TO THE ALLOWABLE BEARING VALUE.
6. ALL BLOCKING SHALL HAVE A MINUMUM SOIL COVER OF 1 FT.
7. ADDITIONAL REINFORCING MAY BE REQUIRED FOR HORIZONTAL BLOCKING TO HANDLE UNUSUAL SHEAR LOADING CONDITIONS.

GENERAL DATA FOR BLOCKING STANDARD FITTING

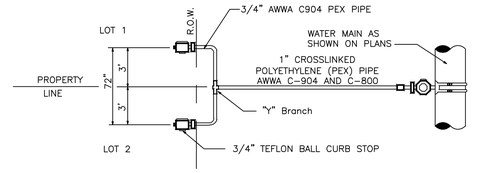
PIPE SIZE	THRUST IN TONS EXERTED AT PLUGS, TEES AND BENDS FOR EACH 100 LBS. PER SQ. IN. OF TEST PRESSURE.					
	PLUG	TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4"	0.63	0.63	0.89	0.48	0.25	0.12
6"	1.40	1.40	2.00	1.08	0.55	0.28
8"	2.50	2.50	3.55	1.92	0.98	0.49
10"	3.93	3.93	5.55	3.00	1.53	0.77
12"	5.65	5.65	8.00	4.33	2.21	1.11
14"	7.70	7.70	10.88	5.89	3.00	1.51
16"	10.05	10.05	14.21	7.69	3.85	1.97
18"	12.70	12.70	17.99	9.74	4.96	2.49
20"	15.71	15.71	22.22	12.02	6.13	3.08
24"	22.67	22.67	32.00	17.31	8.83	4.43
27"	28.63	28.63	40.48	21.91	11.17	5.61
30"	35.35	35.35	50.00	27.08	13.79	6.93
36"	50.90	50.90	72.98	38.95	19.89	9.98
42"	69.27	69.27	97.97	53.02	27.03	13.58
48"	90.48	90.48	127.96	69.25	35.30	17.74
54"	114.51	114.51	161.94	87.64	44.68	22.45

WATER MAIN — SANITARY SEWER CROSSINGS

PRIMARY CONDITION	PROPOSED WATER EXISTING SANITARY SEWER				PROPOSED WATER PROPOSED SANITARY SEWER OR EXISTING WATER PROPOSED SANITARY SEWER			
SECONDARY CONDITION	WATER OVER SANITARY SEWER		WATER UNDER SANITARY SEWER		WATER OVER SANITARY SEWER		WATER UNDER SANITARY SEWER	
IF THE CLEARANCE IS	LESS THAN 2'	GREATER THAN 2' BUT LESS THAN 9'	LESS THAN 2'	GREATER THAN 2' BUT LESS THAN 9'	LESS THAN 2'	GREATER THAN 2' BUT LESS THAN 9'	LESS THAN 2'	GREATER THAN 2' BUT LESS THAN 9'
*PROTECTION REQUIREMENT	1	2	3	4	5 6(B)	6	3	6

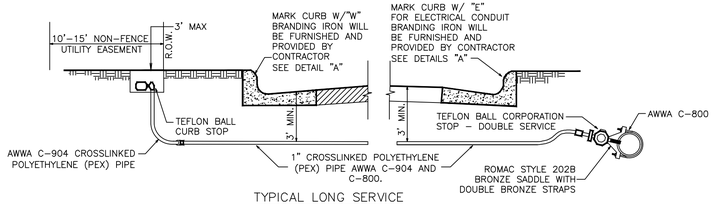
*PROTECTION REQUIREMENTS FOR SANITARY SEWER CROSSINGS
(UNLESS VARIANCE IS GRANTED BY THE TCEQ)

1. CENTER ONE (1) 20–FOOT JOINT OF C–900 PVC DR18, CLASS 150, WATERLINE PIPE OVER SANITARY SEWER; 6–INCH ABSOLUTE MINIMUM CLEARANCE.
2. IF NO EVIDENCE OF SANITARY SEWER LEAKAGE, CENTER ONE JOINT OF WATER LINE OVER SANITARY SEWER: 24–INCH ABSOLUTE MINIMUM CLEARANCE. IF THE SEWER LINE IS LEAKING, THE SEWER LINE SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 psi PRESSURE–RATED PIPE EMBEDDED IN CEMENT STABILIZED SAN FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
3. SEWER LINE SHALL BE ENCASED. THE CASING PIPE SHALL BE CONSTRUCTED OF AT LEAST 150 psi PRESSURE PIPE CLASS PIPE, AT LEAST 18 FEET LONG. SEALED IN BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL. AT LEAST 2 NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE, AN ABSOLUTE MINIMUM SEPARATION OF ONE FOOT BETWEEN WATER LINE AND ENCASEMENT PIPE, OR WATER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE, AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATER LINE AND WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED.
4. AUGER 9–FEET MINIMUM EACH SIDE OF SANITARY SEWER. PLACE ONE 20–FOOT JOINT OF C900 PVC, 150 PSI, CENTERED UNDER SANITARY SEWER. FILL BORED HOLE WITH BENTONITE/CLAY MIXTURE: 2–FOOT ABSOLUTE MINIMUM CLEARANCE OR REPLACE THE EXISTING SANITARY SEWER WITH 150 PSI LINED DUCTILE IRON OR PVC PIPE WITH APPROPRIATE ADAPTERS ON ALL PORTIONS OF THE SANITARY WITHIN 9–FEET OF THE WATER MAIN.
5. WHERE A NEW POTABLE WATER LINE CROSSES A NEW. PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATER LINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTE WATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATER LINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 psi, THE WASTEWATER MAIN OR LATERAL SHALL EMBEDDED IN CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
6. IF CLEARANCE IS BETWEEN 2 TO 9–FEET
   A.) CENTER A MINIMUM 18–FOOT JOINT OF 150 PSI LINED DUCTILE IRON OR PVC PIPE AT WATER LINE.
   B.) CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME 9AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

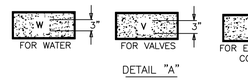


NOTE:
1. USE SERVICE CLAMP OR FACTORY THREADED COUPLING FOR 1" SERVICE CONNECTIONS.
2. SERVICES SHALL BE INSTALLED ACCORDING TO STANDARD PIPE BEDDING DETAIL.
3. APPROVED MATERIAL: REHAU MUNICIPEX WATER SERVICE LINE OR EQUAL.
4. ALL PIPE AND FITTINGS TO BE LEAD–FREE NSF–PW, NSF/ANSI 61/372 AWWA C–800 AND AWWA C–904.
5. NSF/ANSI 61–APPROVED PLASTIC INSERT STIFFENER.

TYPICAL DOUBLE SERVICE CONNECTION
NOT TO SCALE

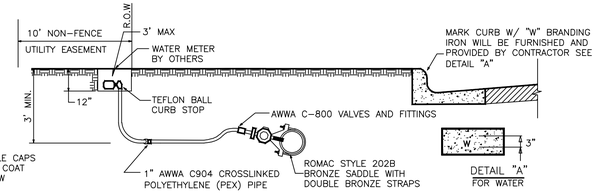


TYPICAL LONG SERVICE
NOT TO SCALE



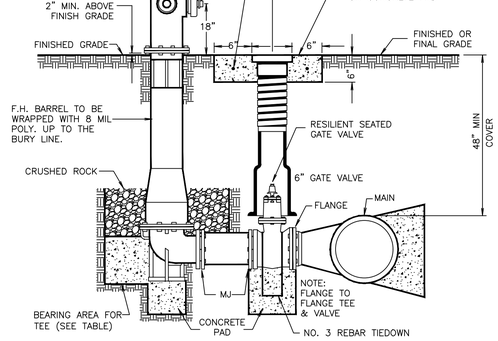
DETAIL "A"

NOTE:
1. USE SERVICE CLAMP OR FACTORY THREADED COUPLING FOR 1" SERVICE CONNECTIONS.
2. SERVICES SHALL BE INSTALLED ACCORDING TO STANDARD PIPE BEDDING DETAIL.
3. APPROVED MATERIAL: REHAU MUNICIPEX WATER SERVICE LINE OR EQUAL.
4. ALL PIPE AND FITTINGS TO BE LEAD–FREE NSF–PW, NSF/ANSI 61/372 AWWA C–800 AND AWWA C–904.
5. NSF/ANSI 61–APPROVED PLASTIC INSERT STIFFENER.



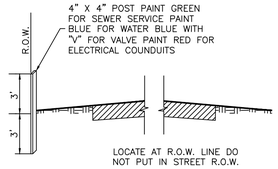
TYPICAL SHORT SERVICE
NOT TO SCALE

NOTE:
1. USE SERVICE CLAMP OR FACTORY THREADED COUPLING FOR 1" S'ERVICE CONNECTIONS.
2. SERVICES SHALL BE INSTALLED ACCORDING TO STANDARD PIPE BEDDING DETAIL.
3. APPROVED MATERIAL: REHAU MUNICIPEX WATER SERVICE LINE MEETING AWWA C904 SDR9 OR EQUAL.
4. ALL PIPE AND FITTINGS TO BE LEAD–FREE NSF–PW, NSF/ANSI 61/372.

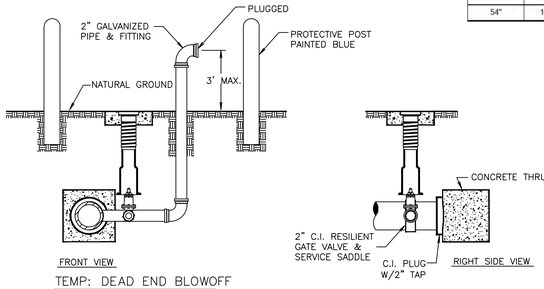


FIRE HYDRANT
NOT TO SCALE

VALVE & BOX
NOT TO SCALE

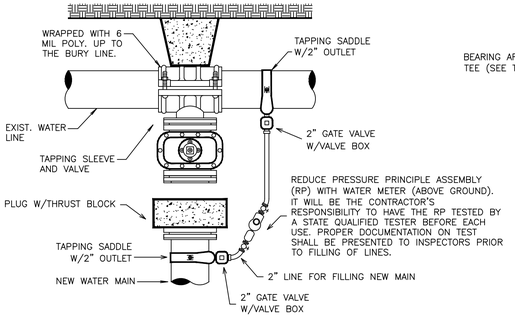


SERVICE MARKING FOR NO CURB
NOT TO SCALE



TEMP: DEAD END BLOWOFF
NOT TO SCALE

NOTE
1. A BLOWOFF TAP, AS SHOWN ON THE DETAIL HEREON SHALL BE PROVIDED AT ALL DEAD ENDS FOR RELEASING TRAPPED AIR TO AID IN FLUSHING, AND FOR SAMPLING FOR TESTING.
2. CONCRETE THRUST BLOCKS SHALL BE REQUIRED AT PLUGS, AS WELL AS AT ALL OTHER LOCATIONS AS NOTED HEREON.

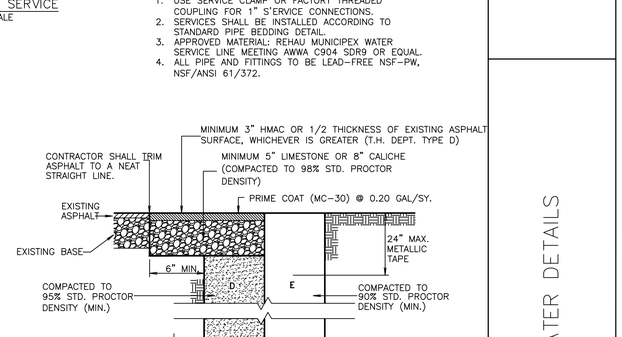


METHOD FOR FILLING AND FLUSHING NEW WATER LINES
NOT TO SCALE

NOTE:

WATER USAGE FOR ALL INITIAL TESTING WILL NOT BE BILLED TO THE CONTRACTOR. ANY RE–TESTING NEEDED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING PAYMENT OF ADDITIONAL WATER NEEDED. CONTRACTOR WILL BE ALLOWED TO FLUSH THE WATERLINE INITIALLY FOR A MAXIMUM OF 12–24 HRS. OR AS DETERMINED BY THE ENGINEER. IF FLUSHING IS DETERMINED TO BE LONGER, THE ENGINEER WILL BE REQUIRED TO SUPPLY THE PROPER DOCUMENTATION AND CALCULATIONS TO SUPPORT SUCH FINDINGS.

AMOUNT OF FLOW TO BE USED FOR FLUSHING WILL BE MONITORED AND REGULATED BY THE BPUB INSPECTORS. CONTRACTOR WILL NOT BE ALLOWED TO TIE–IN TO EXISTING WATER LINE UNTIL ALL TEST ON NEW LINES HAVE BEEN COMPLETED AND APPROVED.

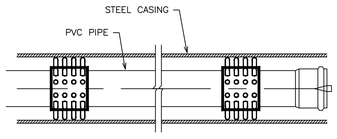


TYPICAL PIPE BEDDING AND TRENCH BACKFILL DETAIL
NOT TO SCALE

STEEL CASING WALL THICKNESS CHART	
MINIMUM THICKNESS	DIAMETER OF CASING PIPE
1/4"	12" OR LESS
5/16"	OVER 12"–18"
3/8"	OVER 18"–22"
7/16"	OVER 22"–28"
1/2"	OVER 28"–34"
9/16"	OVER 34"–42"
5/8"	OVER 42"–48"

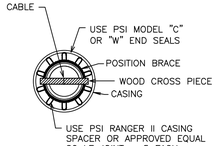
OVER 48" MUST BE APPROVED BY B.P.U.B.

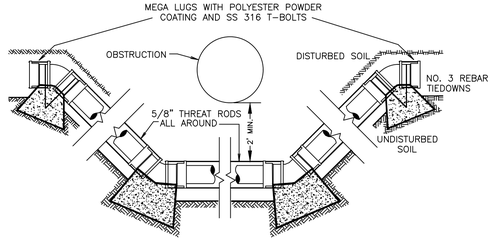
NOTE: THIS CHART IS ONLY FOR SMOOTH STEEL CASING PIPES WITH MINIMUM YIELD STRENGTH OF 35,000 PSI



PVC PIPE CASING & SKIDS
NOT TO SCALE

NOMINAL PIPE SIZE	CASING SIZE	NO. OF SKIDS
6"	12"	4
8"	16"	4
12"	20"	4
16"	24"	5





ADJUSTMENTS
NOT TO SCALE

SPECIAL CONDITION LINE ADJUSTMENTS 5/8" SS 316 ALL THREAT RODS WITH EYELET BOLTS FOR ASSEMBLY WITH THRUST BLOCKS.

A BANK RUN SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").

B BANK RUN SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).

C BANK RUN SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).

D BANK RUN SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).

E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.)

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

PUBLIC UTILITIES BOARD
BROWNSVILLE
Public Utilities Board
1425 Robinhood Drive
Brownsville, Texas 78521
1-800-869-2922
Water and Wastewater
Engineering Department
(956) 983-6215
FAX: (956) 983-6220

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

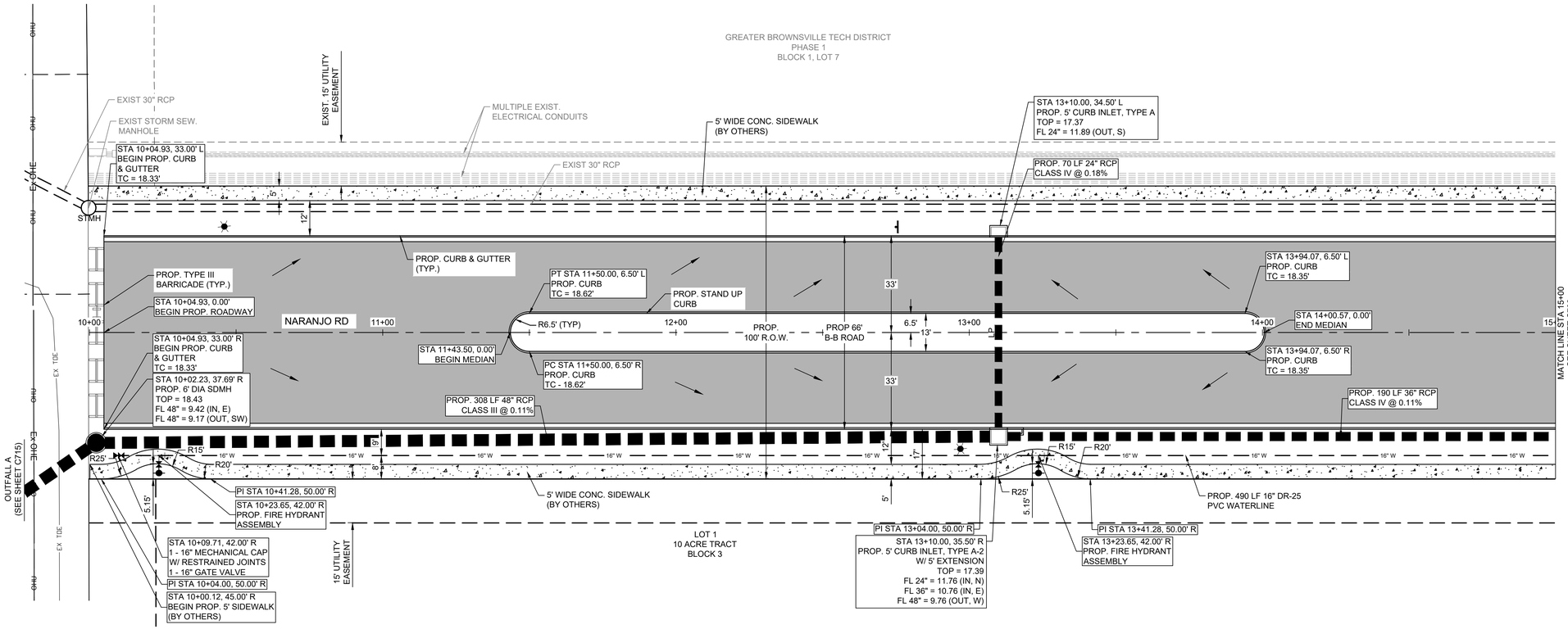
WATER DETAILS

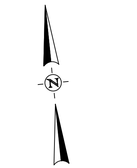
STANDARD DETAILS REVISED: APRIL 12, 2024

Scale: N/A Date:
Designed by:
Drawn by:
Approved by:
Approved by: BPUB
Project #------

SHEET

OF

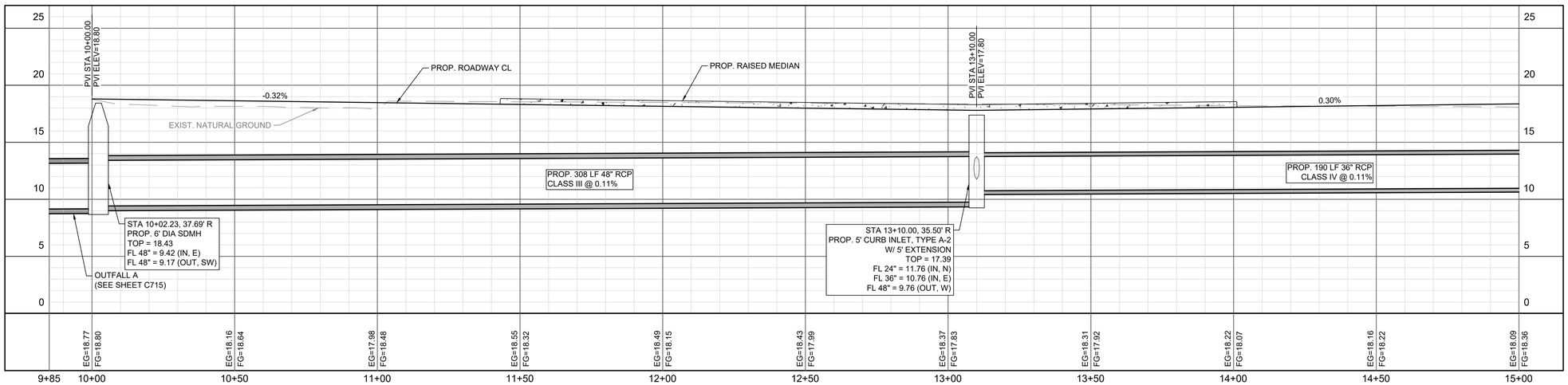




LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
Y Y Y	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
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1" = 20' HORZ.
1"= 5' VERT.



Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

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MICHAEL A. SALINAS
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PROFESSIONAL ENGINEER

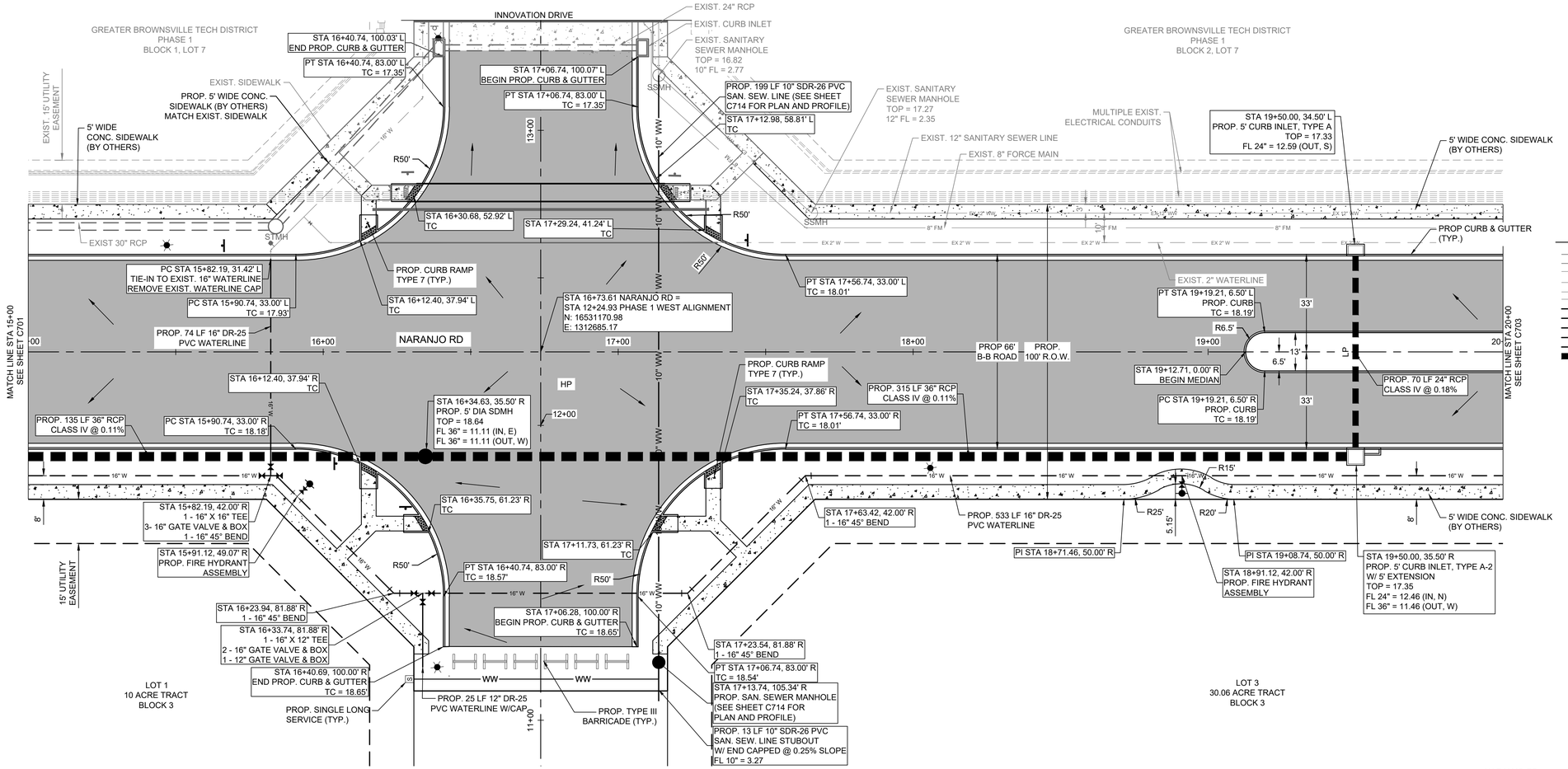
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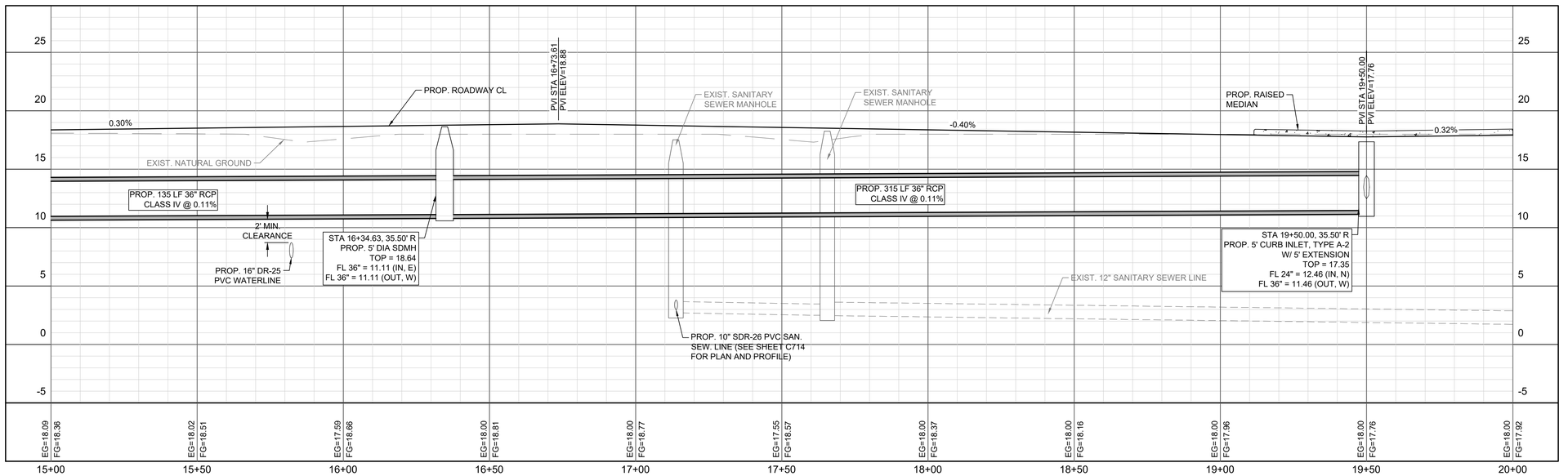
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GREATER BROWNSVILLE TECH DISTRICT PHASE 2

BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

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MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

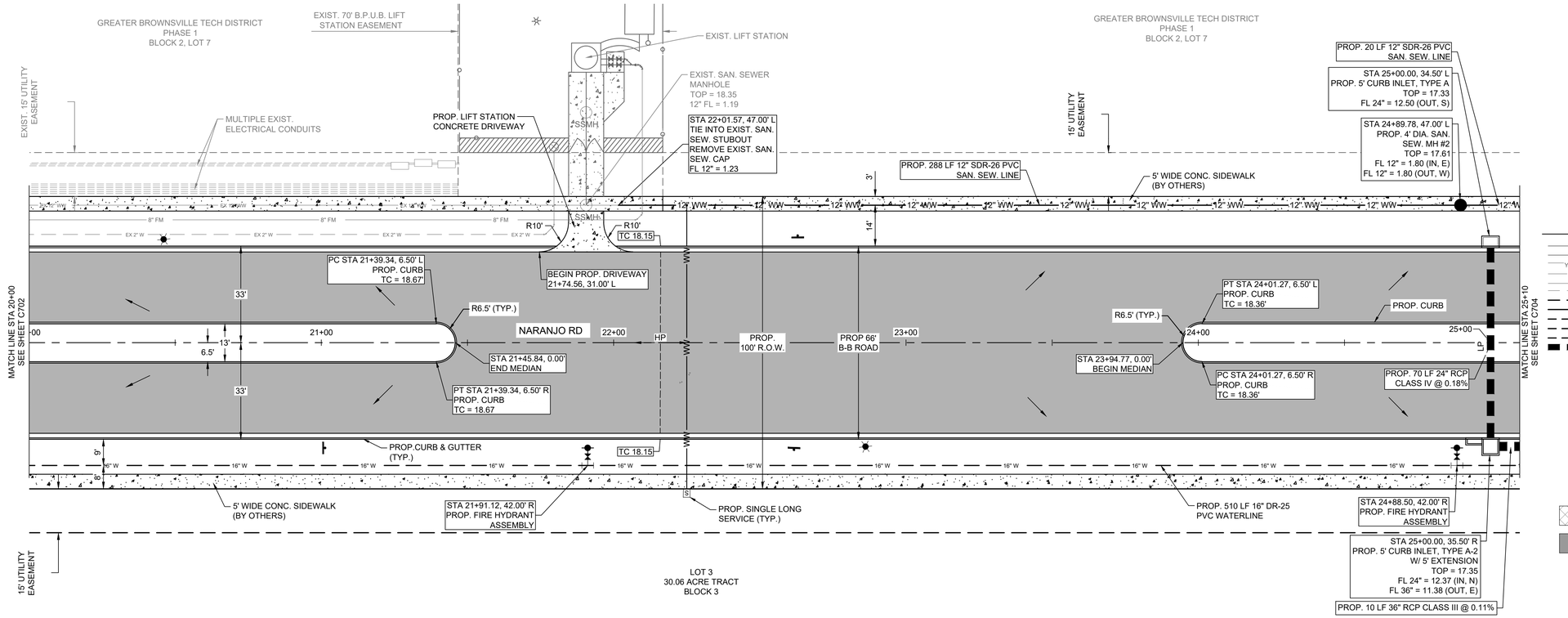
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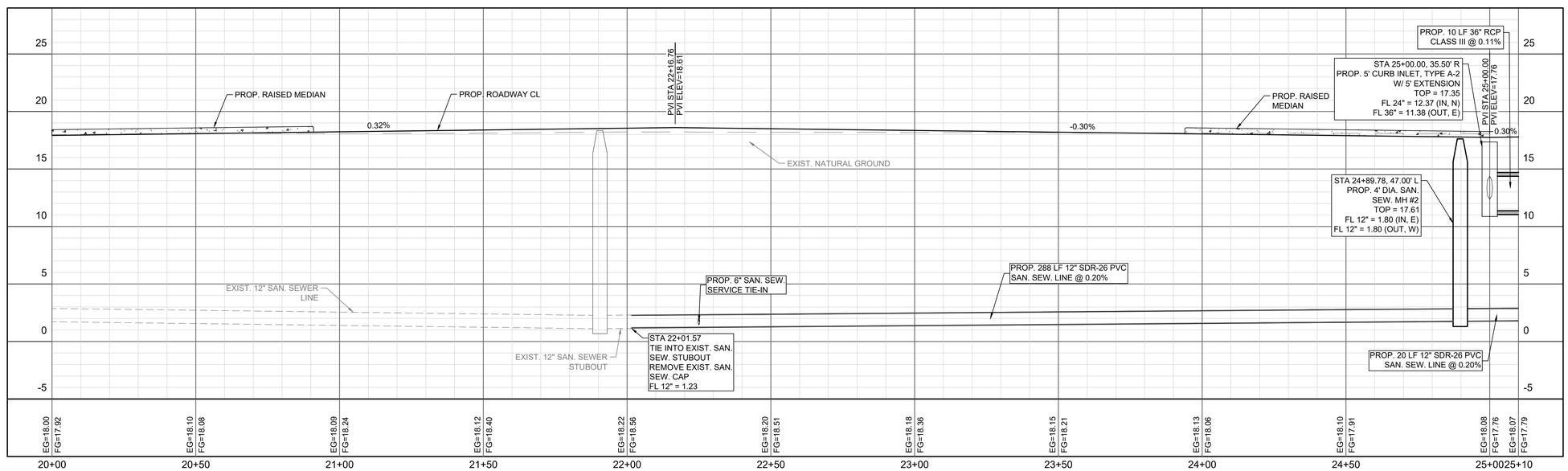
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GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
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Greater BROWNSVILLE INCENTIVES CORPORATION

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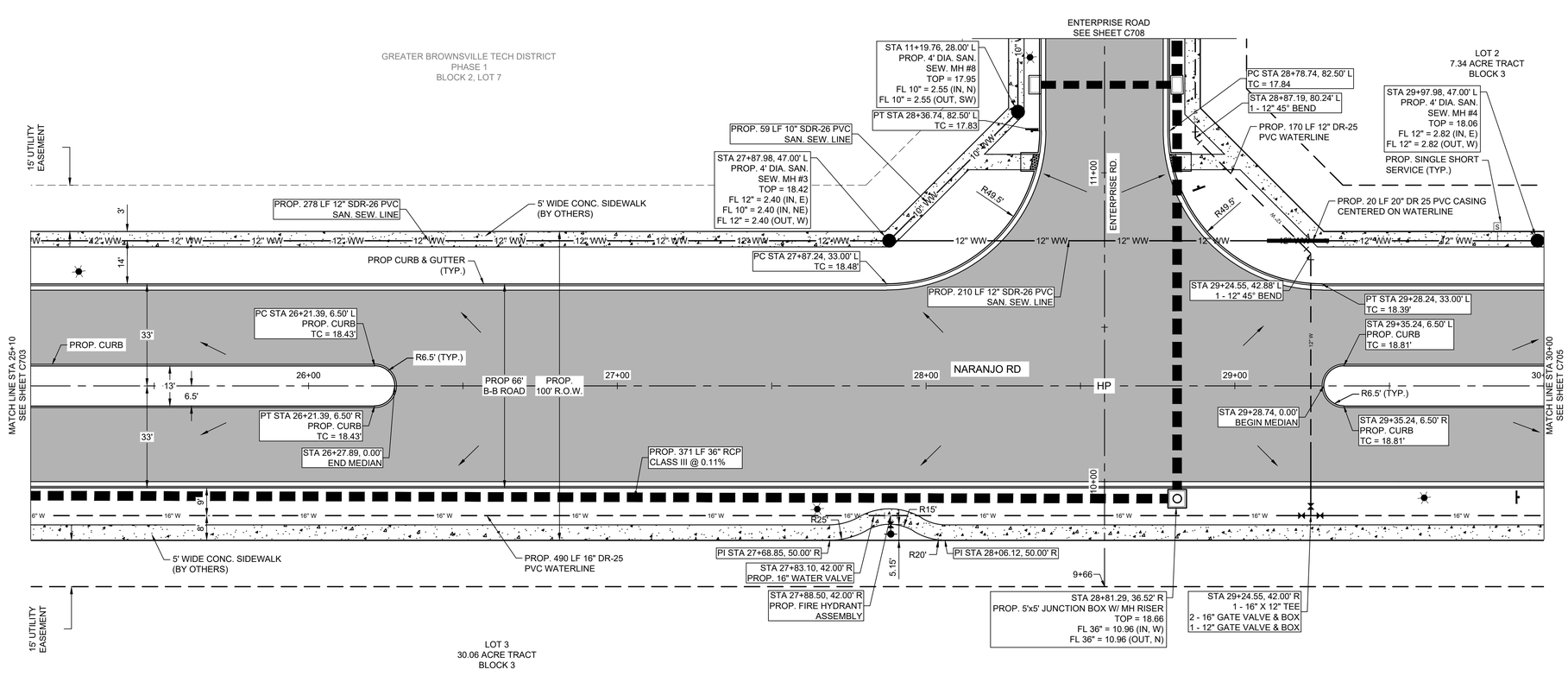
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PROFESSIONAL ENGINEER

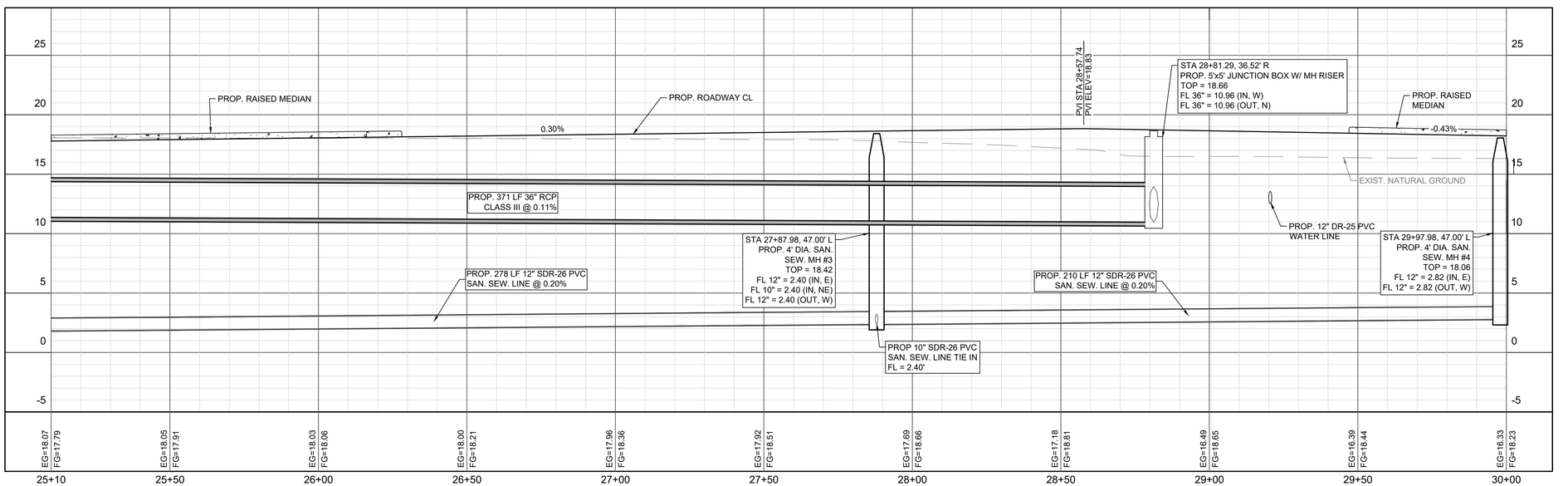
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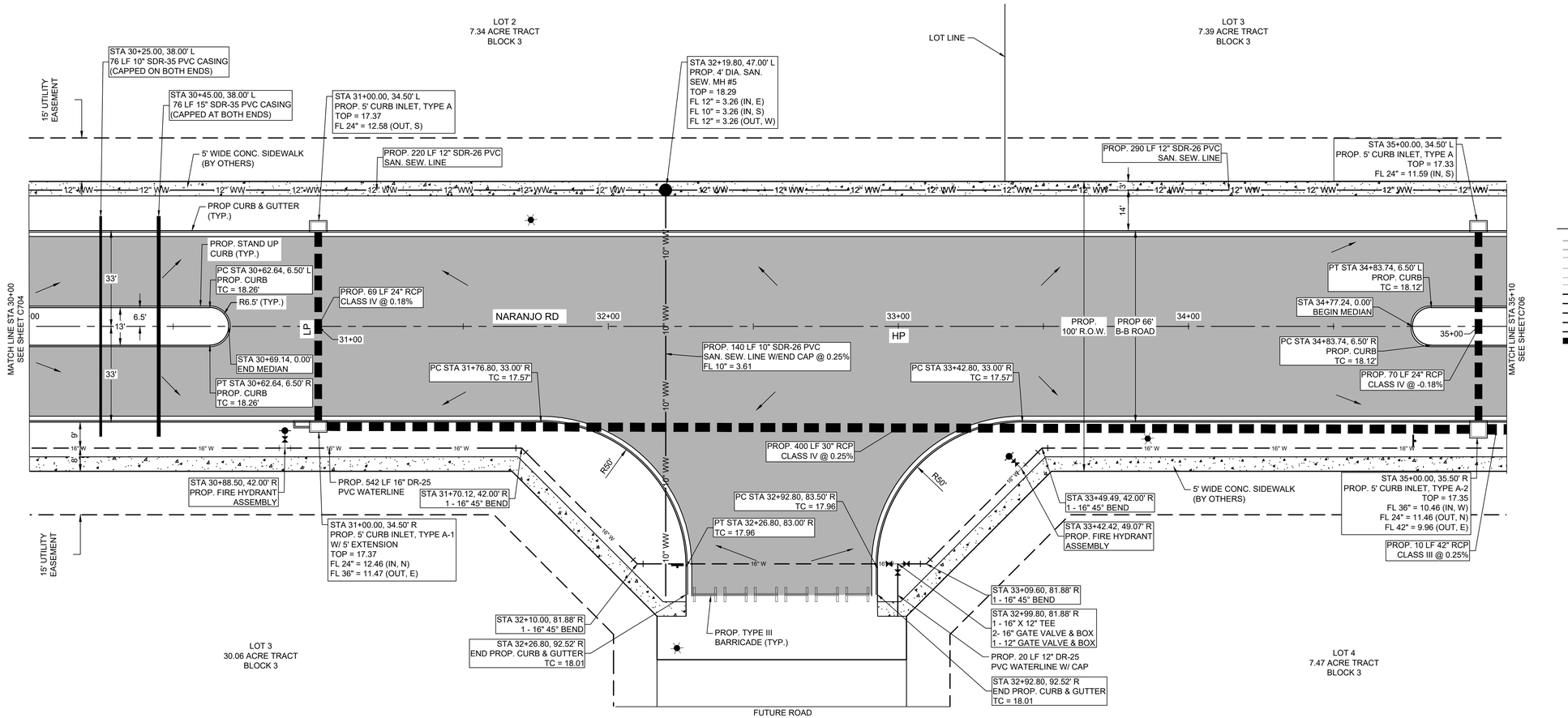
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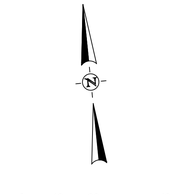
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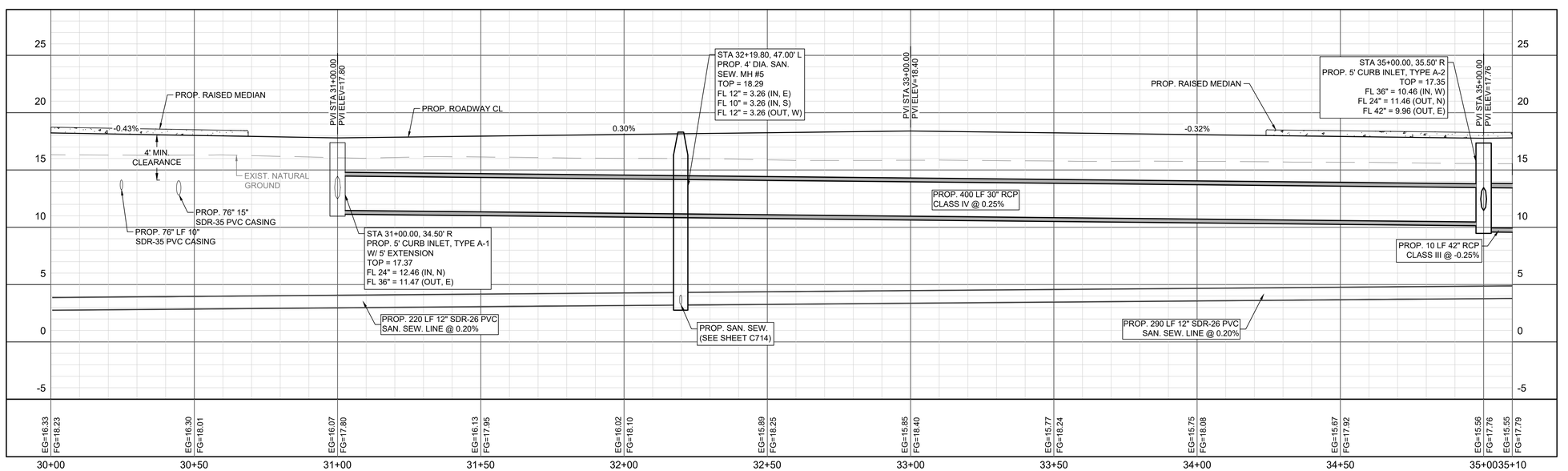




LEGEND

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NARANJO RD
STA. 30+00.00 - 35+10.00
1" = 20' HORZ.
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Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
STE. 115
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

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123342
LICENSED
PROFESSIONAL ENGINEER

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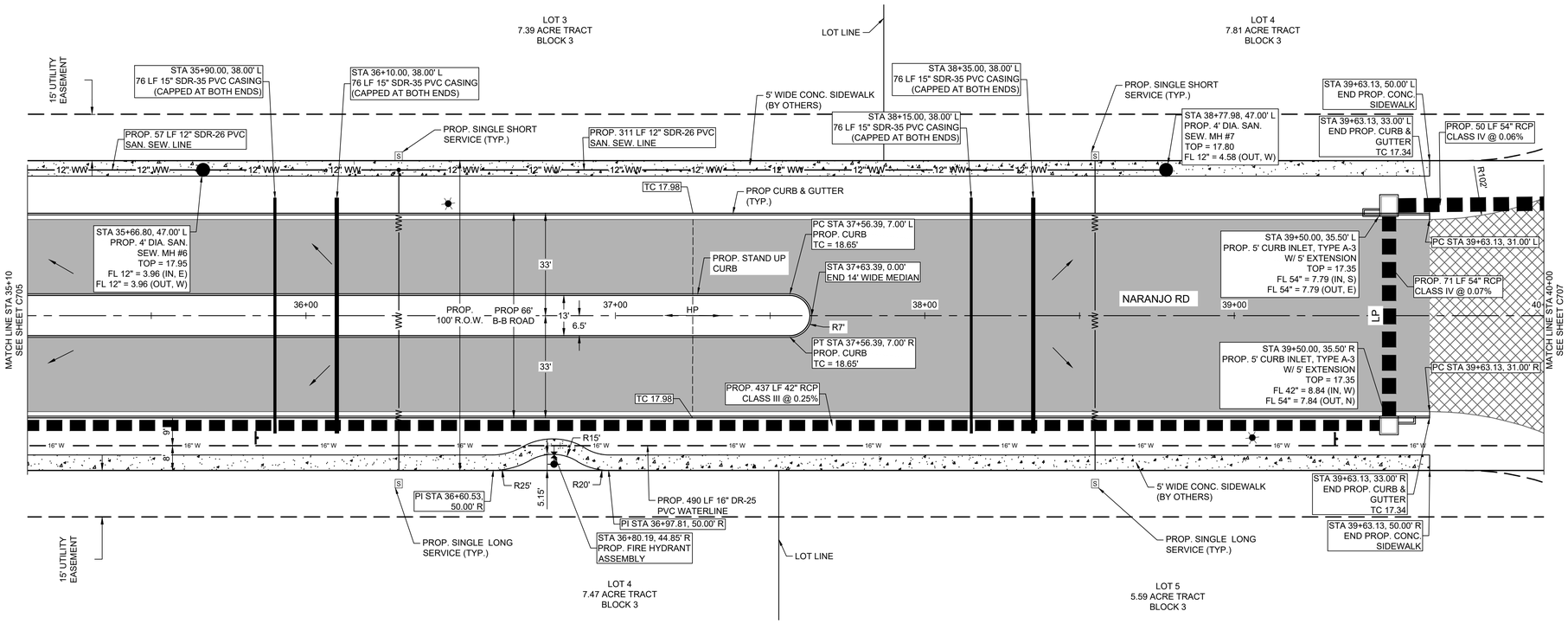
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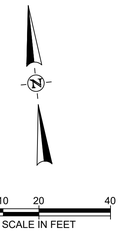
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C705

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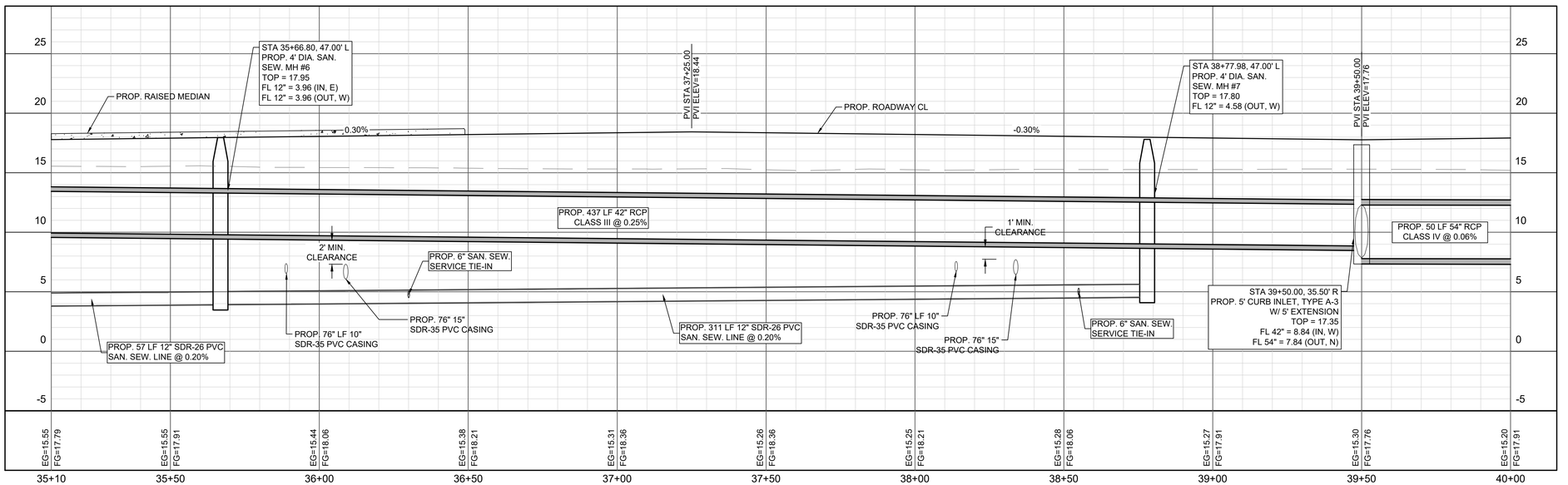




LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FDCS	FIBER OPTIC SIGN
GPLS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

NARANJO RD
STA. 35+10.00 - 40+00.00
1" = 20' HORZ.
1"= 5' VERT.



halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL (956) 303-7100

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF

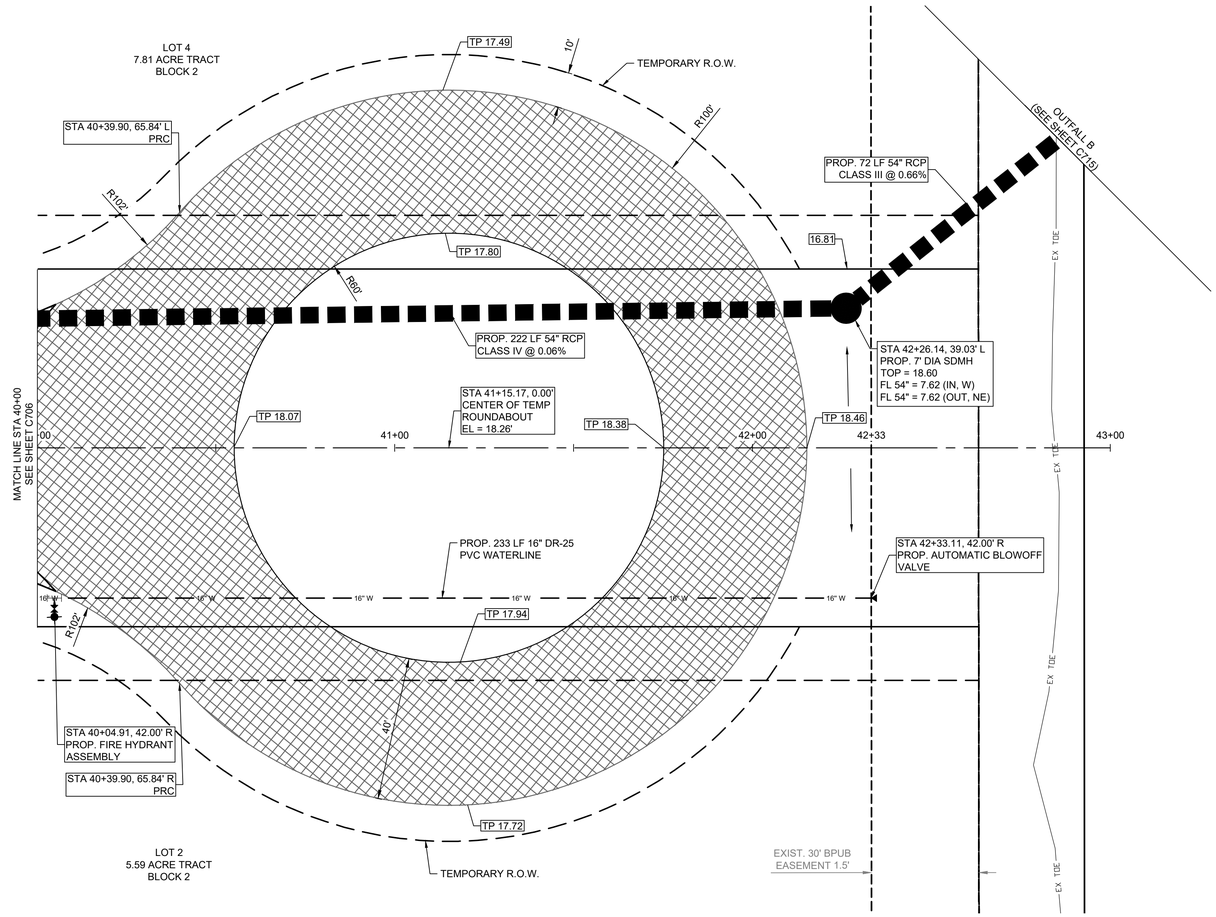
#312 — TX
FIRM / BUSINESS NO. — STATE

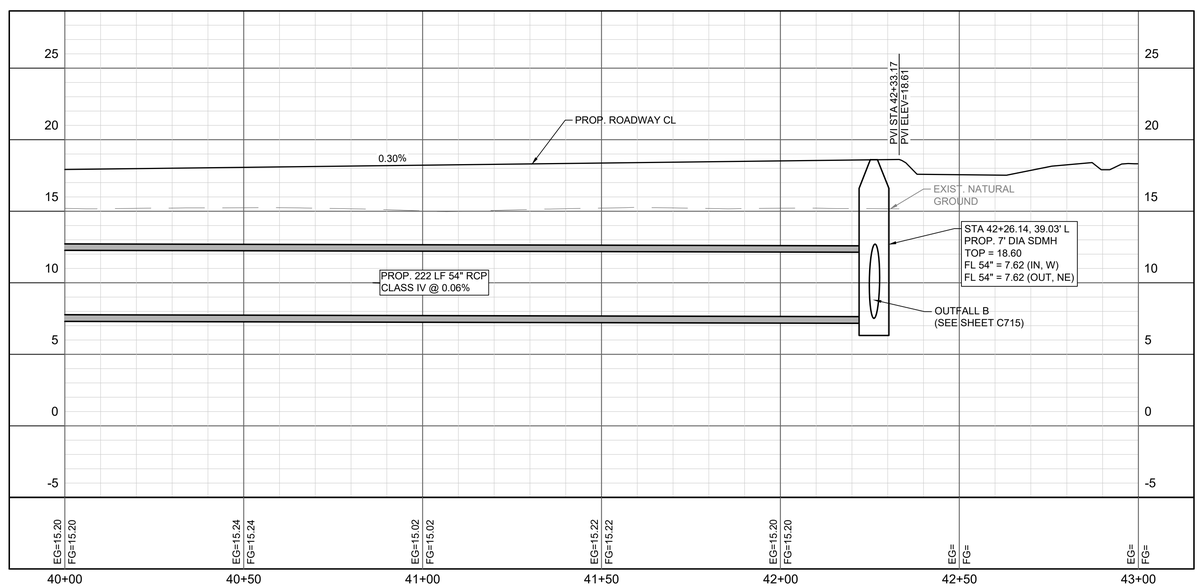
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

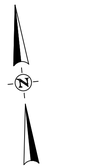
SHEET TITLE:
NARANJO RD.
PLAN & PROFILE
STA 35+00 - 40+00

C706

FILE NAME: A:\61000s\61479\001\LDI\CADD\Sheets\C-PLAN-PLPR-NARANJO-61479.001.dwg DATE: April 22, 2026, TIME: 1:55 PM, USER: ah3818







LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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MICHAEL A. SALINAS — NAME
123342 — P.E. LICENSE NO.
04/22/26 — DATE

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HALFF

#312 — FIRM / BUSINESS NO.
TX — STATE

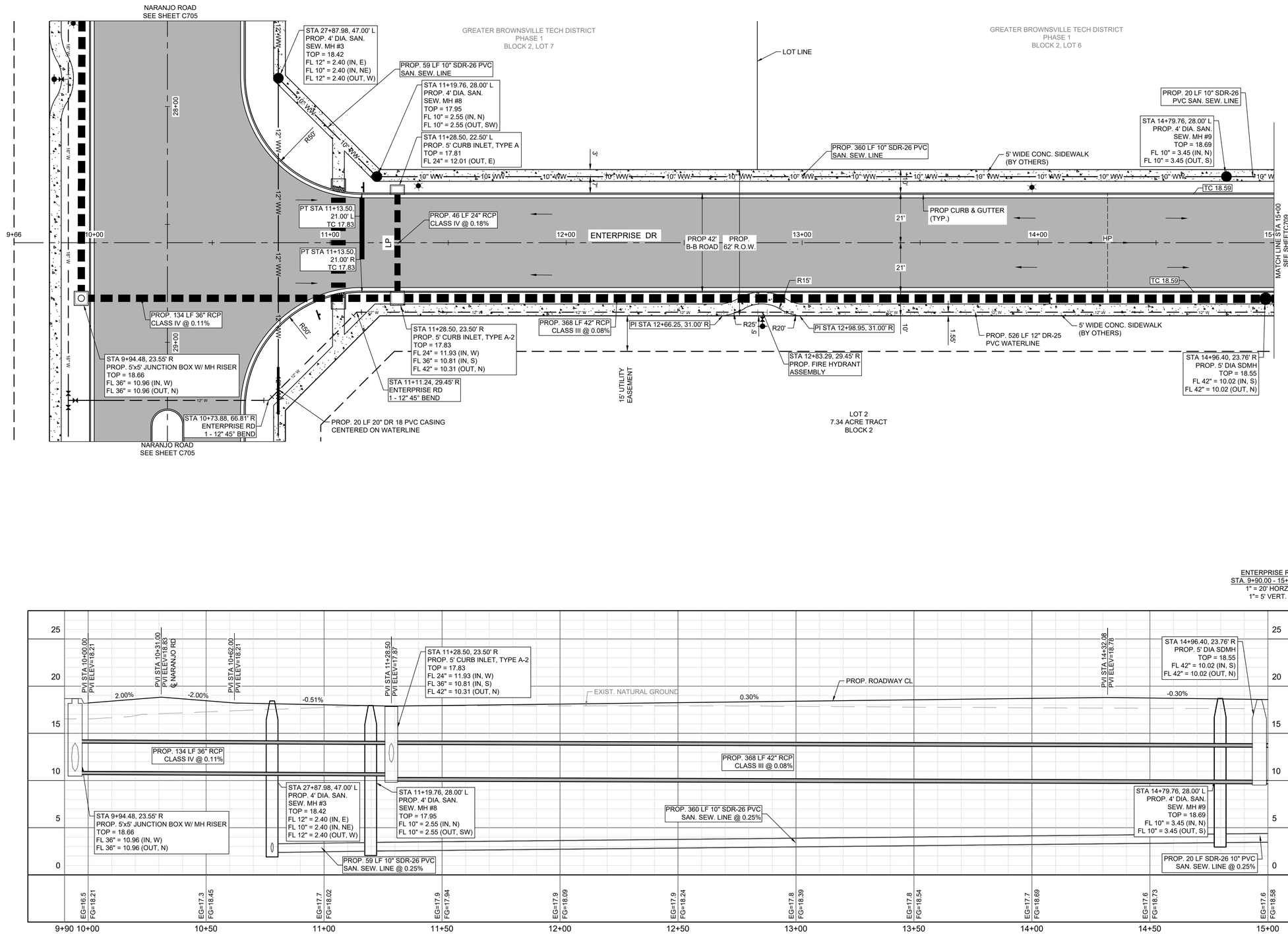
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

SHEET TITLE:

NARANJO RD.
PLAN & PROFILE
STA 40+00 - 42+33

C707

FILE NAME: A:\61000s\61479\001\LD\CADDSheets\C-PLAN-PLPR-NARANJO-61479.001.dwg DATE: April 22, 2026, TIME: 1:55 PM, USER: ahl3818



ENTERPRISE RD
STA. 9+90.00 - 15+00.00
1" = 20' HORZ.
1"= 5' VERT.

0 10 20 40
SCALE IN FEET

LEGEND

- EXISTING OVERHEAD ELECTRIC LINE (OHE)
- EXISTING TOE LINE (TOE)
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 10" SAN. SEW. LINE (10" WW)
- PROPOSED 12" SAN. SEW. LINE (12" WW)
- PROPOSED 16" WATERLINE (16" W)
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE (SSMH)
- STORM SEWER MANHOLE (STMH)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- FIBER OPTIC SIGN (FOCS)
- NATURAL GAS SIGN (GPLS)
- POWER POLE (PP)
- GUY WIRE (GW)
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1201 E. PAREDES LINE RD.
SUITE 118
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
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4/22/2026

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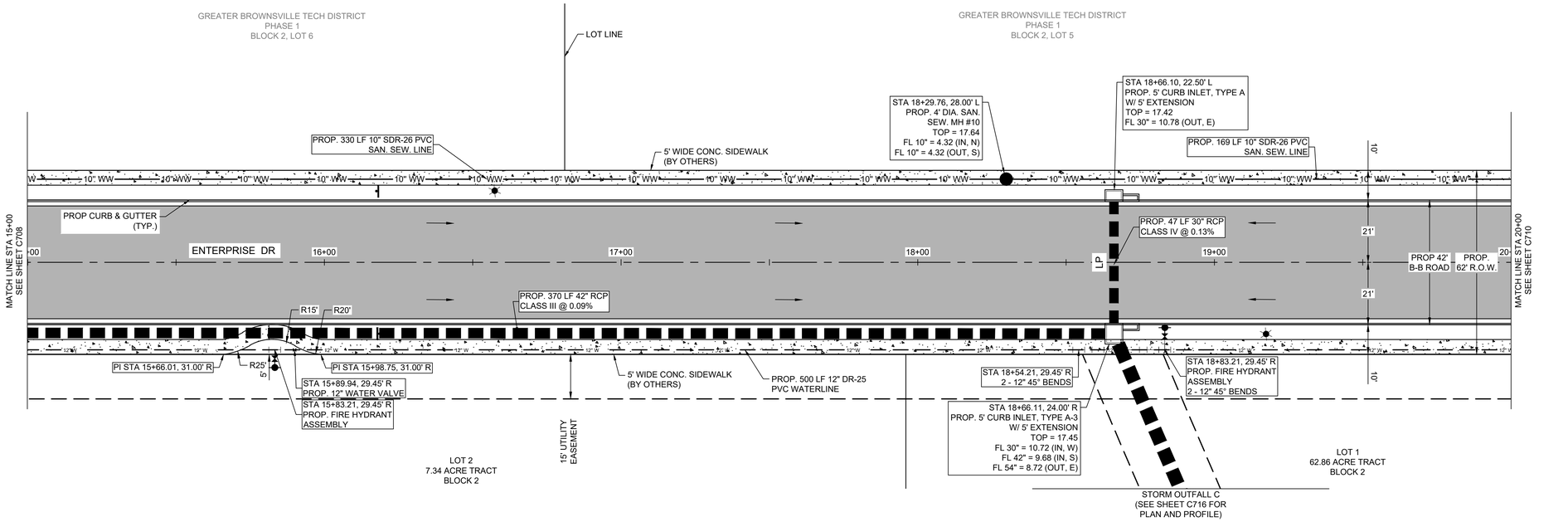
#312 — TX
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

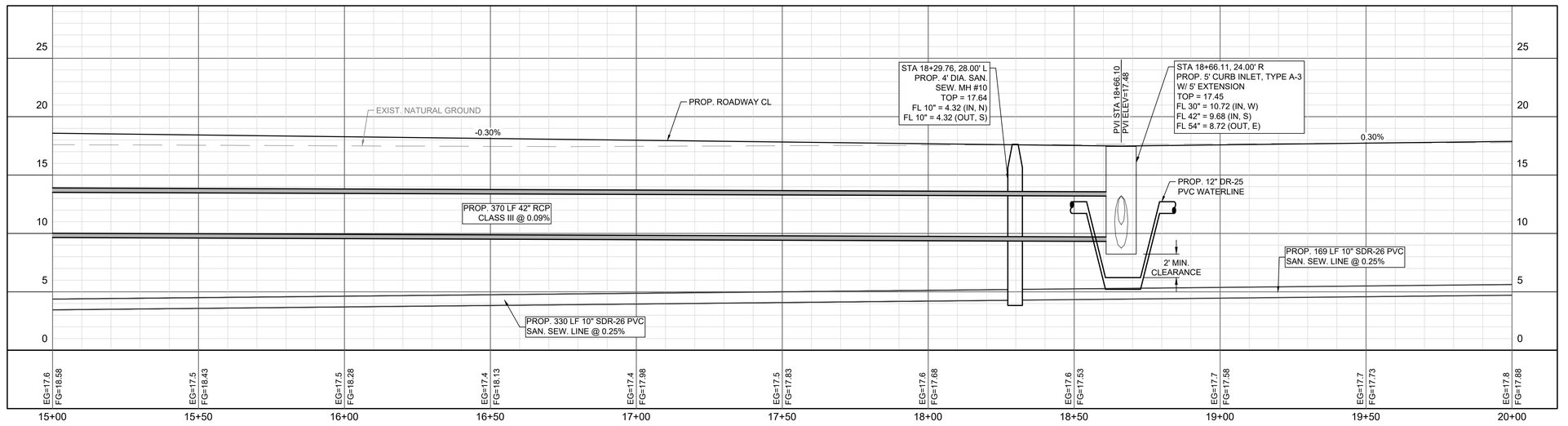
SHEET TITLE:
ENTERPRISE DR. PLAN AND PROFILE STA 10+00 - 15+00

C708

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PLPR-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:56 PM, USER: ah3818



ENTERPRISE RD
STA. 15+00.00 - 20+00.00
1" = 20' HORZ.
1"= 5' VERT.



GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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MICHAEL A. SALINAS — 123342 (NAME — P.E. LICENSE NO.)
04/22/26 (DATE)

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HALFF
#312 — TX (FIRM / BUSINESS NO. — STATE)

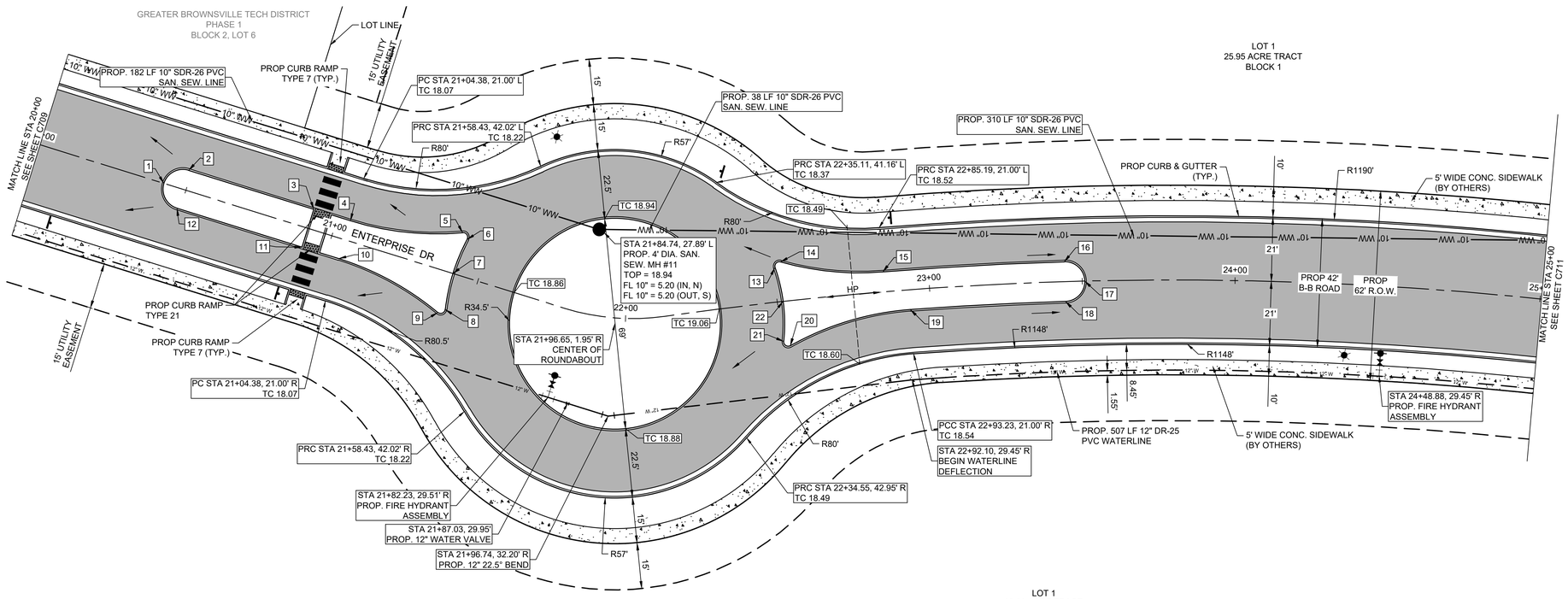
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

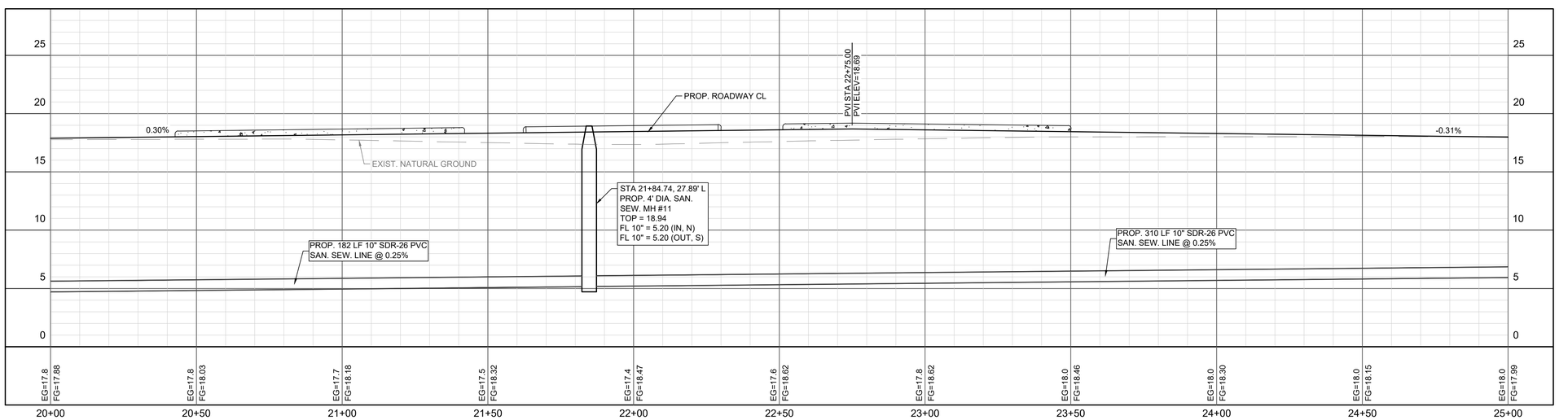
SHEET TITLE:
ENTERPRISE DR. PLAN AND PROFILE STA 15+00 - 20+00

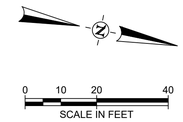
C709

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PLPR-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:57 PM, USER: ah3818

POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE		
POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S
1	20+42.45	0.00 '	6	21+42.58	12.02 L'	11	20+91.79	6.50 R'	16	23+44.30	6.50 L'	21	22+50.62	13.00 R'
2	20+48.95	6.50 L'	7	21+41.45	0.00 '	12	20+48.99	6.50 R'	17	23+50.80	0.03 R'	22	22+51.86	0.00 '
3	20+91.79	6.50 L'	8	21+42.58	12.02 R'	13	22+50.46	11.21 L'	18	23+44.30	6.50 R'			
4	21+04.38	6.50 L'	9	21+40.53	13.69 R'	14	22+52.46	12.94 L'	19	22+93.23	6.50 R'			
5	21+40.39	13.65 L'	10	21+04.38	6.50 R'	15	22+85.19	6.50 L'	20	22+52.70	14.69 R'			







LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
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- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.

04/22/26
DATE

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HALFF

#312 TX
FIRM / BUSINESS NO. STATE

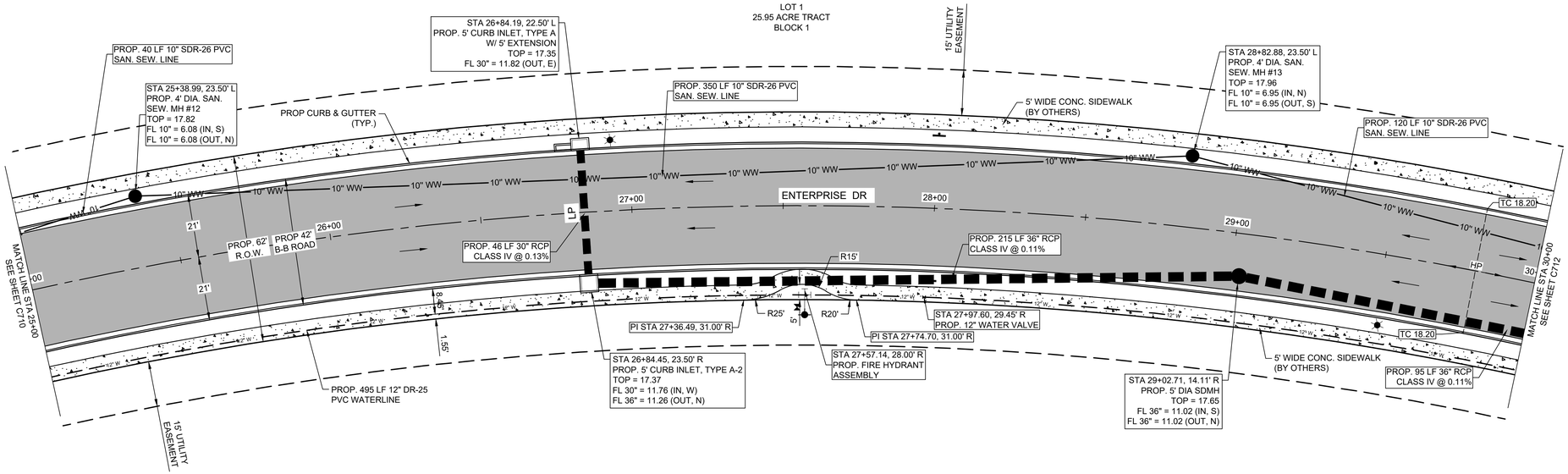
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

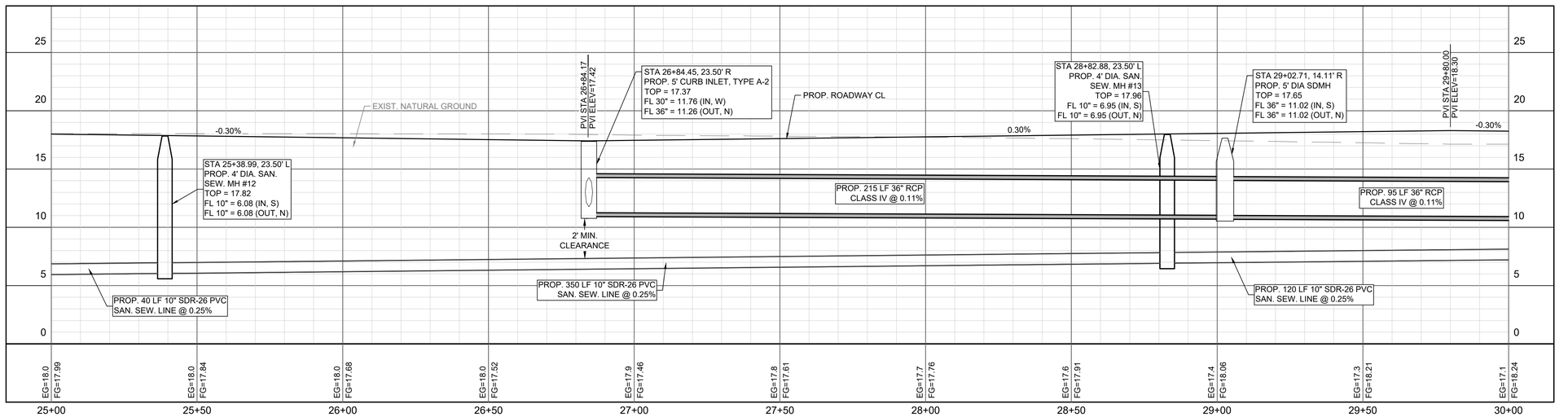
SHEET TITLE:

ENTERPRISE DR. PLAN AND PROFILE STA 20+00 - 25+00

C710

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PLPR-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:57 PM, USER: ali3818





0 10 20 40
SCALE IN FEET

LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
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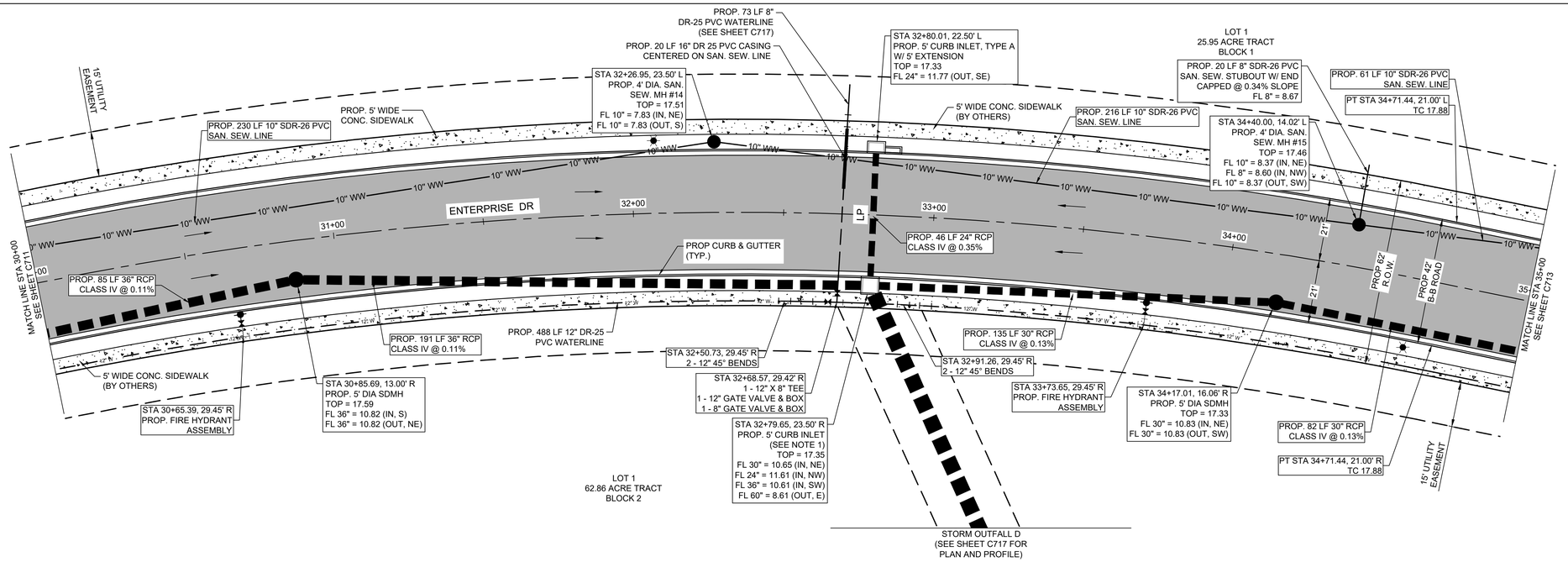
#312 — FIRM / BUSINESS NO.
TX — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

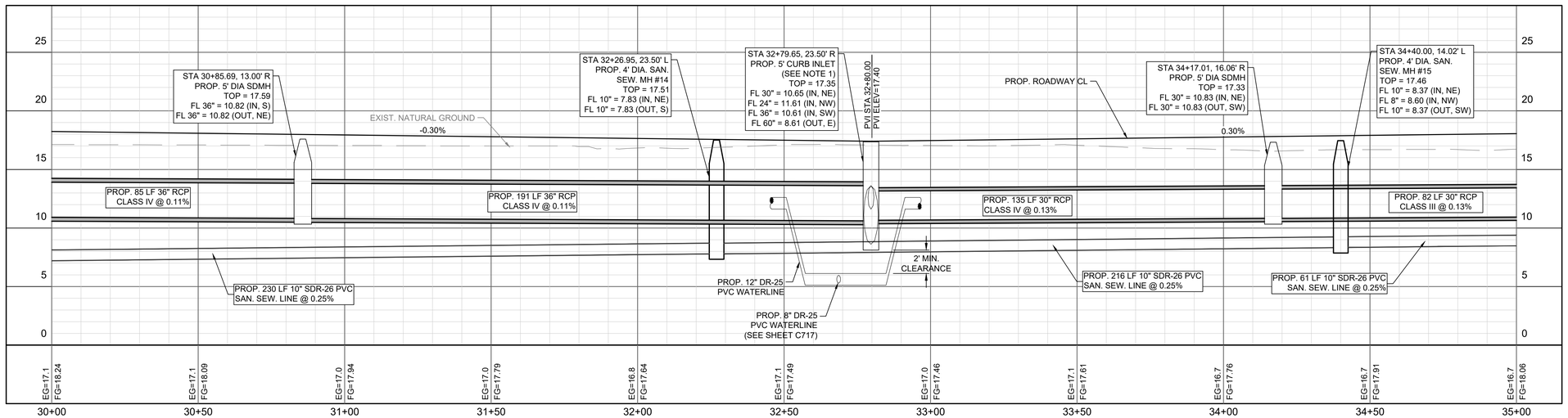
SHEET TITLE:
ENTERPRISE DR. PLAN AND PROFILE STA 25+00 - 30+00

C711

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PLPR-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:57 PM, USER: ah3818



ENTERPRISE RD
STA. 30+00.00 - 35+00.00
1" = 20' HORZ.
1"= 5' VERT.



GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
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SUITE B
BROWNSVILLE, TX 78521
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STATE OF TEXAS
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#312 — TX
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

SHEET TITLE:

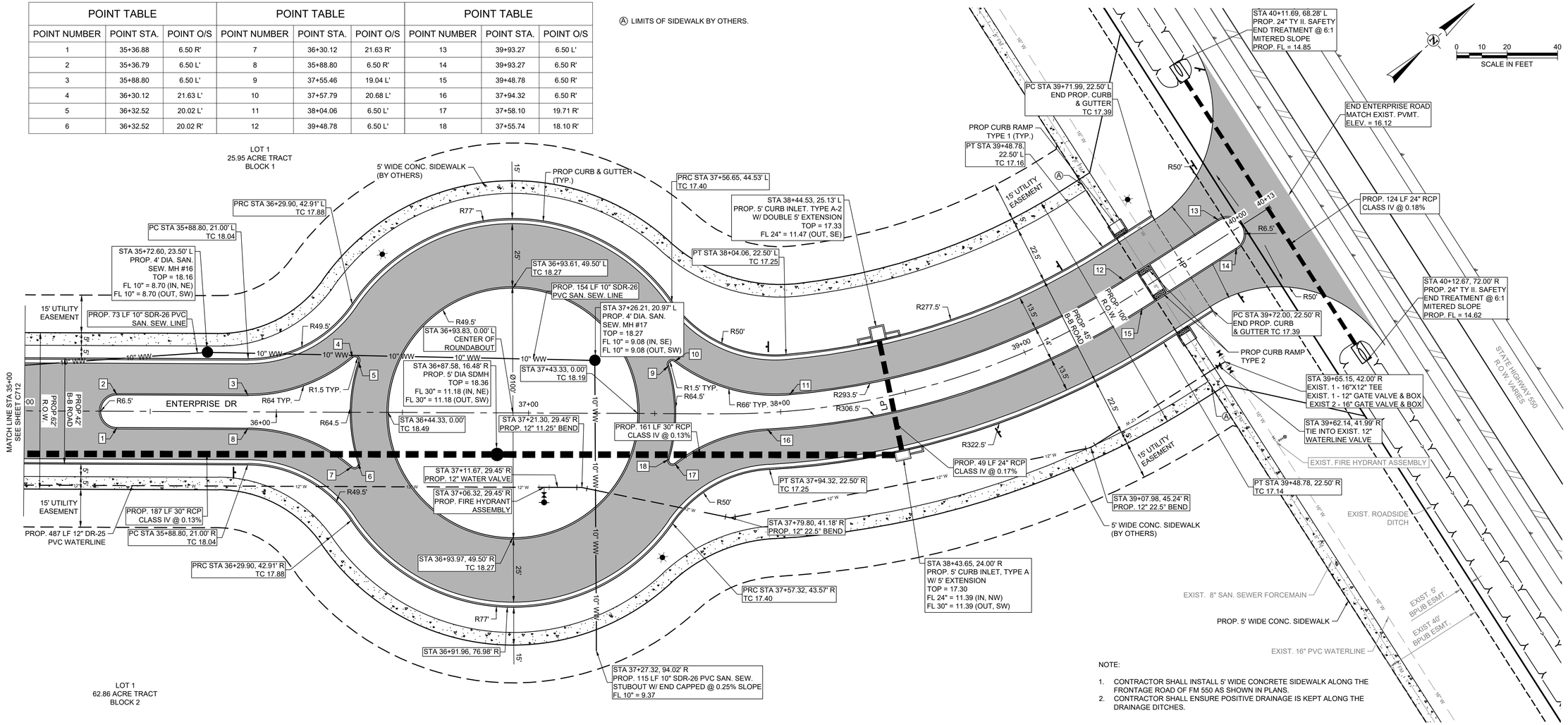
ENTERPRISE DR. PLAN AND PROFILE STA 30+00 - 35+00

C712

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-PLPR-ENTERPRISE-61479.001.dwg DATE: April 22, 2026, TIME: 1:58 PM, USER: ah3818

POINT TABLE			POINT TABLE			POINT TABLE		
POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S	POINT NUMBER	POINT STA.	POINT O/S
1	35+36.88	6.50 R'	7	36+30.12	21.63 R'	13	39+93.27	6.50 L'
2	35+36.79	6.50 L'	8	35+88.80	6.50 R'	14	39+93.27	6.50 R'
3	35+88.80	6.50 L'	9	37+55.46	19.04 L'	15	39+48.78	6.50 R'
4	36+30.12	21.63 L'	10	37+57.79	20.68 L'	16	37+94.32	6.50 R'
5	36+32.52	20.02 L'	11	38+04.06	6.50 L'	17	37+58.10	19.71 R'
6	36+32.52	20.02 R'	12	39+48.78	6.50 L'	18	37+55.74	18.10 R'

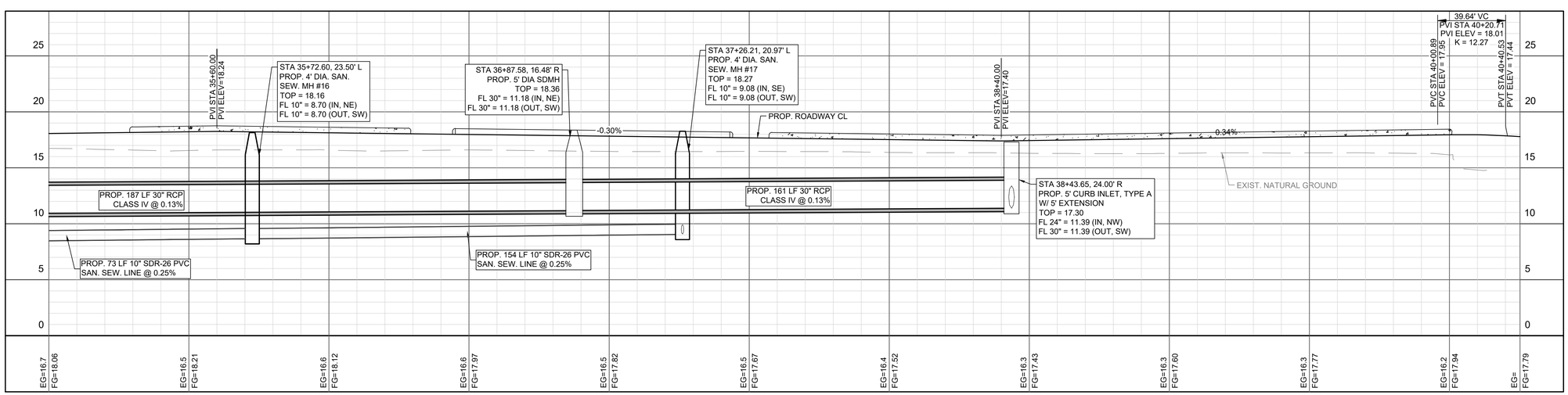
Ⓐ LIMITS OF SIDEWALK BY OTHERS.



NOTE:

1. CONTRACTOR SHALL INSTALL 5' WIDE CONCRETE SIDEWALK ALONG THE FRONTAGE ROAD OF FM 550 AS SHOWN IN PLANS.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS KEPT ALONG THE DRAINAGE DITCHES.

ENTERPRISE RD
STA. 35+00.00 - 40+25.19
1" = 20' HORZ.
1"= 5' VERT.



LEGEND

- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
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GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
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04/22/26
DATE

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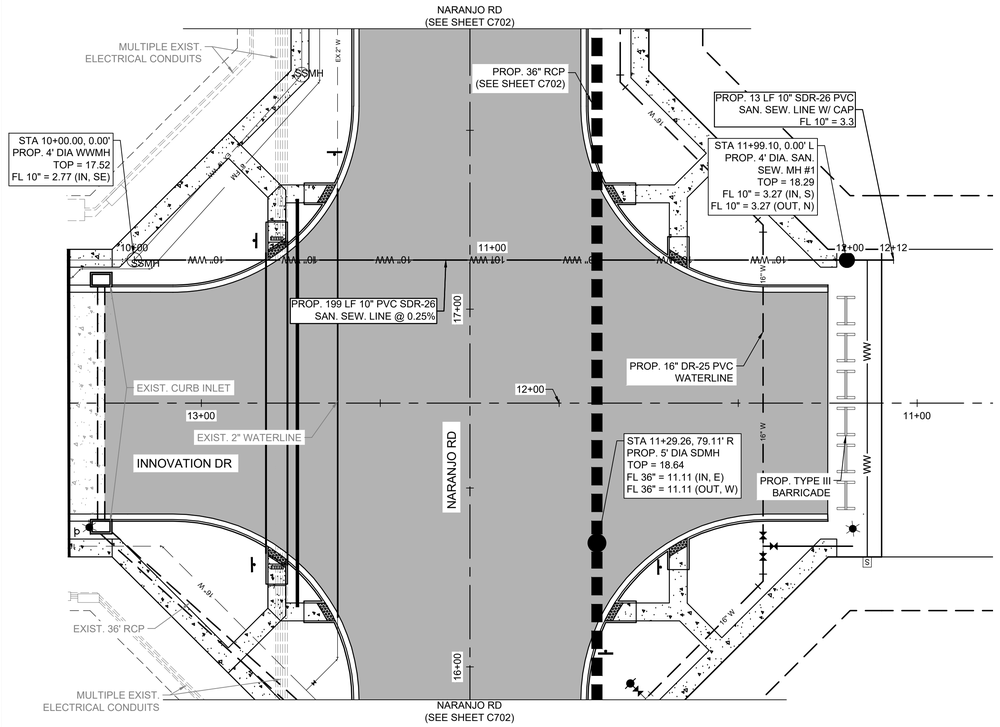
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ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
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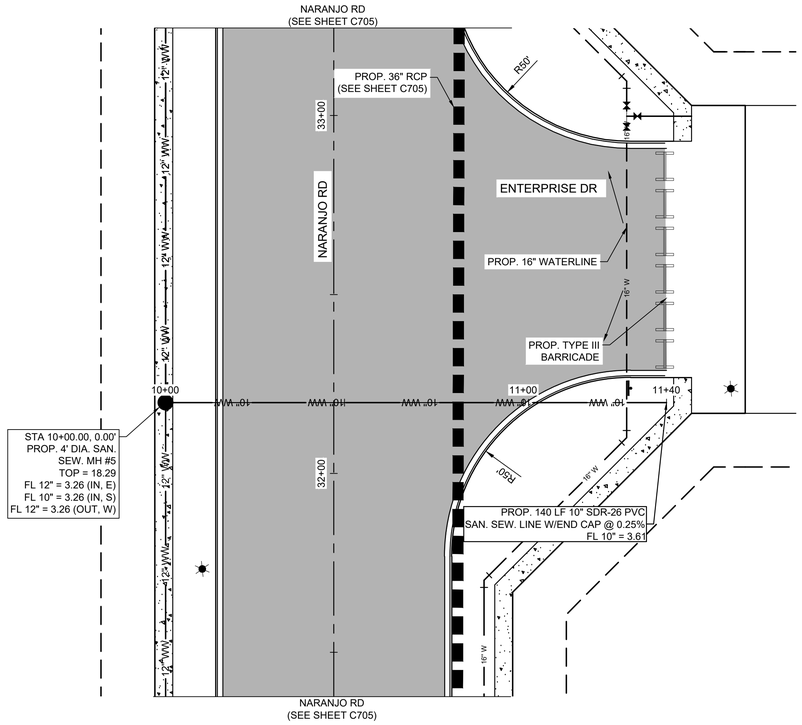
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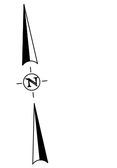
ENTERPRISE DR. PLAN AND PROFILE STA 35+00 - 40+25

C713

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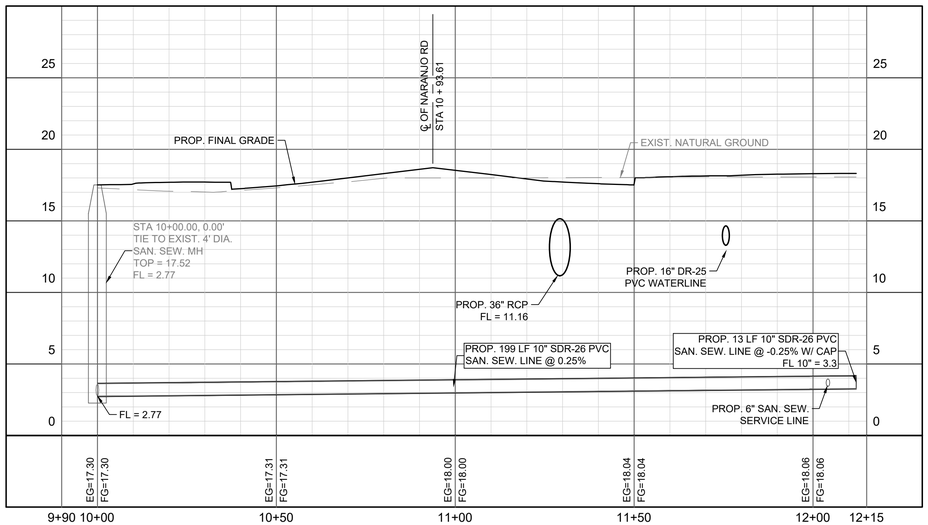
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SCALE IN FEET

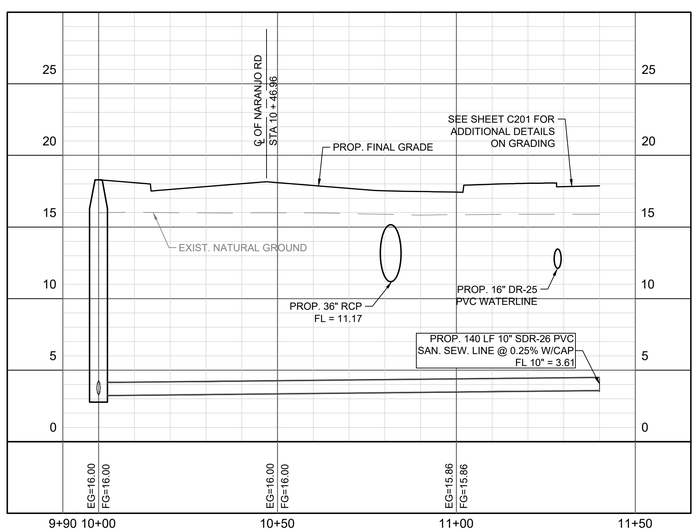
LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GPS_S	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

INNOVATION DR SAN. SEWER CROSSING
STA. 9+90.00 - 12+15.00
1" = 20' HORZ.
1"= 5' VERT.



FUTURE ROAD
STA. 9+90.00 - 11+50.00
1" = 20' HORZ.
1"= 5' VERT.



Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

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PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

SHEET TITLE:

NARANJO RD SEWER CROSSINGS

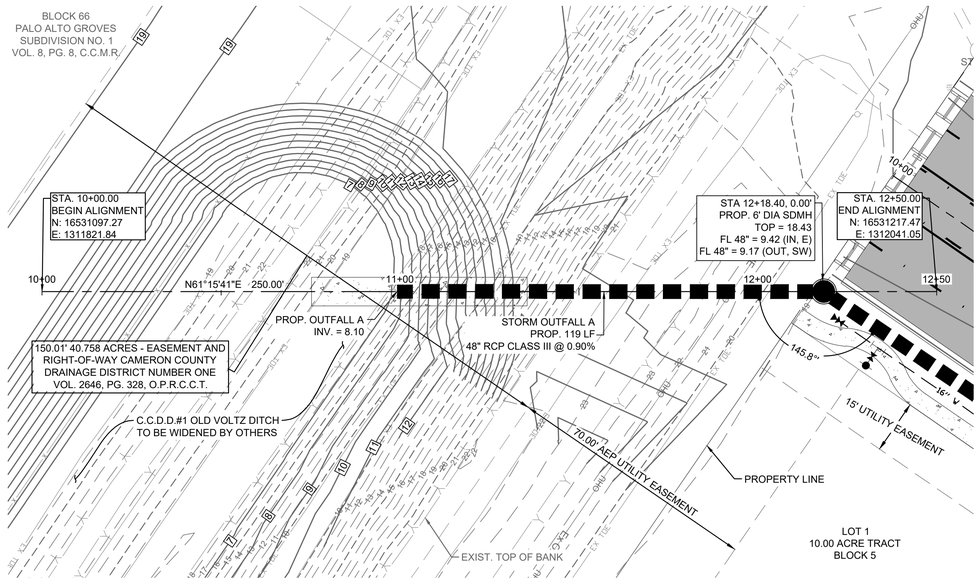
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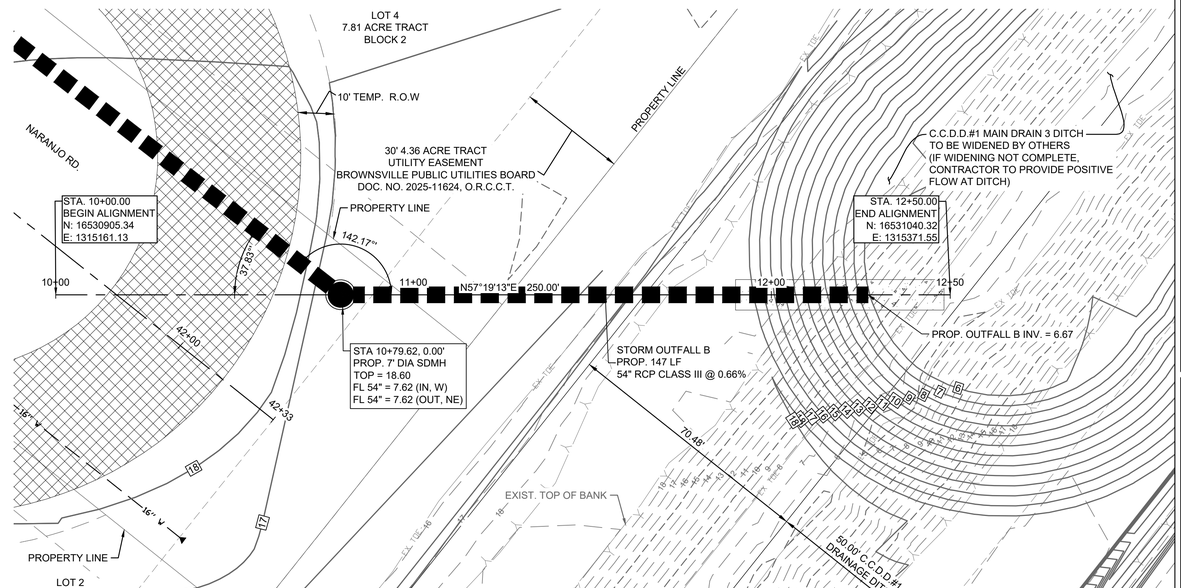
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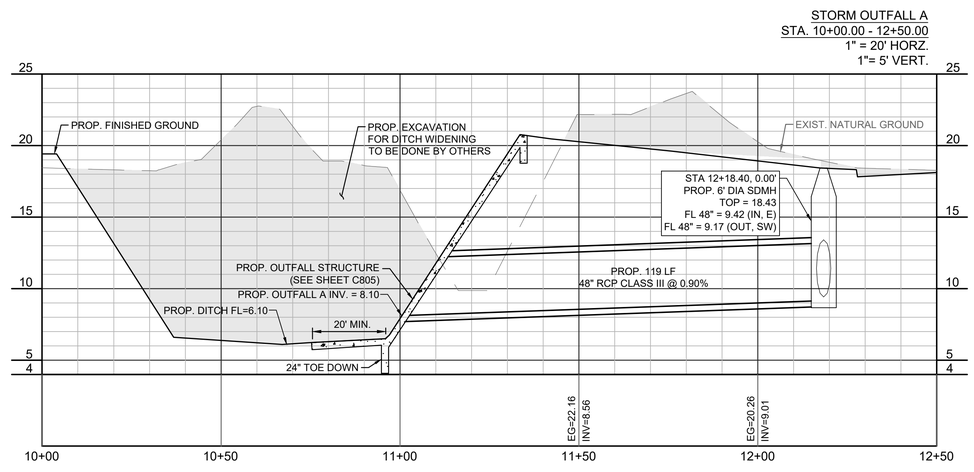
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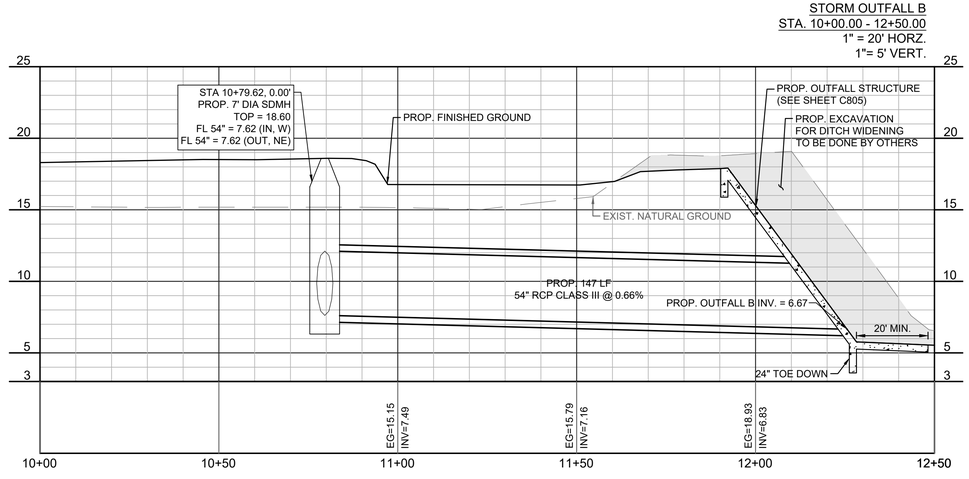
OHE — EXISTING OVERHEAD ELECTRIC LINE	STORM SEWER MANHOLE		CONCRETE PAVEMENT
TOE — EXISTING TOE LINE	WATER VALVE	TC	TOP OF CURB
EXISTING BANK LINE	FIRE HYDRANT	TS	TOP OF SIDEWALK
EXISTING RIGHT-OF-WAY	FIBER OPTIC SIGN	PC	POINT OF CURVATURE
EXISTING SURVEY CENTERLINE	NATURAL GAS SIGN	PT	POINT OF TANGENCY
EXISTING EASEMENT	POWER POLE	PRC	POINT OF REVERSE CURVATURE
PROPOSED EASEMENT	GUY WIRE	HP	HIGH POINT
PROPOSED TOP OF BANK		LP	LOW POINT
10" WW — PROPOSED 10" SAN. SEW. LINE	ASPHALT PAVEMENT		
12" WW — PROPOSED 12" SAN. SEW. LINE			
16" W — PROPOSED 16" WATERLINE			
PROPOSED STORM RCP			
PROP. SAN. SEW. MANHOLE			
SAN. SEW. MANHOLE			

0 10 20 40
SCALE IN FEET









GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
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TEL: (956) 303-7100

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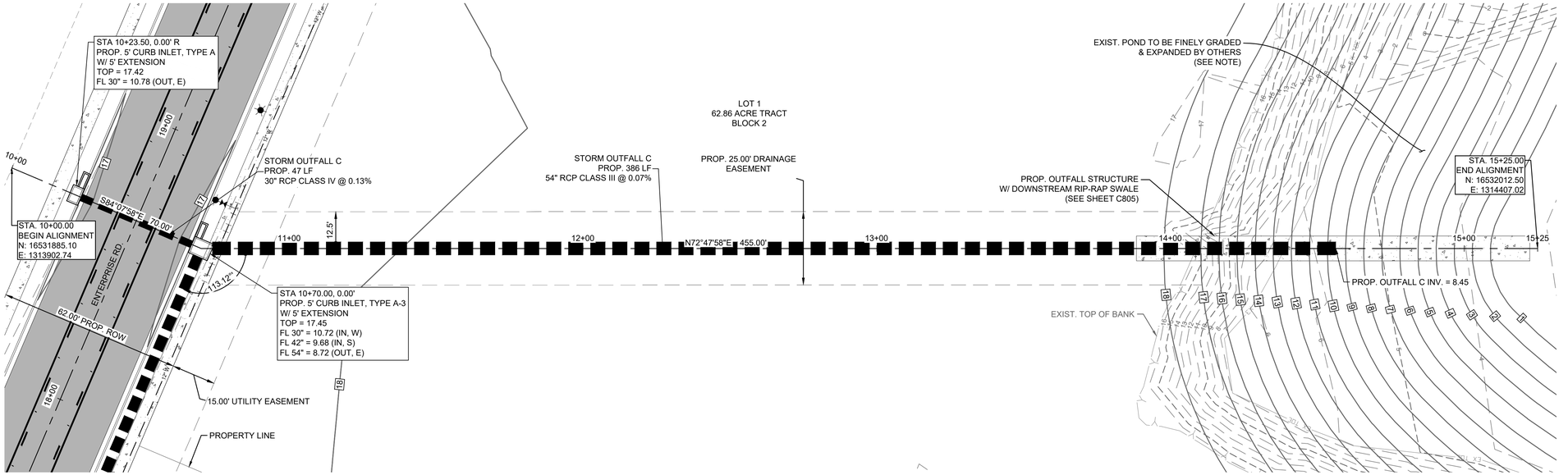
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	1" = 20'

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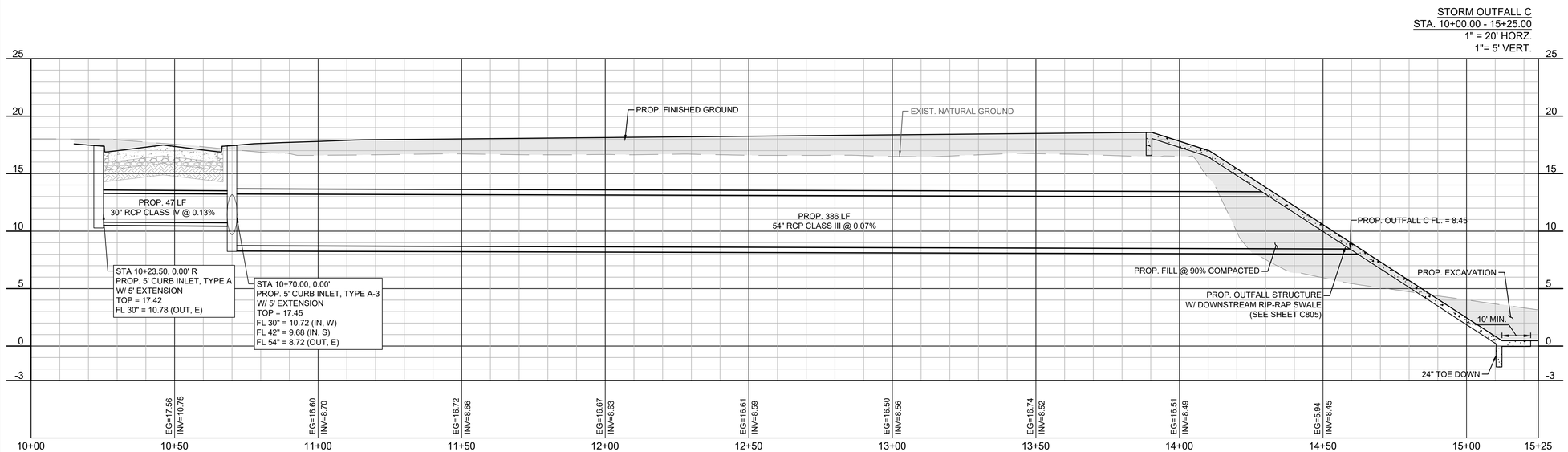
STORM OUTFALL A & B PLAN & PROFILE

C715

FILE NAME: A:\61000s\61479001\LD\CADD\Sheets\C-PLAN-STRM-PLPR-OUTF-61479.001.dwg DATE: April 22, 2026, TIME: 2:01 PM, USER: ah3818



NOTE: CONTRACTOR TO GRADE 50' TO EITHER SIDE OF THE CONCRETE RIP-RAP.



Greater BROWNSVILLE INCENTIVES CORPORATION

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SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

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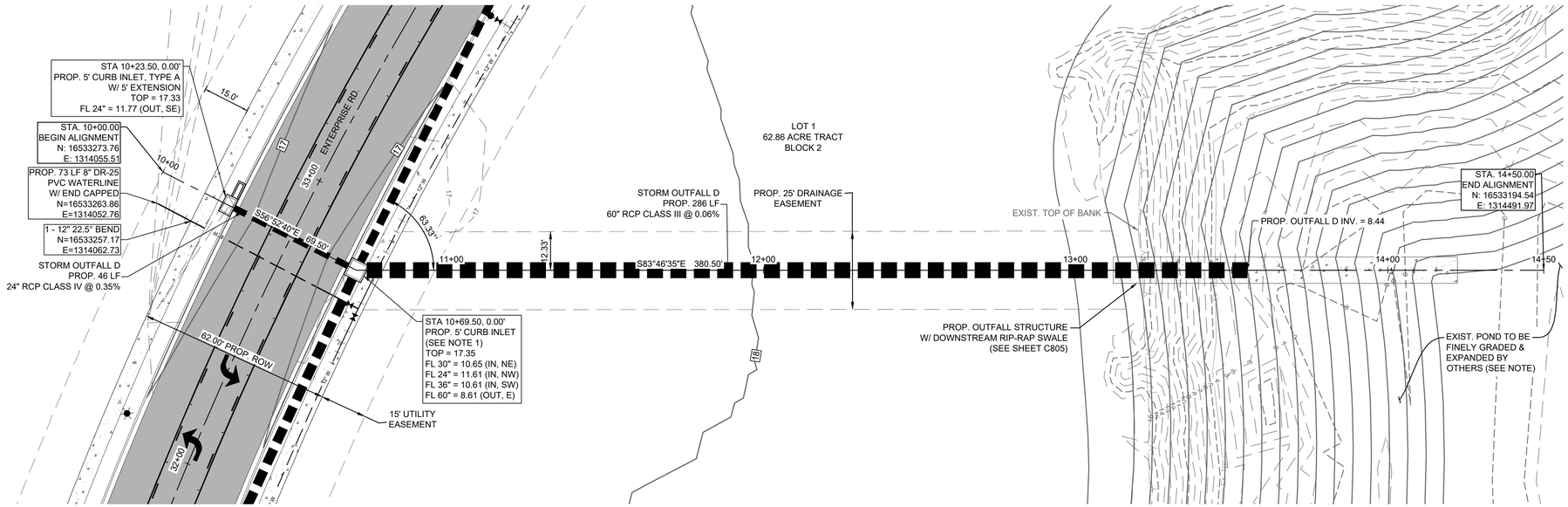
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ISSUED:	03/30/2026
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SCALE:	1" = 20'

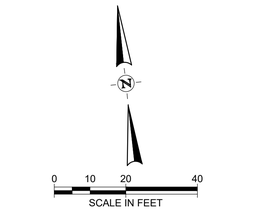
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STORM OUTFALL C
PLAN & PROFILE

C716

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-STRM-PLPR-OUTF-61479.001.dwg DATE: April 22, 2026, TIME: 2:01 PM, USER: ali3818

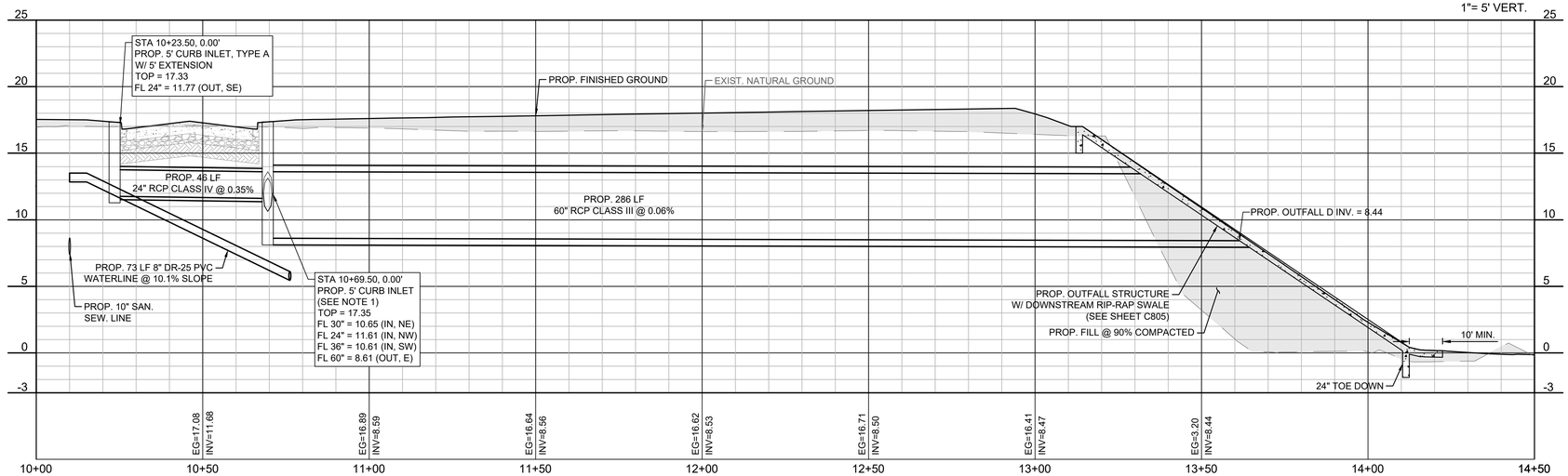




LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
16" W	PROPOSED 16" WATERLINE
	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
STMH	STORM SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
GPLS	NATURAL GAS SIGN
PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

STORM OUTFALL D
STA. 10+00.00 - 14+50.00
1" = 20' HORZ.
1"= 5' VERT.



Greater BROWNSVILLE INCENTIVES CORPORATION

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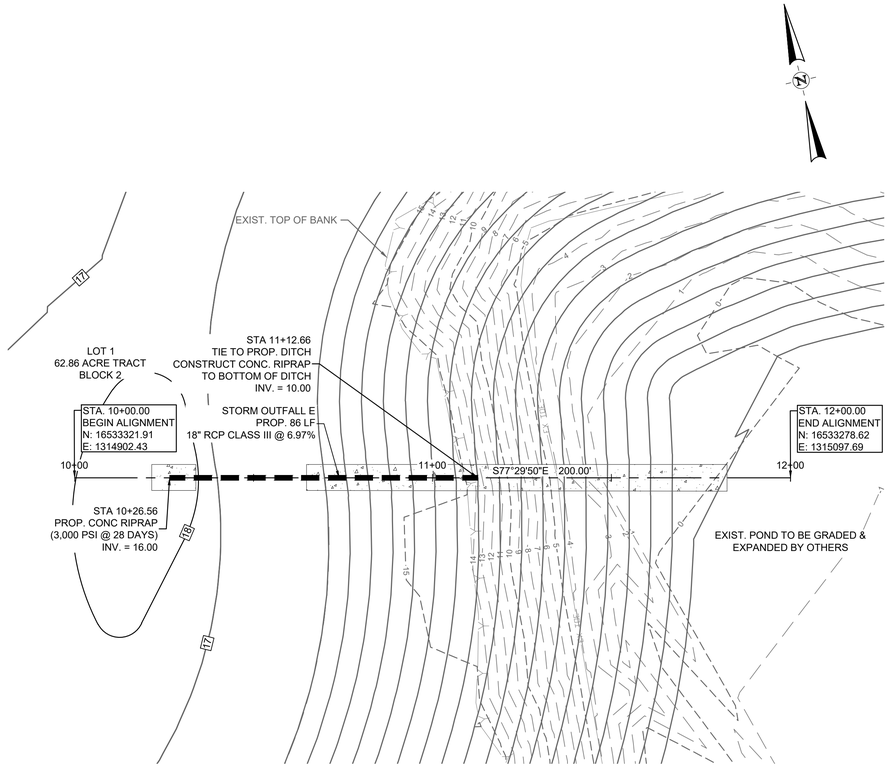
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ISSUED:	03/30/2026
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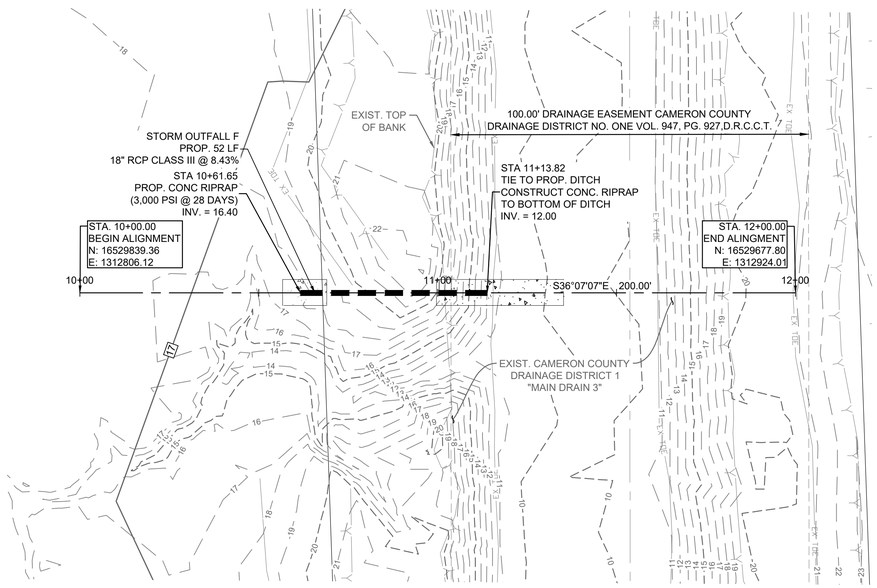
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STORM OUTFALL D
PLAN & PROFILE

C717

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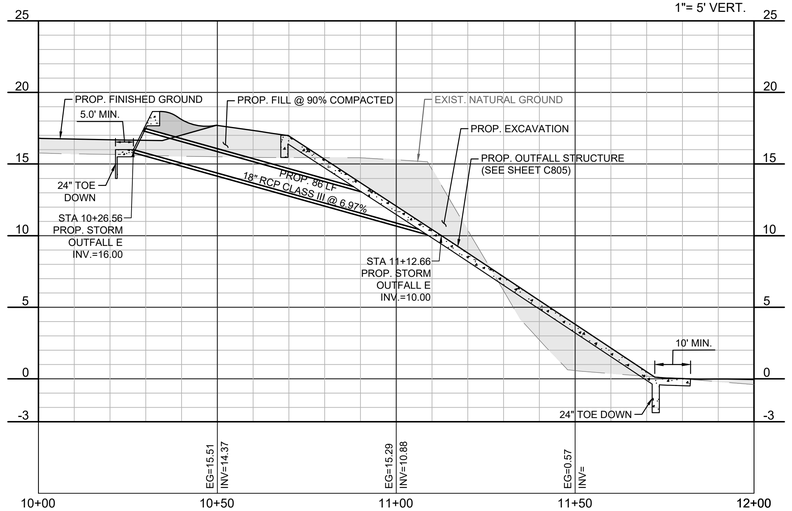


0 10 20 40
SCALE IN FEET

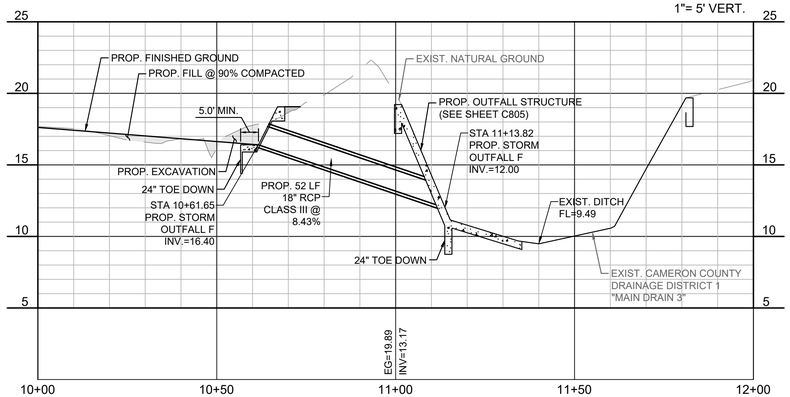
LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE
TOE	EXISTING TOE LINE
	EXISTING BANK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SURVEY CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED TOP OF BANK
10" WW	PROPOSED 10" SAN. SEW. LINE
12" WW	PROPOSED 12" SAN. SEW. LINE
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	PROPOSED STORM RCP
	PROP. SAN. SEW. MANHOLE
SSMH	SAN. SEW. MANHOLE
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FH	FIRE HYDRANT
FOCS	FIBER OPTIC SIGN
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PP	POWER POLE
GW	GUY WIRE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT
LP	LOW POINT

STORM OUTFALL E
STA. 10+00.00 - 12+00.00
1" = 20' HORZ.
1"= 5' VERT.



STORM OUTFALL F
STA. 10+00.00 - 12+00.00
1" = 20' HORZ.
1"= 5' VERT.



GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
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TEL: (956) 303-7100

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123342
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CHECKED BY:	MS
SCALE:	1" = 20'

SHEET TITLE:

STORM OUTFALL E & F PLAN & PROFILE

C718

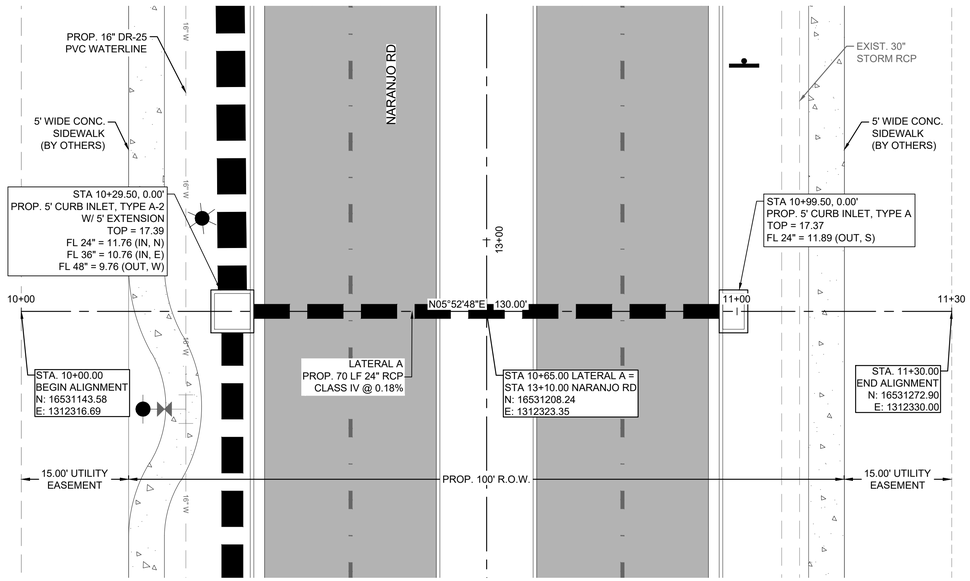
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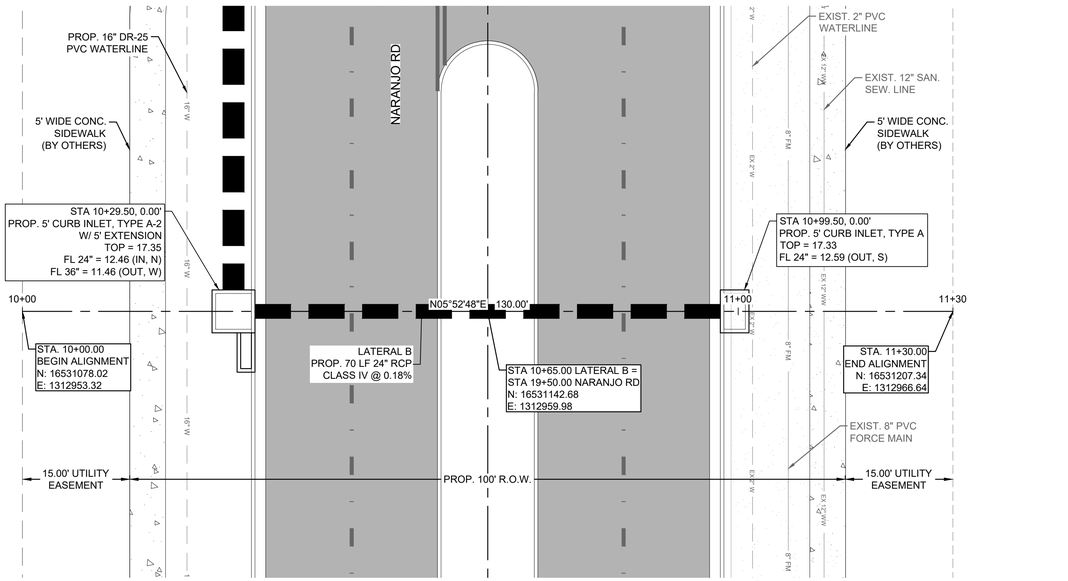
OHE	EXISTING OVERHEAD ELECTRIC LINE	STMH	STORM SEWER MANHOLE		CONCRETE PAVEMENT
TOE	EXISTING TOE LINE	WV	WATER VALVE		
	EXISTING BANK LINE	FH	FIRE HYDRANT	TC	TOP OF CURB
	EXISTING RIGHT-OF-WAY	FOCS	FIBER OPTIC SIGN	TS	TOP OF SIDEWALK
	EXISTING SURVEY CENTERLINE	GPLS	NATURAL GAS SIGN	PC	POINT OF CURVATURE
	EXISTING EASEMENT	PP	POWER POLE	PT	POINT OF TANGENCY
	PROPOSED EASEMENT	GW	GUY WIRE	PRC	POINT OF REVERSE CURVATURE
	PROPOSED TOP OF BANK		ASPHALT PAVEMENT	HP	HIGH POINT
10" WW	PROPOSED 10" SAN. SEW. LINE	SSMH	SAN. SEW. MANHOLE	LP	LOW POINT
12" WW	PROPOSED 12" SAN. SEW. LINE				
16" W	PROPOSED 16" WATERLINE				
	PROPOSED STORM RCP				
	PROP. SAN. SEW. MANHOLE				

0 5 10 20
HORIZONTAL SCALE IN FEET

0 1 2 4
VERTICAL SCALE IN FEET

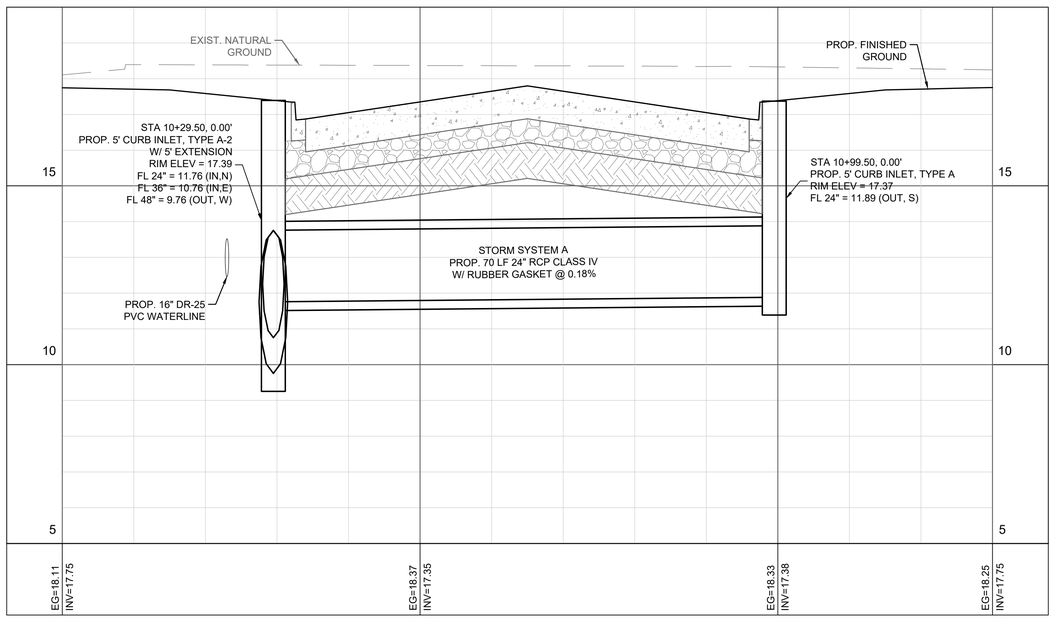


STORM LATERAL A -
NARANJO RD - STA. 13+10.00

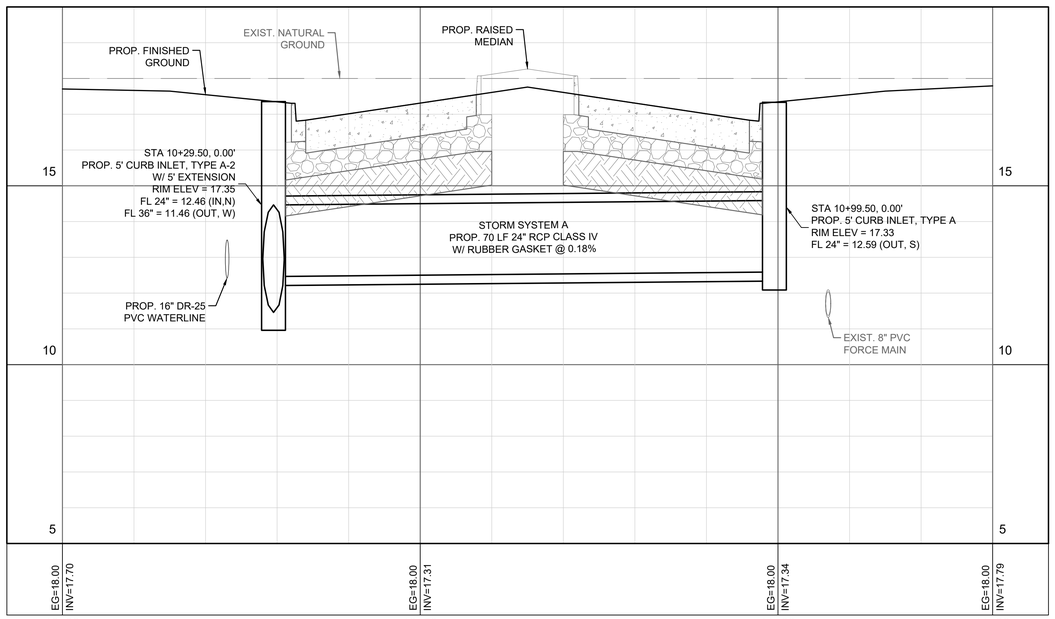


STORM LATERAL B -
NARANJO RD - STA. 19+50.00

LATERAL A
STA. 10+00.00 - 11+30.00
1" = 10' HORZ.
1"= 2' VERT.



LATERAL B
STA. 10+00.00 - 11+30.00
1" = 10' HORZ.
1"= 2' VERT.



GREATER BROWNSVILLE TECH DISTRICT
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DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:
NARANJO RD - STORM LATERAL A AND B

C719

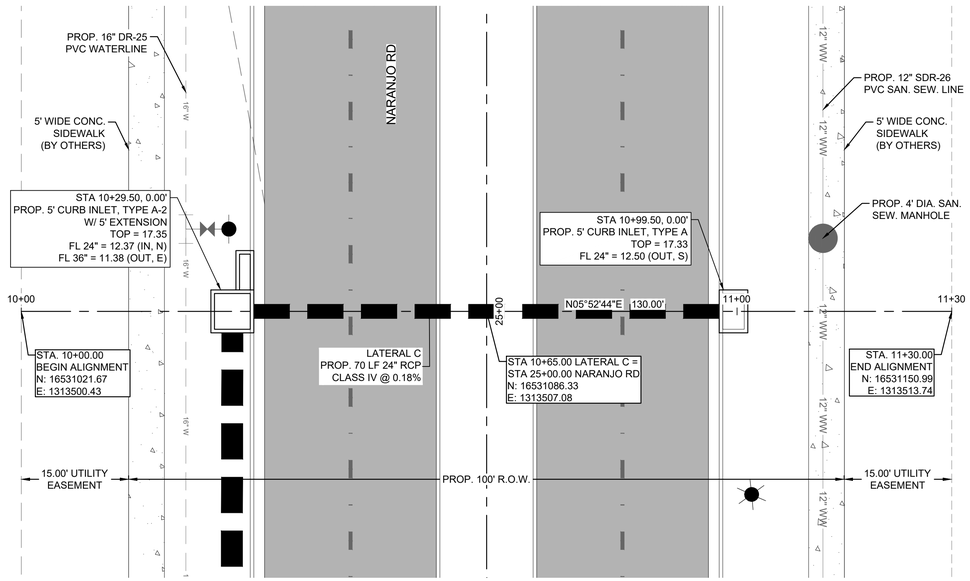
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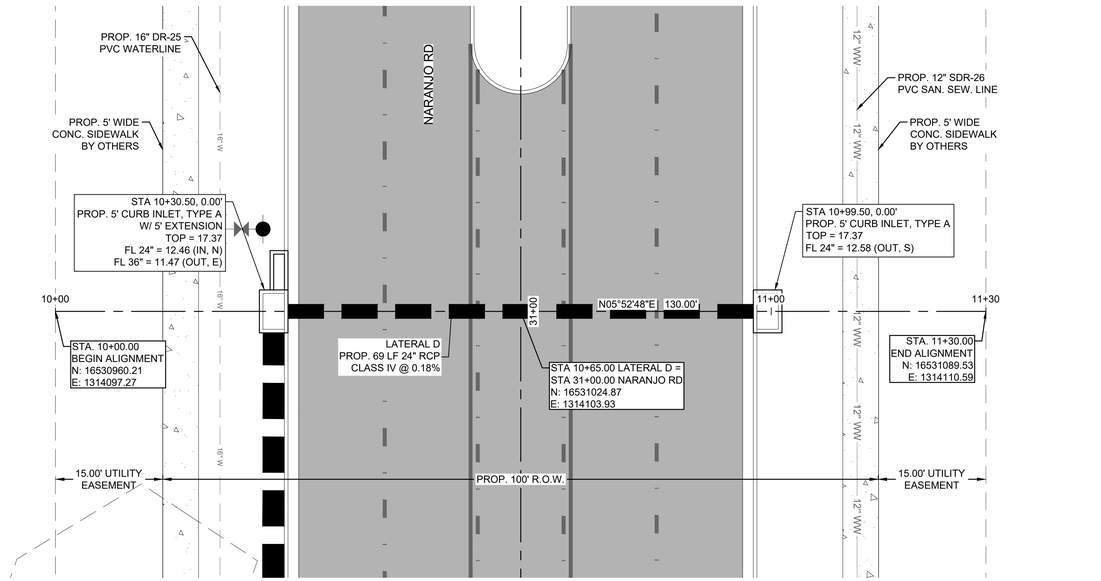
OHE — EXISTING OVERHEAD ELECTRIC LINE	STRM MANHOLE — STORM SEWER MANHOLE		CONCRETE PAVEMENT
TOE — EXISTING TOE LINE	WV — WATER VALVE		
EXISTING BANK LINE	FH — FIRE HYDRANT	TC	TOP OF CURB
EXISTING RIGHT-OF-WAY	FOCS — FIBER OPTIC SIGN	TS	TOP OF SIDEWALK
EXISTING SURVEY CENTERLINE	GPLS — NATURAL GAS SIGN	PC	POINT OF CURVATURE
EXISTING EASEMENT	PP — POWER POLE	PT	POINT OF TANGENCY
PROPOSED EASEMENT	GW — GUY WIRE	PRC	POINT OF REVERSE CURVATURE
PROPOSED TOP OF BANK		HP	HIGH POINT
10" WW — PROPOSED 10" SAN. SEW. LINE		LP	LOW POINT
12" WW — PROPOSED 12" SAN. SEW. LINE			
16" W — PROPOSED 16" WATERLINE			
PROPOSED STORM RCP	ASPHALT PAVEMENT		
PROP. SAN. SEW. MANHOLE			
SSMH — SAN. SEW. MANHOLE			

0 5 10 20
HORIZONTAL SCALE IN FEET

0 1 2 4
VERTICAL SCALE IN FEET

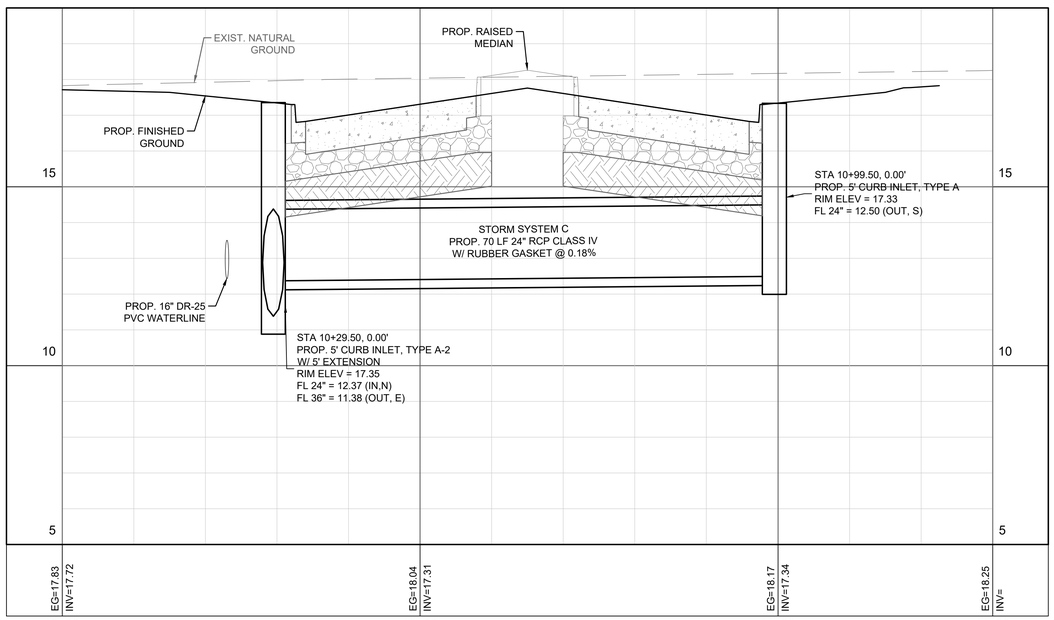


STORM LATERAL C -
NARANJO RD - STA. 25+00.00

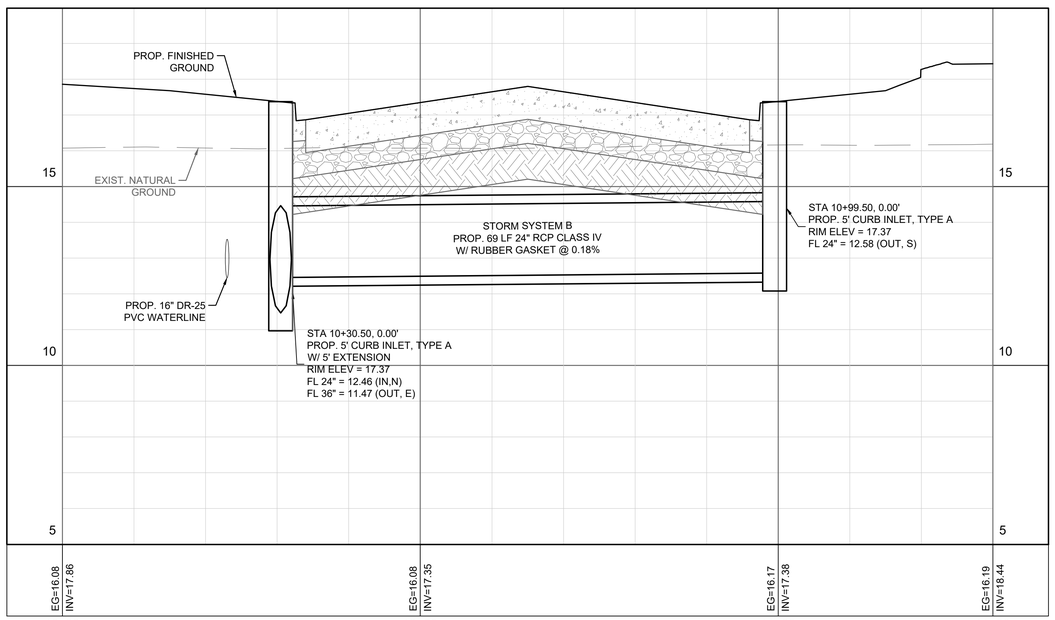


STORM LATERAL D -
NARANJO RD - STA. 31+00.00

LATERAL C
STA. 10+00.00 - 11+30.00
1" = 10' HORZ.
1"= 2' VERT.



LATERAL D
STA. 10+00.00 - 11+30.00
1" = 10' HORZ.
1"= 2' VERT.



GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — NAME
123342 — P.E. LICENSE NO.
04/22/26 — DATE

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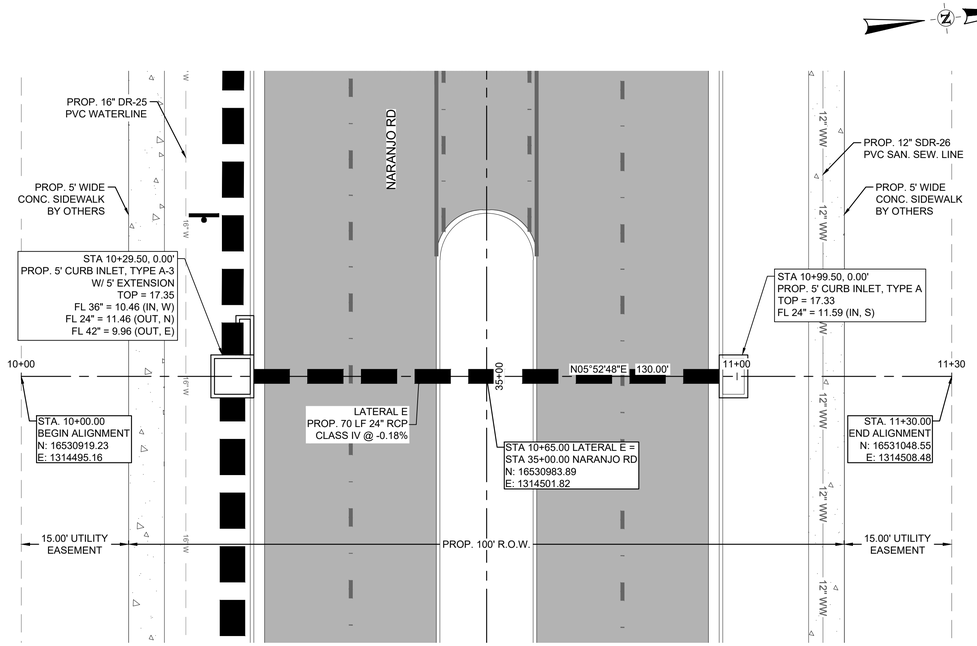
#312 — FIRM / BUSINESS NO.
TX — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:
NARANJO RD - STORM LATERAL C AND D

C720

FILE NAME: A:\61000s\61479\001\LD\CADDSheets\C-PLAN-STRM-LAT-61479.001.dwg DATE: April 22, 2026, TIME: 2:06 PM, USER: ah3818



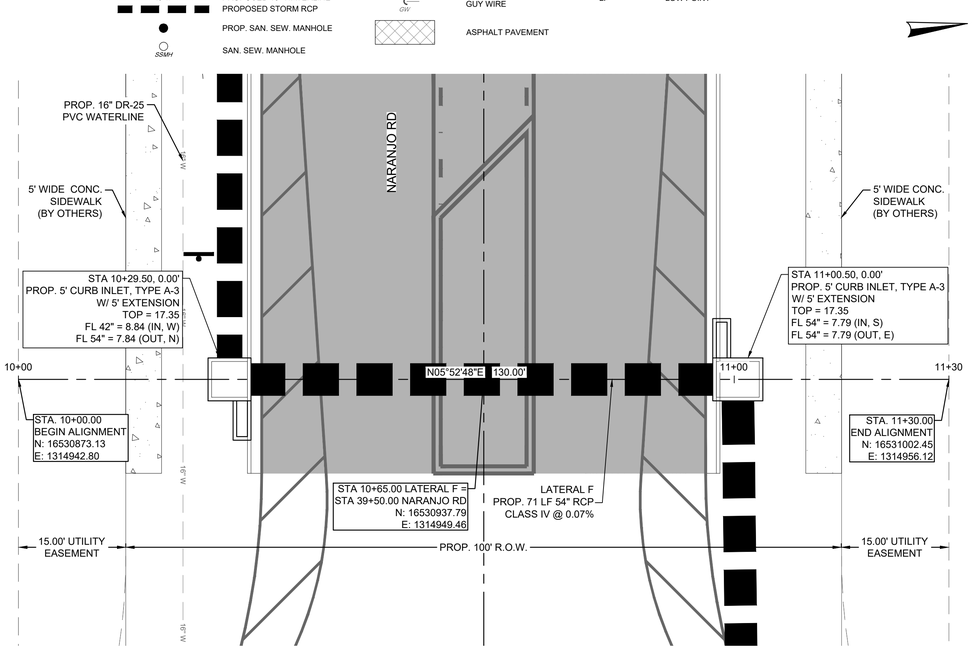
STORM LATERAL E -
NARANJO RD - STA. 35+00.00

LEGEND

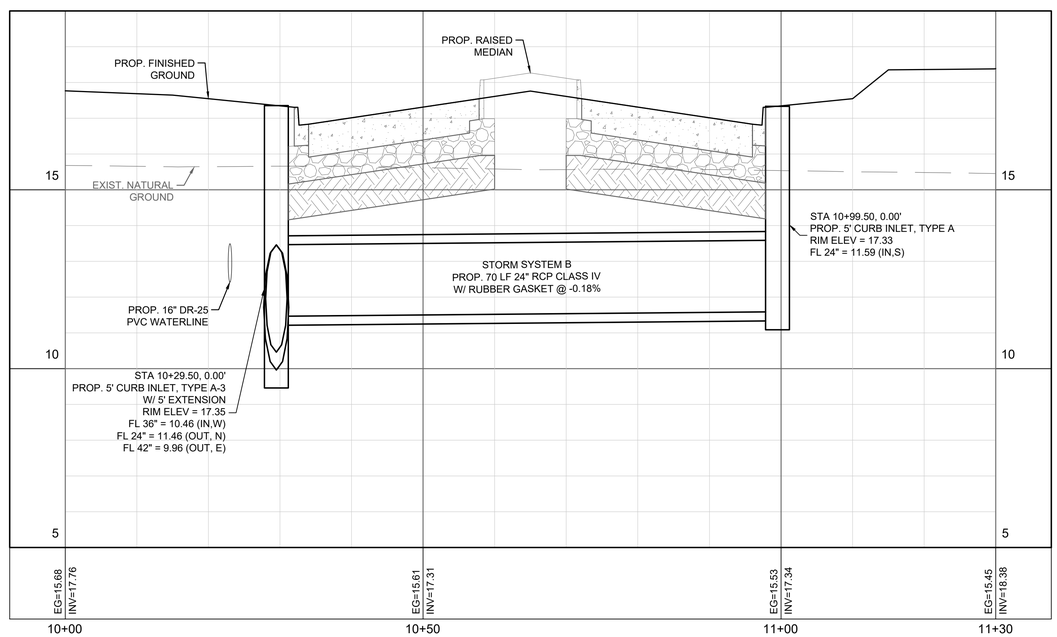
OHE	EXISTING OVERHEAD ELECTRIC LINE	STMH	STORM SEWER MANHOLE		CONCRETE PAVEMENT
TOE	EXISTING TOE LINE	WV	WATER VALVE		
	EXISTING BANK LINE	FH	FIRE HYDRANT	TC	TOP OF CURB
	EXISTING RIGHT-OF-WAY	FOCS	FIBER OPTIC SIGN	TS	TOP OF SIDEWALK
	EXISTING SURVEY CENTERLINE	GPLS	NATURAL GAS SIGN	PC	POINT OF CURVATURE
	EXISTING EASEMENT	PP	POWER POLE	PT	POINT OF TANGENCY
	PROPOSED EASEMENT	GW	GUY WIRE	PRC	POINT OF REVERSE CURVATURE
	PROPOSED TOP OF BANK			HP	HIGH POINT
10" WW	PROPOSED 10" SAN. SEW. LINE		ASPHALT PAVEMENT	LP	LOW POINT
12" WW	PROPOSED 12" SAN. SEW. LINE				
16" W	PROPOSED 16" WATERLINE				
	PROPOSED STORM RCP				
	PROP. SAN. SEW. MANHOLE				
SSMH	SAN. SEW. MANHOLE				

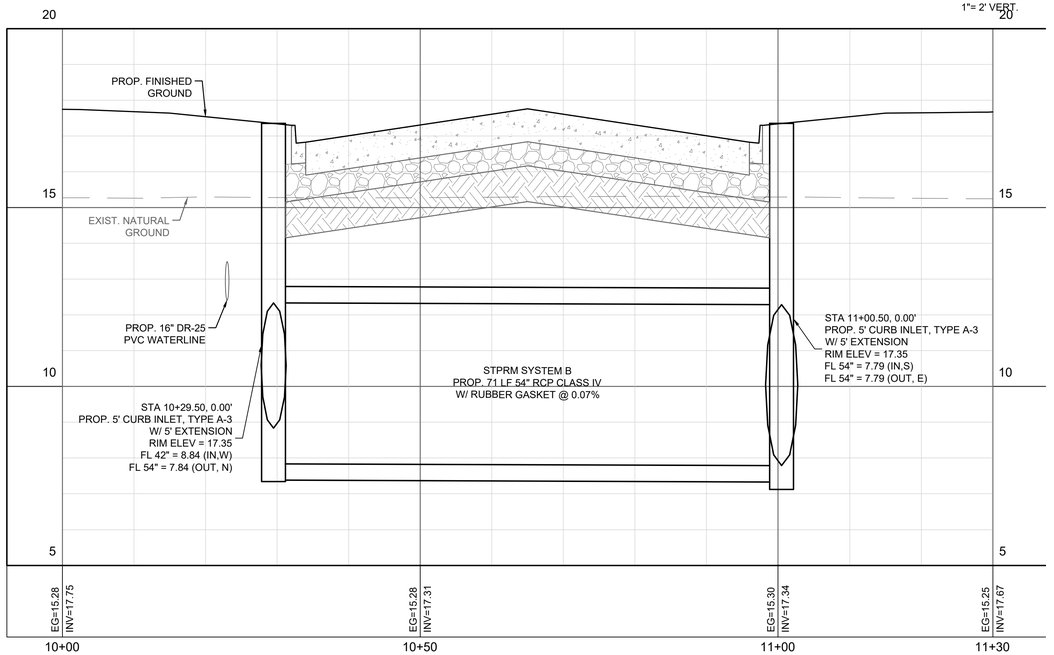
0 5 10 20
HORIZONTAL SCALE IN FEET

0 1 2 4
VERTICAL SCALE IN FEET



STORM LATERAL F -
NARANJO RD - STA. 39+50.00





GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION		
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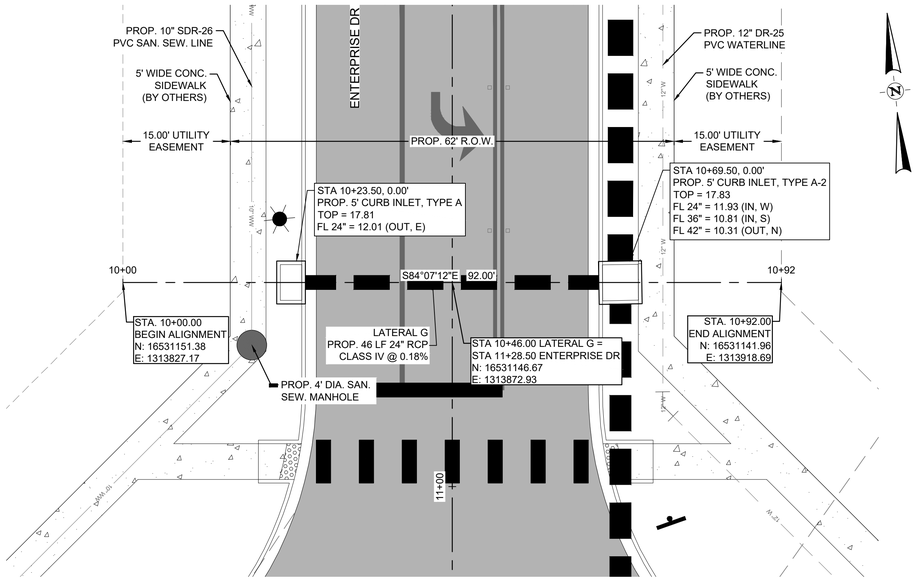
#312 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:
NARANJO RD -
STORM LATERAL E
AND F

C721

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-STRM-LAT-61479.001.dwg DATE: April 22, 2026, TIME: 2:07 PM, USER: ah3818

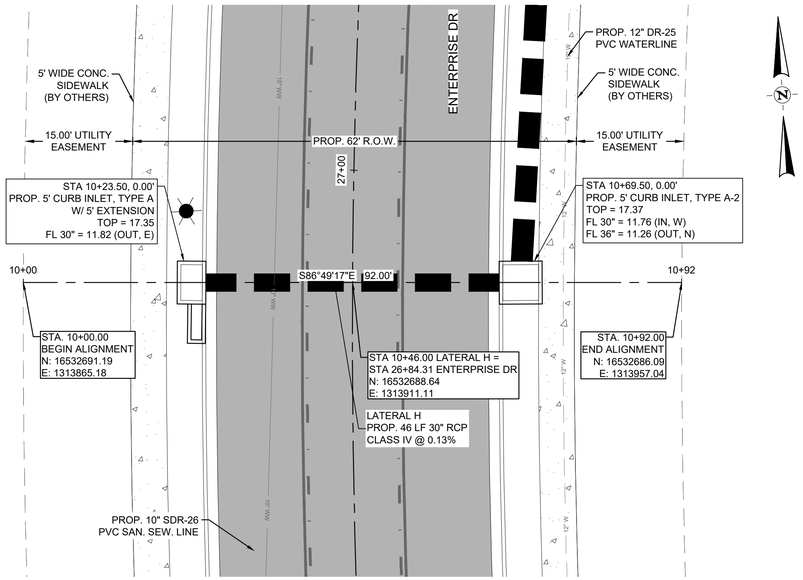


STORM LATERAL G -
ENTERPRISE DR - STA. 11+28.50

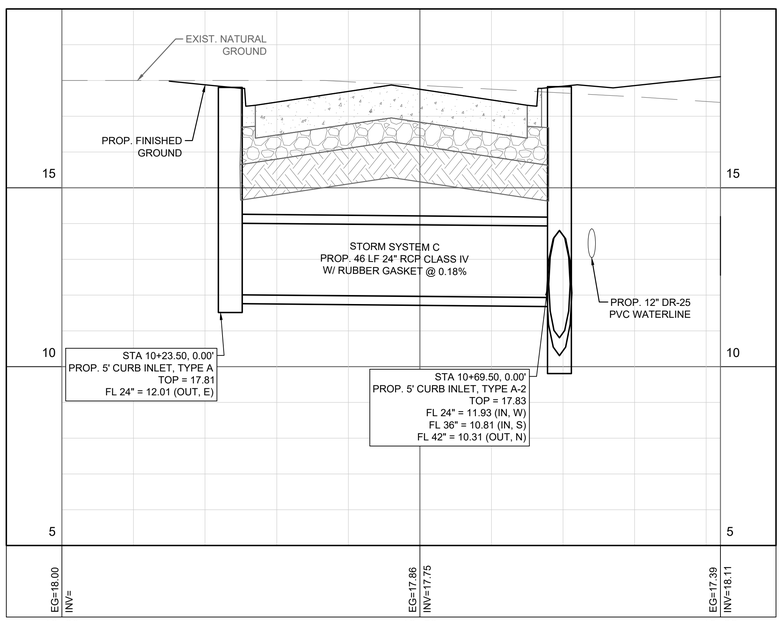
LEGEND

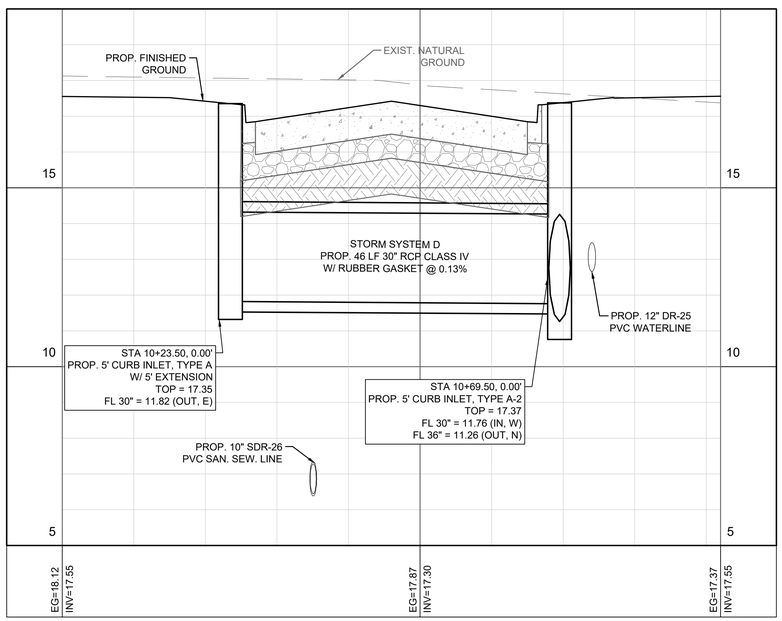
OHE — EXISTING OVERHEAD ELECTRIC LINE	STSMH STORM SEWER MANHOLE		CONCRETE PAVEMENT
TOE — EXISTING TOE LINE	WV WATER VALVE		
EXISTING BANK LINE	FH FIRE HYDRANT	TC	TOP OF CURB
EXISTING RIGHT-OF-WAY	FOCS FIBER OPTIC SIGN	TS	TOP OF SIDEWALK
EXISTING SURVEY CENTERLINE	GPLS NATURAL GAS SIGN	PC	POINT OF CURVATURE
EXISTING EASEMENT	PP POWER POLE	PT	POINT OF TANGENCY
PROPOSED EASEMENT	GW GUY WIRE	PRC	POINT OF REVERSE CURVATURE
PROPOSED TOP OF BANK	ASPHALT PAVEMENT	HP	HIGH POINT
10" WW — PROPOSED 10" SAN. SEW. LINE		LP	LOW POINT
12" WW — PROPOSED 12" SAN. SEW. LINE			
16" W — PROPOSED 16" WATERLINE			
PROPOSED STORM RCP			
PROP. SAN. SEW. MANHOLE			
SSMH SAN. SEW. MANHOLE			

0 5 10 20
HORIZONTAL SCALE IN FEET
0 1 2 4
VERTICAL SCALE IN FEET



STORM LATERAL H -
ENTERPRISE DR - STA. 26+84.31





Greater BROWNSVILLE INCENTIVES CORPORATION

GREATER BROWNSVILLE TECH DISTRICT
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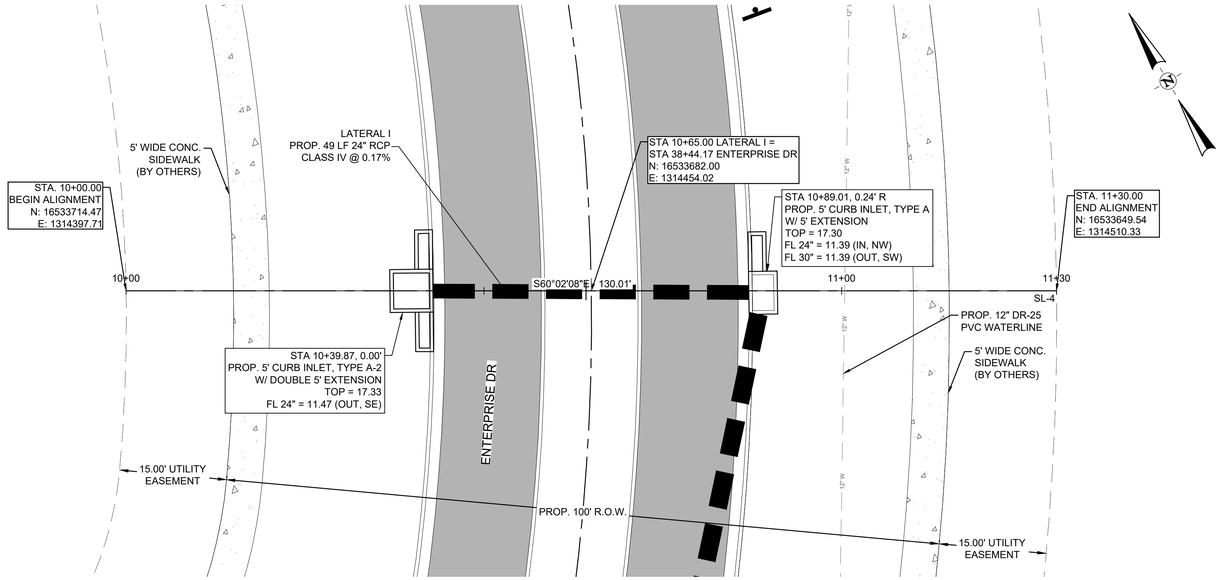
#312 — FIRM / BUSINESS NO.
TX — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

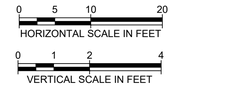
SHEET TITLE:
ENTERPRISE DR - STORM LATERAL G AND H

C722

FILE NAME: A:\61000s\61479\001\LD\CADDSheets\C-PLAN-STRM-LAT-61479.001.dwg DATE: April 22, 2026, TIME: 2:08 PM, USER: ah3818



STORM LATERAL I -
ENTERPRISE DR - STA. 10+65.00

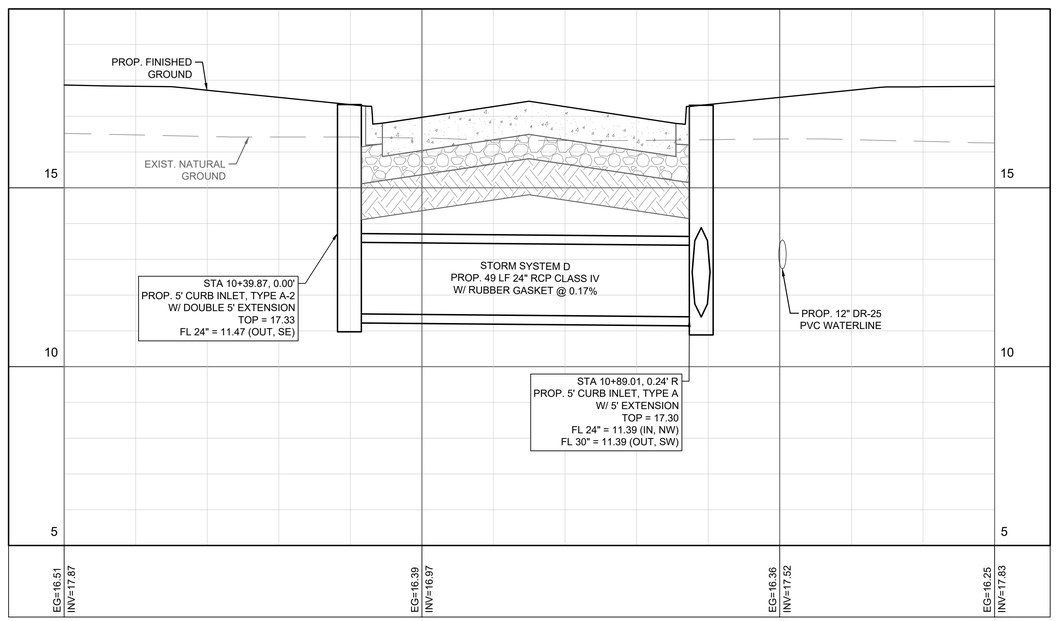


LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TOE LINE
- EXISTING BANK LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SURVEY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED 8" FORCE MAIN
- PROPOSED 10" SAN. SEW. LINE
- PROPOSED 12" SAN. SEW. LINE
- PROPOSED 16" WATERLINE
- PROPOSED STORM RCP
- PROP. SAN. SEW. MANHOLE
- SAN. SEW. MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC SIGN
- NATURAL GAS SIGN
- POWER POLE
- GUY WIRE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TS	TOP OF SIDEWALK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
HP	HIGH POINT

LATERAL I
STA. 10+00.00 - 11+30.01
1" = 10' HORZ.
1"= 2' VERT.



GREATER BROWNSVILLE TECH DISTRICT
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Greater Brownsville Incentives Corporation

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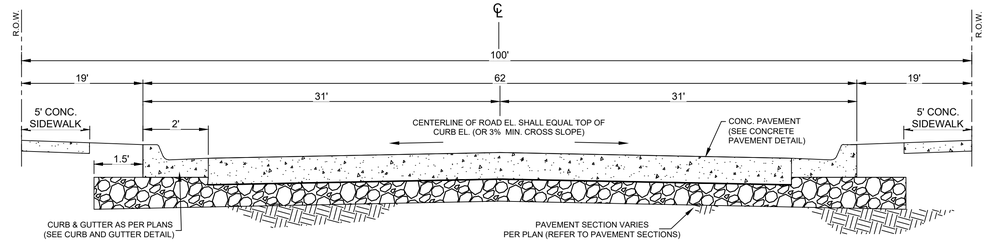
PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:

ENTERPRISE DR - STORM LATERAL I

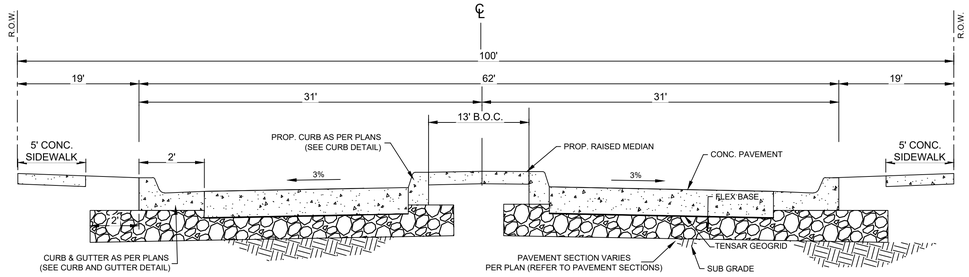
C723

FILE NAME: A:\61000s\61479\0001\LD\CADDSheets\C-PLAN-STRM-LAT-61479.001.dwg DATE: April 22, 2026, TIME: 2:08 PM, USER: ah3818



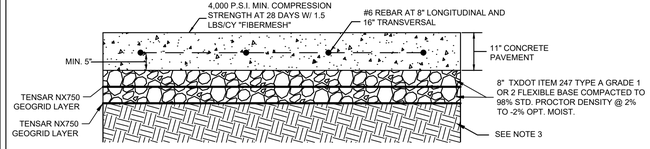
TYPICAL STREET SECTION (NARANJO ROAD)

N.T.S.



TYPICAL STREET/MEDIAN SECTION (NARANJO RD)

N.T.S.



NOTES:

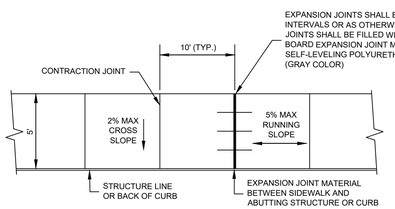
1. CONTRACTION JOINTS SHALL BE CONSTRUCTED EVERY 5' EACH DIRECTION WITH EXPANSION (CONTRACTION) JOINTS EVERY 75', EXCEPT WHERE NOTED ON ENTRANCE DETAILS.

2. DETAILS FOR PAVEMENT WIDTH AND CROSS SLOPE SHALL BE AS SHOWN ELSEWHERE IN PLANS

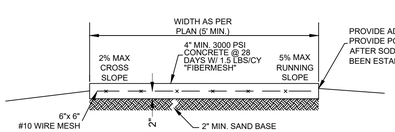
3. THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES AND MOISTURE CONDITIONED TO WITHIN THE RANGE OF PLUS TWO (+2) PERCENTAGE POINTS ABOVE OPTIMUM TO PLUS FOUR (+4) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM 98 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 698.

CONCRETE PAVEMENT DETAIL

N.T.S.



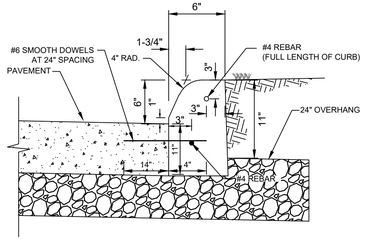
PLAN VIEW



CROSS SECTION

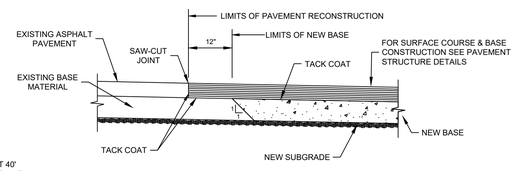
CONCRETE SIDEWALK DETAIL

N.T.S.



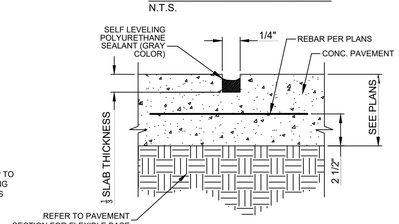
STAND UP CURB AT MEDIAN SECTION

N.T.S.



PAVEMENT JUNCTION DETAIL

N.T.S.

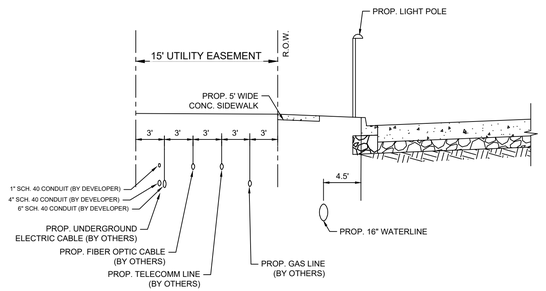


CONTRACTION (SAWCUT) CONSTRUCTION JOINT

N.T.S.

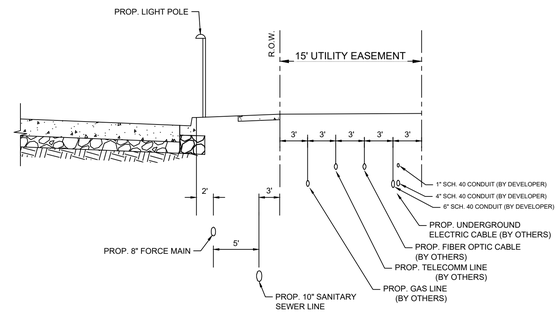
NOTES:

1. CONTRACTION JOINS SHALL BE PLACED AT 15-FEET SPACING (MAX.).
2. PLACE JOINT SEALANT FLUSH OR SLIGHTLY BELOW TOP OF PAVEMENT. DO NOT MOUND MATERIAL ABOVE PAVEMENT.



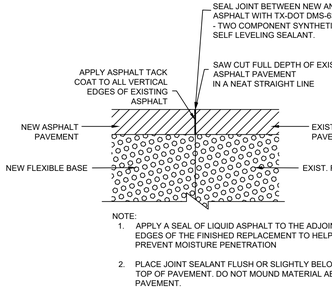
TYPICAL UTILITY SECTION (NARANJO RD - NORTH SIDE)

N.T.S.



TYPICAL UTILITY SECTION (NARANJO ROAD - SOUTH SIDE)

N.T.S.

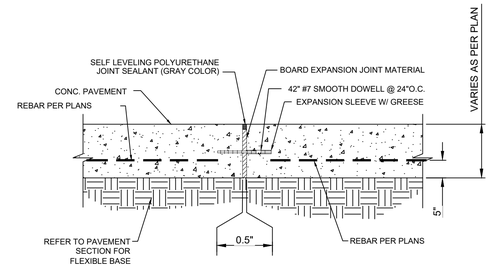


NOTE:

1. APPLY A SEAL OF LIQUID ASPHALT TO THE ADJOINING EDGES OF THE FINISHED REPLACEMENT TO HELP PREVENT MOISTURE PENETRATION
2. PLACE JOINT SEALANT FLUSH OR SLIGHTLY BELOW TOP OF PAVEMENT. DO NOT MOUND MATERIAL ABOVE PAVEMENT.

ASPHALT JOINT DETAIL

N.T.S.

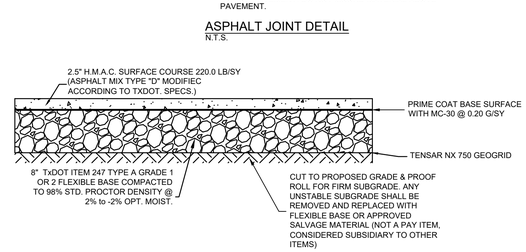


NOTES:

1. PLACE JOINT SEALANT FLUSH OR SLIGHTLY BELOW TOP OF PAVEMENT. DO NOT MOUND MATERIAL ABOVE PAVEMENT.
2. JOINTS WILL CONSIST OF BOARD EXPANSION JOINT MATERIAL AND SELF LEVELING POLYURETHANE SEALANT (GRAY COLOR) WITH 3-36"#5 SMOOTH DOWELS, ONE END GREASED AND WRAPPED.
3. CARE MUST BE TAKEN THAT THE DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE "PLUGS" OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL THAT WOULD PREVENT JOINT FROM OPERATING AS AN EXPANSION JOINT
4. EXPANSION JOINTS SHALL BE PLACED AT 75-FEET SPACING (MAX.).

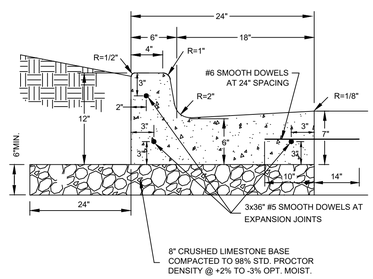
EXPANSION CONSTRUCTION JOINT

N.T.S.



TEMPORAL ROUNDABOUT PAVEMENT DETAIL

N.T.S.

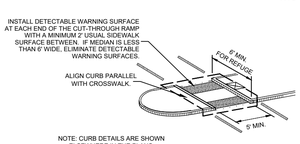


NOTES:

1. CONCRETE SHALL BE CLASS "A" WITH A 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS WITH 1.5 LBS/CY "FIBERMESH".
2. CURBS SHALL BE BACKFILLED IMMEDIATELY AFTER REMOVAL OF FORMS TO PREVENT TILTING.
3. 1" DEEP CONTRACTION JOINTS @ 10 O.C. MAX.
4. EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS, AND END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 LF.
5. JOINTS WILL CONSIST OF BOARD EXPANSION JOINT MATERIAL AND SELF LEVELING POLYURETHANE SEALANT (GRAY COLOR) WITH 3-36" #5 SMOOTH DOWELS, ONE END GREASED AND WRAPPED.
6. CARE MUST BE TAKEN THAT THE DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE "PLUGS" OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL THAT WOULD PREVENT JOINT FROM OPERATING AS AN EXPANSION JOINT
7. PROOF ROLL EXIST. SUBGRADE. ANY UNSTABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH FLEXIBLE BASE OR APPROVED SALVAGE MATERIAL.

TYPICAL CURB AND GUTTER SECTION

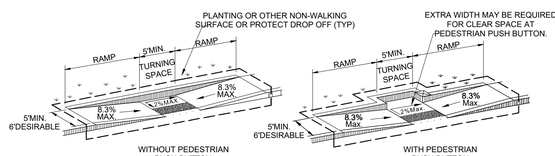
NTS



NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TXDOT CURB RAMP TYPE 21

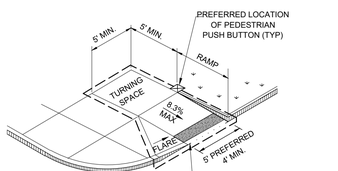
N.T.S.



PARALLEL CURB RAMP

TXDOT CURB RAMP TYPE 2

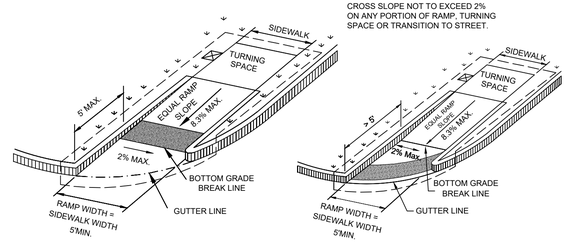
N.T.S.



TXDOT CURB RAMP TYPE 1

N.T.S.

CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.



TXDOT CURB RAMP TYPE 7

N.T.S.

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-MISC-DETAILS-61479.001.dwg DATE: April 22, 2026, TIME: 2:09 PM, USER: ali3818

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS — 123342
NAME — P.E. LICENSE NO.
04/22/26
DATE

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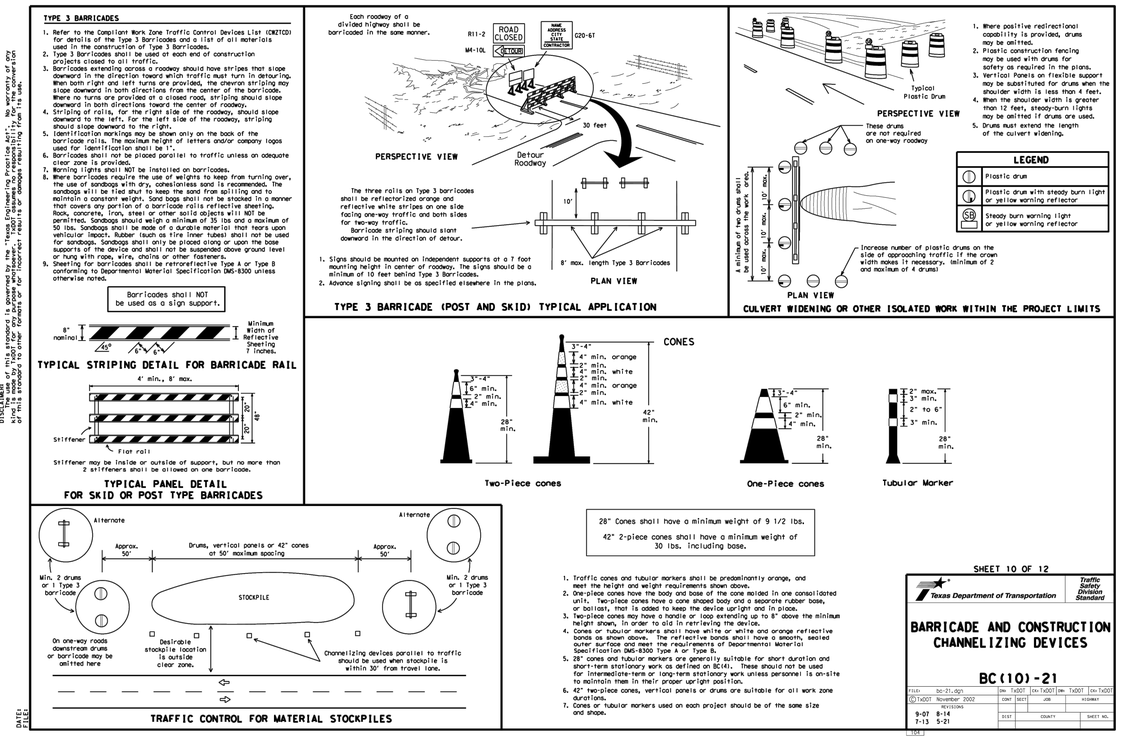
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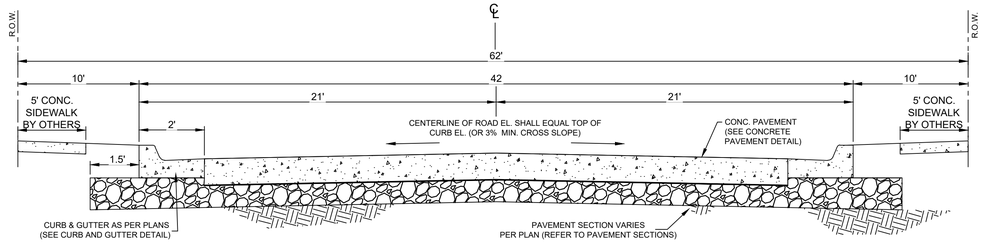
#312 — TX
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

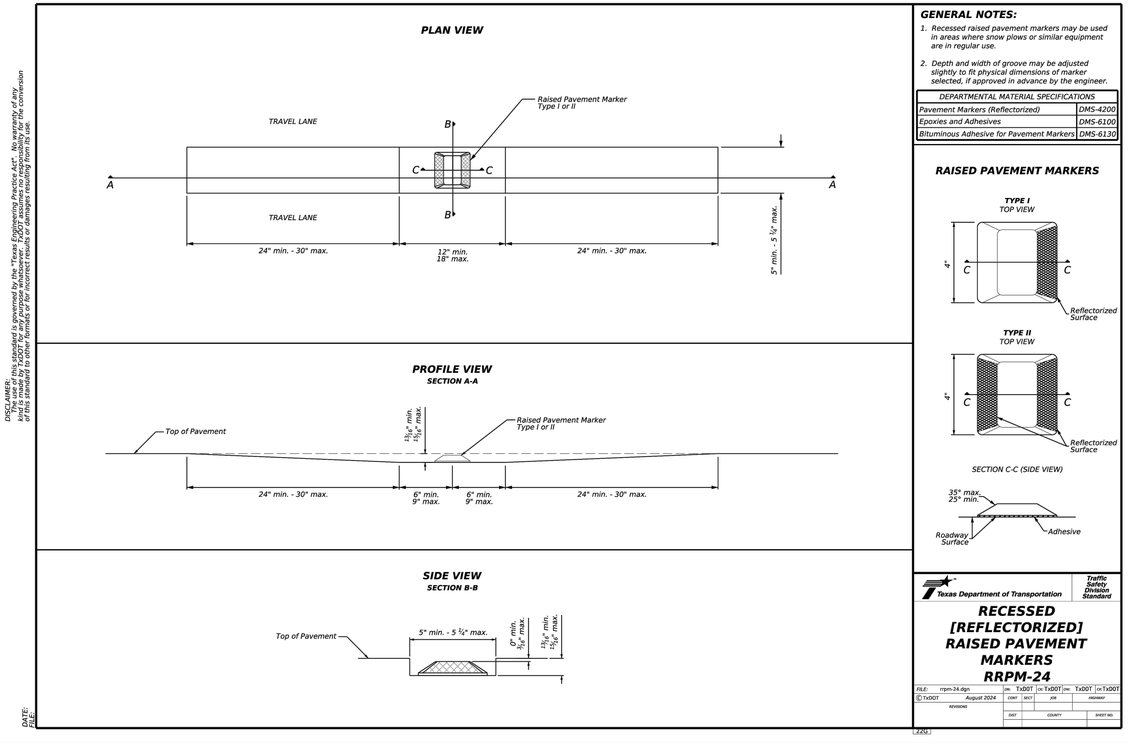
SHEET TITLE:
STREET DETAILS (1 OF 3)

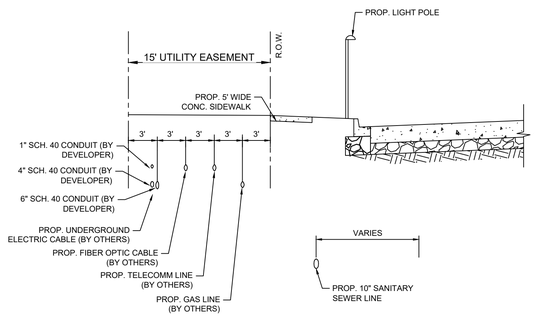
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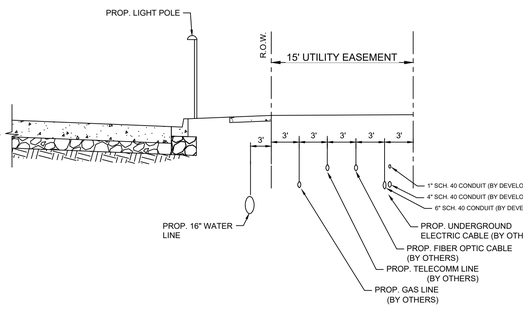


TYPICAL STREET SECTION
(ENTERPRISE DRIVE)
N.T.S.





TYPICAL UTILITY SECTION
(ENTERPRISE DRIVE - WEST SIDE)
N.T.S.



TYPICAL UTILITY SECTION
(ENTERPRISE DRIVE - EAST SIDE)
N.T.S.

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater BROWNSVILLE INCENTIVES CORPORATION

halff
1075 PAREDES LINE RD.
SUITE 104
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION
NO. | DATE | DESCRIPTION

4/22/2026



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.
04/22/26
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF
#312 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.: 61479.001
ISSUED: 03/30/2026
DRAWN BY: JG/EJ/AL
CHECKED BY: MS
SCALE: 1" = #'
SHEET TITLE:
STREET DETAILS (2 OF 3)

C802

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-MISC-DETAILS-61479.001.dwg DATE: April 22, 2026, TIME: 2:09 PM, USER: ai3818

811 Know what's below. Call before you dig.

READY TO START DIGGING?
https://call811.com/Start-Here

1) WHAT IS 811?

811 is the national call-before-you-dig phone number. Anyone who plans to dig should call 811 or go to their state 811 center's website before digging to request that the approximate location of buried utilities be marked with paint or flags so that you don't unintentionally dig into an underground utility line.

2) WHEN DO I CALL 811?

You should call 811 or use your state 811 center's website a few business days before you begin any digging, including common projects like planting trees and shrubs or installing fences and mailboxes. The specific amount of advance notice that you are required to provide varies by state.

3) WHAT INFO DO I NEED BEFORE CALLING 811?

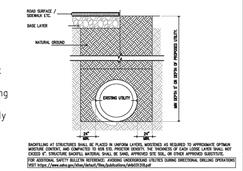
You will need to know the address of where you plan to dig, including the county and nearest cross street, as well as the type of project you're completing and the exact area on the property where you're planning to dig. Whether you call 811 or make your request online, you'll need the same info.

4)AFTER I CALL 811, WHAT DO I DO?

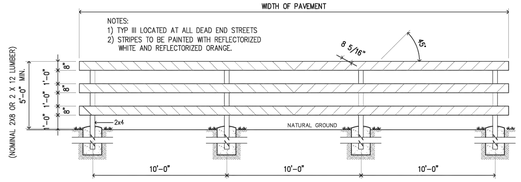
You need to wait a few days to allow utilities to respond to your request and ensure that all utilities have indeed responded to your request before breaking ground. Once all utilities have marked their buried lines, you should dig carefully around any utility marks and consider relocating projects that are close to buried utilities.

UTILITY POTHOLING TO VERIFY UTILITY LINES.

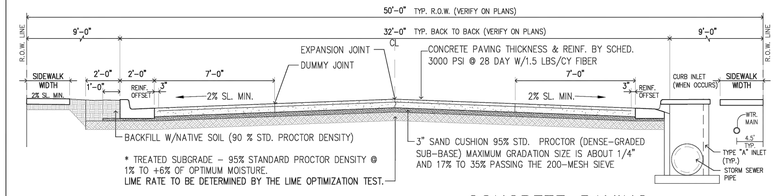
1. ON THE FIELD DENOTE UTILITY MARKS
2. POTHOLE A MINIMUM OF 24" TO EACH SIDE OF THE MARKS
3. POTHOLE A MINIMUM DEPTH OF 60" OR TO THE DEPTH OF PROPOSED SERVICE BEGIN PLACED.
4. IF NOT UTILITY IS FOUND CONTACT SPOTTING COMPANY FOR VERIFICATION OR UTILITY OWNER PRIOR TO CONTINUING.



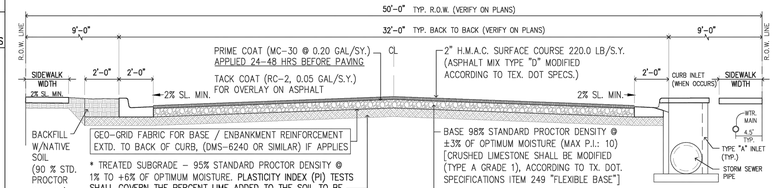
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6" STRUCTURAL BACKFILL SHALL BE PLACED IN SUCH A MANNER AS TO AVOID DAMAGE OR DISPLACEMENT OF THE STRUCTURE. (FOR ADDITIONAL SAFETY BULLETIN REFERENCE) AVOIDING UNDERGROUND UTILITIES DURING DIRECTIONAL DRILLING OPERATIONS TEXT https://www.osha.gov/sites/default/files/publications/shib031709.pdf



TYPE III BARRICADE DETAIL A3 NTS



CONCRETE PAVING



ASPHALT PAVING

CONTRACTOR SHALL NOT BEGIN ANY WORK ON ANY PORTION OF THE PAVING & DRAINAGE IMPROVEMENTS UNTIL ALL UNDERGROUND UTILITIES (STORM DRAINAGE, WATER DISTRIBUTION, SANITARY SEWER AND ALL ELECTRIC CABLE CONDUIT CROSSINGS), HAS BEEN COMPLETED.

STREET PAVING SECTIONS

TYPE OF STREET	SUBGRADE LIME TREATED	GEO-GRID	BASE LIMESTONE OR CALICHE	PAVEMENT H.M.A.C.	PAVEMENT CONCRETE
RESIDENTIAL	6"		6"	2"	7" REINF. #4 @ 12 OCEW
RESIDENTIAL COLLECTOR	8"		7"	2"	7" REINF. #4 @ 12 OCEW
COLLECTOR	11"		9"	2.5"	7" REINF. #5 @ 12 OCEW
MINOR ARTERIAL / INDUSTRIAL	12"		10"	3.5"	8" REINF. #5 @ 12 OCEW
MAJOR ARTERIAL	12"		11"	4"	8" REINF. #6 @ 12 OCEW

PAVING MATERIALS TESTING FOR STREETS (32' WIDE TYP.)

SUBGRADE: EVERY 300' MAX.
1. OPTIMUM LIME CONTENT.
2. ATTERBERG LIMITS.
3. MOISTURE/DENSITY CURVES (STANDARD PROCTOR).
4. SUBGRADE DENSITIES.
5. LIME DEPTH (THICKNESS)
LIME STABILIZATION SUB-BASE SHALL CURE MIN. 24 HR.

LIMESTONE / CALICHE: EVERY 400' MAX.
1. ATTERBERG LIMITS
2. MOISTURE/DENSITY CURVES (STANDARD PROCTOR)
3. EXTRACTION/GRADATION (OPTIONAL).
4. CALIFORNIA BEARING RATIO TEST (C.B.R.)
5. CALICHE BASE DENSITIES.
6. LIME DEPTH (THICKNESS).
(GET PLANT CERTIFICATE FOR MODIF. TYPE I CALICHE)

PRIME COAT: MC-30 OR APPROVED SIMILAR
1. CURING PERIOD 24-48 HRS.
2. DURING CURING NO TRAFFIC SHALL BE ALLOWED ON SURFACE, INCLUDING EQUIPAMENT

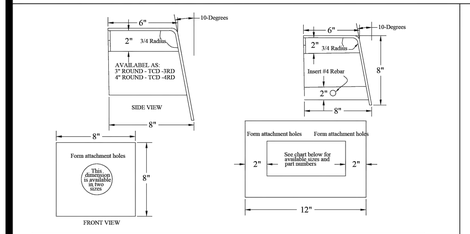
ASPHALT: EVERY 500' MAX.
1. RETAINED STABILITY.
2. HVEEM STABILITY
3. EXTRACTION/GRADATION.
4. OPT. THEORETICAL DENSITY,
5. THICKNESS.
6. IN-PLACE DENSITY.

H.M.A.C. CONTENT
BITM. OIL CONENT= 5-8% MAX.
RETAIN STABILITY = 70% MIN.
MAXIMUM COMPACTION = 93% MIN.
HVEEM STABILITY = 30% MIN.
TEMP. AT PLACING = 220 F MIN.

CONCRETE: CYL. EVERY 100 CY MIN. OR DAYS POUR
1. STRENGTH (P.S.I.)
1) CURB SHALL BE BACKFILLED WITHIN A 6 HOUR PERIOD AFTER REMOVAL OF FORMS TO PREVENT TILTING. 2" DEEP DUMMY JOINTS AT 10 FT. O.C. MAX.
2) CONCRETE SHALL BE CLASS "A" WITH 3000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS WITH 1.5 lbs./cy "FIBERMESH". ALL EXP. CONCRETE SURFACES SHALL BE TREATED WITH CURING COMPOUND RESIN BASE (ASTM C 309 TYPE 2) W/ FUGITIVE DYE.

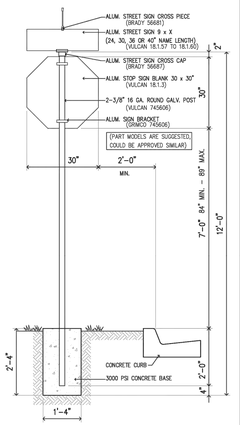
NOTES:
1) CONTRACTOR IS RESPONSIBLE FOR CALLING TESTING COMPANY AT PROPER TIMES DURING CONSTRUCTION FOR REQUIRED TESTING.
2) OWNER WILL PAY FOR ALL REQUIRED TESTING.
3) CONTRACTOR WILL PAY FOR ANY ADDITIONAL TESTING DONE TO ASSURE ALL MATERIALS AND WORK MEET REQUIREMENTS.
4) CONTRACTOR BEARS THE RESPONSIBILITY OF INFORMING CITY INSPECTORS OF ALL TESTING AT LEAST 24 HOURS IN ADVANCE.

PAVEMENT SECTION DETAIL B6 NTS

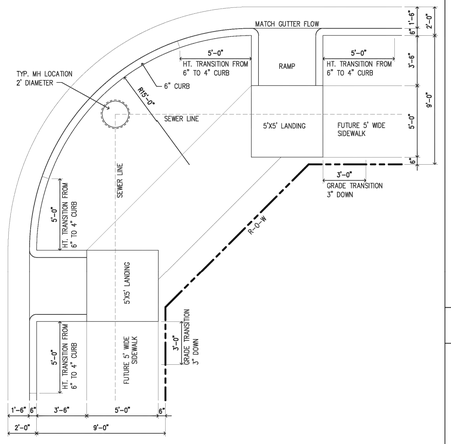


PRODUCT SPECIFICATION PRODUCT LIST					
ROUND EQUIV.	SIZE	MODEL	(ROOF DRAIN) LABEL MODEL NUMBER	(OVERFLOW DRAIN) LABEL MODEL NUMBER	REMARKS
3"	3" ROUND	TCD-3RD	TCD-3RD-RFD	TCD-3RD-OFD	6"-8" CURB FACE
4"	4" ROUND	TCD-4RD	TCD-4RD-RFD	TCD-4RD-OFD	6"-8" CURB FACE
4"	3"x5"	TCD-35	TCD-35-RFD	TCD-35-OFD	6"-8" CURB FACE
5"	3"x8"	TCD-38	TCD-38-RFD	TCD-38-OFD	6"-8" CURB FACE
6"	3"x12"	TCD-312	TCD-312-RFD	TCD-312-OFD	6"-8" CURB FACE
8"	4"x14"	TCD-414	TCD-414-RFD	TCD-414-OFD	NOTE: 8" CURB FACE ONLY
8"	3"x17"	TCD-317	TCD-317-RFD	TCD-317-OFD	6"-8" CURB FACE
10"	3"x27"	TCD-327	TCD-327-RFD	TCD-327-OFD	6"-8" CURB FACE
10"	4"x22"	TCD-422	TCD-422-RFD	TCD-422-OFD	NOTE: 8" CURB FACE ONLY
ALL CURB-O-LET PRODUCTS ARE MANUFACTURED TO CLOSE TOLERANCES. VERY SLIGHT VARIATIONS IN SIZE ARE POSSIBLE. CURB-O-LET FITS STANDARD 6" AND 8" CURB FACE. EPOXY COATING FINISHES AVAILABLE ON REQUEST.					

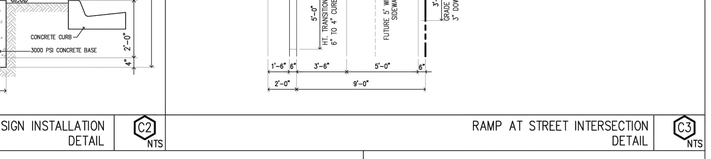
TYP. CURB DRAIN DETAIL & SPECIFICATIONS C1 NTS



TYP. STREET SIGN INSTALLATION DETAIL C2 NTS

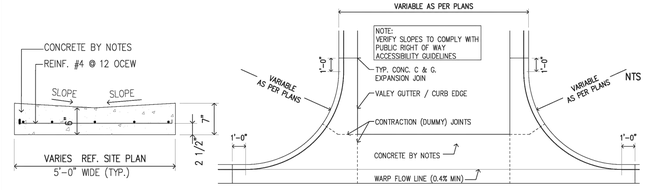


RAMP AT STREET INTERSECTION DETAIL C3 NTS

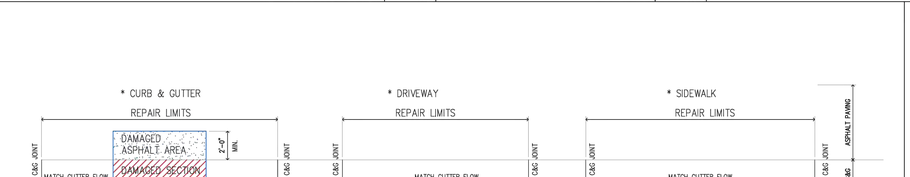


1. CONCRETE SHALL BE CLASS "A" WITH A 3000 PSI MINIMUM COMPRESSIVE STENGTH AT 28 DAYS W/1.5 LBS/CY "FIBERMESH".
2. CURBS SHALL BE BACKFILLED IMMEDIATELY AFTER REMOVAL OF FORMS TO PREVENT TILTING.
3. 2" DEEP DUMMY JOINTS 10' O.C. MAX.
4. EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS AND END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 LF.
5. JOINTS WILL CONSIST 1/2" PRE-MOLDED BITUMINOUS MATERIAL W/ (3) #4 x 36" SMOOTH DOWELS, ONE END GREASED & WRAPPED.
6 CARE MUST BE TAKEN THAT THE DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE "PLUGS" OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL THAT WOULD PREVENT JOINT FROM OPERATING AS AN EXPANSION JOINT.

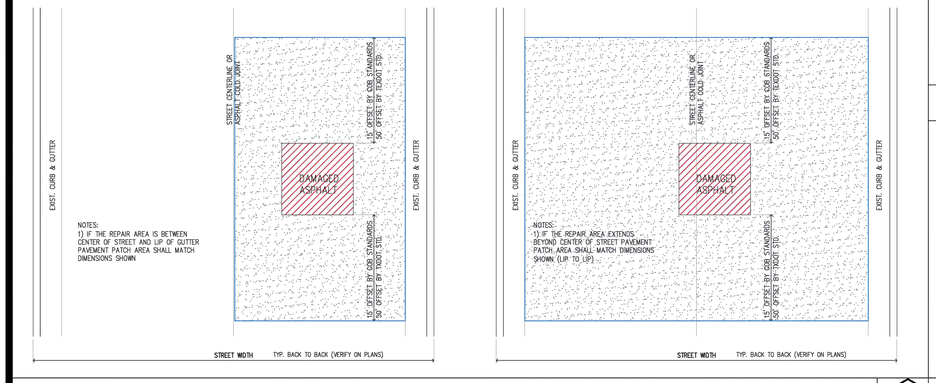
CONCRETE SIDEWALK TYPICAL DETAIL D4 NTS

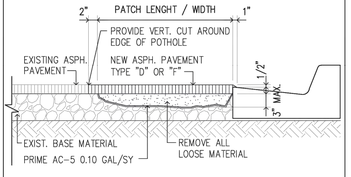


CONCRETE VALLEY DETAIL D6 NTS

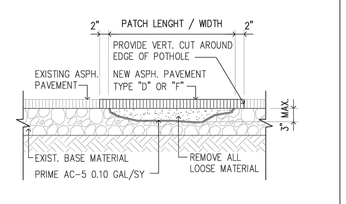


CURB, GUTTER, SIDEWALKS & ASPHALT PAVING REPAIR PREMISES DETAIL F2 NTS

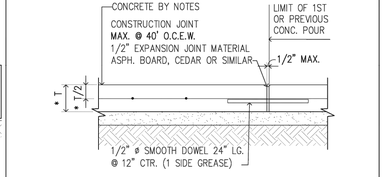




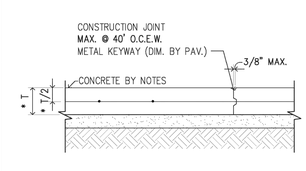
TYP. SHALLOW POTHOLE REPAIR EDGE TREATMENT DETAIL E3 NTS



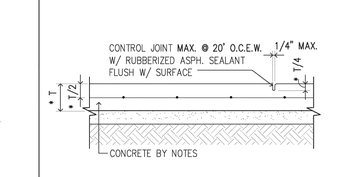
TYP. SHALLOW POTHOLE REPAIR DETAIL F3 NTS



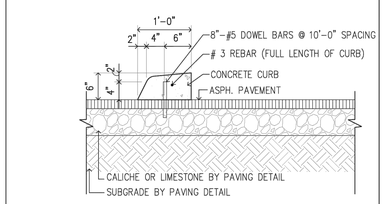
CONCRETE PAVING CONSTRUCTION JOINT TYPE "A" TYPICAL DETAIL E4 NTS



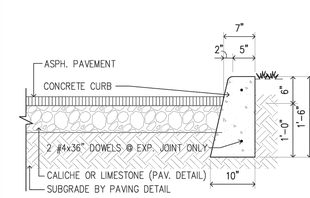
CONCRETE PAVING CONSTRUCTION JOINT TYPE "B" TYPICAL DETAIL E5 NTS



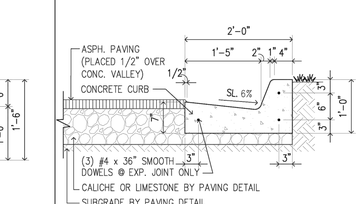
CONCRETE PAVING CONTRACTION JOINT (DUMMY JOINT) TYPE "C" TYPICAL DETAIL E6 NTS



STAND UP CURB DETAIL F4 NTS



HEADER CURB & GUTTER DETAIL F5 NTS



CONCRETE CURB & GUTTER DETAIL F6 NTS

CITY OF BROWNSVILLE
ENGINEERING DEPARTMENT

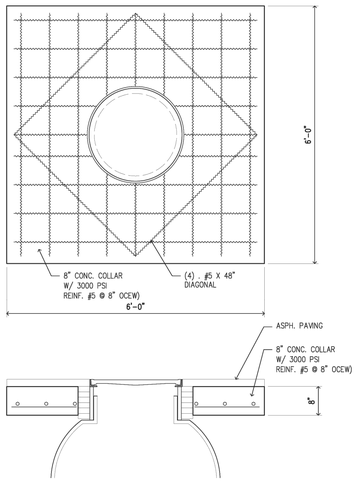
COB, ENGINEERING DEPT.
FACILITY IMPROVEMENT

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

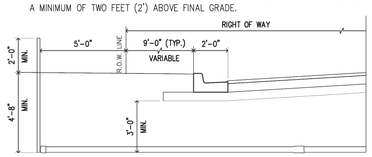
JOB NO.: #
DATE: # R1: 2023.06.16
DESIGN BY: #
DRAWN BY: #
CHECKED BY: #
APPROVED BY: #

SHEET :
13.1

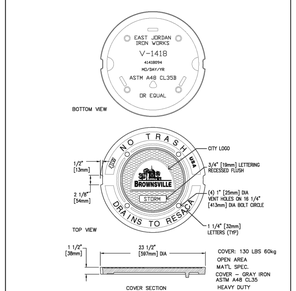


TYPICAL FIBERGLASS MANHOLE IN ASPHALT PAVING DETAIL D1 NTS

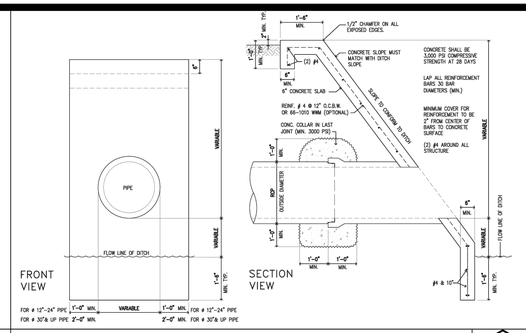
1) CONTRACTOR SHALL INSTALL CONDUIT WITH PULL STRING IN CROSSING LOCATIONS INDICATED ON THE PLANS.
2) CONDUIT SHALL EXTEND FIVE FEET (5') PAST RIGHT OF WAY WITH TEMPORARY CONDUIT END CAPS. WHEN WATER LINE, GAS LINE AND SEWER LINE EASEMENTS CROSS ELECTRICAL EASEMENTS, CONDUIT SHALL BE ENCASED IN CONCRETE, (1 FOOT COVERING). CONDUIT SHALL EXTEND THREE FEET (3') BEYOND EASEMENT.
3) A WOODEN 2X4 OR OTHER VISIBLE UTILITY MARKER (PVC OR STEEL) SHALL BE INSTALLED TO LOCATE CONDUIT CROSSING ENDS. THE UTILITY MARKER SHALL BE A MINIMUM OF TWO FEET (2') ABOVE FINAL GRADE.



UNDERGROUND ELECTRICAL CROSSING DETAIL A2 NTS

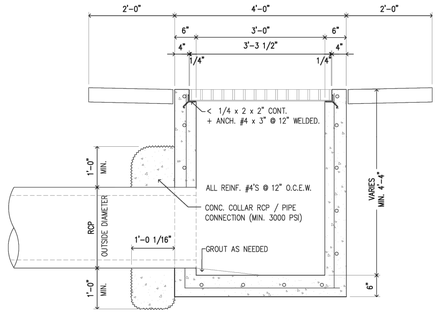


TYP. MANHOLE / INLET COVER DETAIL A3 NTS

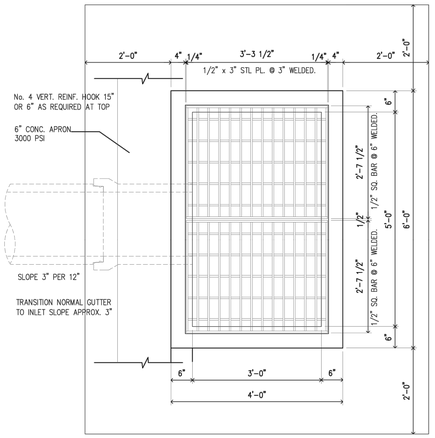


TYP. CONCRETE HEADWALL DETAIL A4 NTS

NOTES:
1) PRECAST INLETS MAY BE USED TO ENGINEERS APPROACH.
2) BASES FOR PRECAST INLETS MUST BE POURED PRIOR SETTING WALLS
3) CONCRETE FOR GRATE INLET SHALL HAVE A MIN. STRENGTH OF 3,000 P.S.I. AT 28 DAYS, W/ 1.5 LBS. "FIBERMESH" PER C.Y.



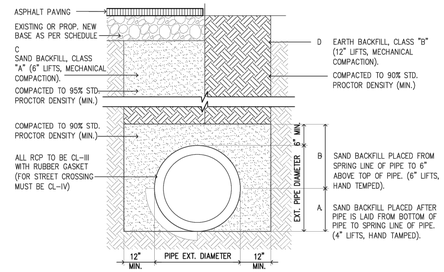
TYPICAL GRATE INLET DETAIL D4 NTS



STORM DRAIN PIPES CLEARANCE

PIPE TYPE ALLOWED	DIAMETER	EASEMENT MIN. WIDTH	CLASS / TYPE	MIN. EXCAV. WIDTH	MIN. COVER REQUIRED
RCP	18" – 30"	20'–0"	III	PIPE Ø + 2'	18"
RCP	36" – 72"	25'–0"	III	PIPE Ø + 3'	24"
RCP	LARGER	30'–0"	III	PIPE Ø + 3'	36"

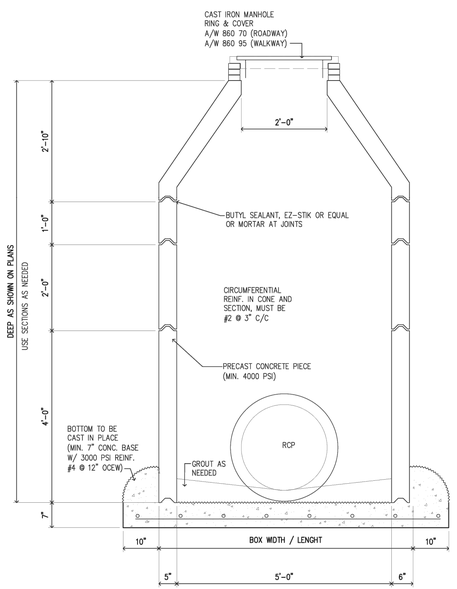
1) ALL RCP, STORM SEWER LINES MUST BE INCREASED TO **CLASS IV** WHEN RUNS UNDER ROAD OR STREET



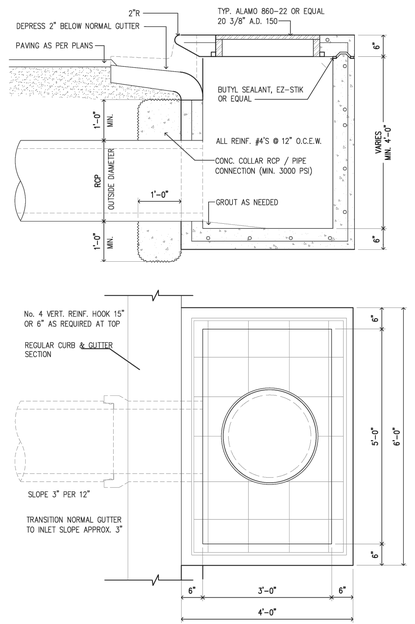
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

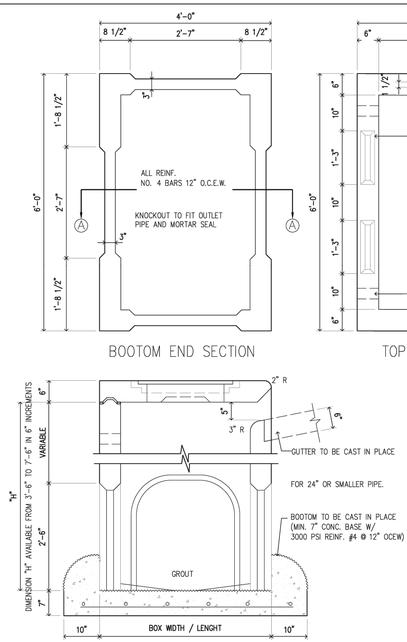
FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

STANDARD PIPE BEDDING FOR CONCRETE PIPE DETAIL D6 NTS



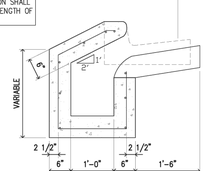
TYPICAL PRECAST CONCRETE MANHOLE DETAIL F1 NTS





NOTES:
1) SLOPE BOTTOM OF INLET EXTENSION 1/2" PER FT. TOWARD INLET.
2) ALL STEEL TO BE #4 @ 12" O.C.E.W.
3) CONCRETE FOR INLET EXTENSION SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 20 DAYS.

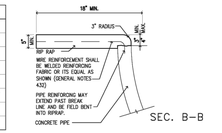
INLET TYPE	WIDTH (W)
A	3'-0"
A-1	4'-0"
A-2	5'-0"
A-3	6'-0"

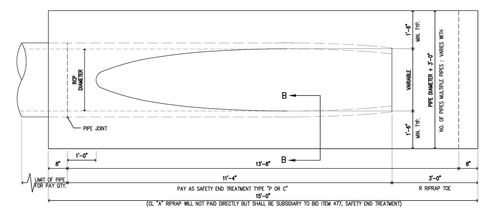


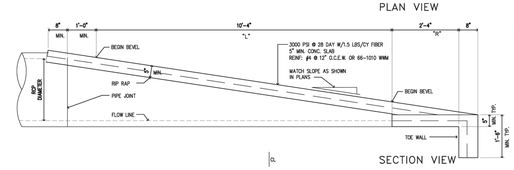
TYPICAL CURB & GRATED INLET DETAIL F4 NTS

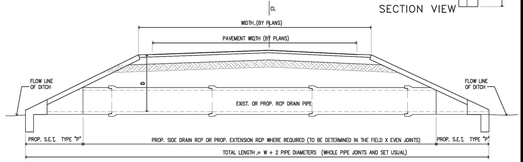
RIPRAP TOE LENGTHS	
SLOPE	"R"
3:1	1'–6"
4:1	2'–0"
5:1	2'–6"
6:1	3'–0"

SAFETY AND TREATMENT PIPE LENGTHS				
PIPE DIA. (IN.)	"L"			
	3:1	4:1	5:1	6:1
12"	2'–0"	2'–8"	3'–4"	4'–0"
15"	2'–9 3/4"	3'–9"	4'–8 1/4"	5'–7 1/2"
18"	3'–7 1/2"	4'–10"	6'–0 1/2"	7'–3"
24"	5'–2 1/4"	6'–11"	8'–7 3/4"	10'–4 1/2"
30"	6'–9"	9'–0"	11'–3"	13'–6"
36"	8'–4 1/2"	11'–2"	13'–11 1/2"	16'–9"









NOTE: SAFETY END TREATMENTS SHALL BE INSTALLED ONLY AFTER THE FLEX BASE ON THE ROADWAY HAS BEEN PLACED AND FINISHED.

TYP. SIDE DRAIN SECTION

TYP. SAFETY END DETAIL F6 NTS

CITY OF BROWNSVILLE
ENGINEERING DEPARTMENT

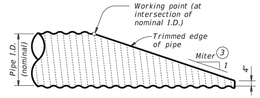
COB, ENGINEERING DEPT.
FACILITY IMPROVEMENT

4/22/2023

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

JOB NO. : #
DATE: # R1: 2023.06.13
DESIGN BY : #
DRAWN BY : #
CHECKED BY : #
APPROVED BY : #

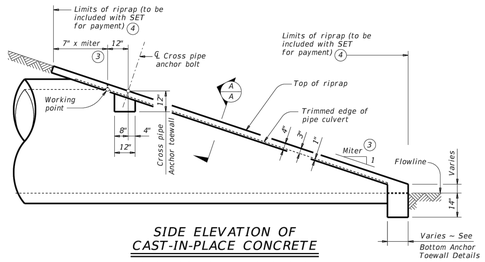
SHEET :
13.2



NOTE: All pipe runners, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

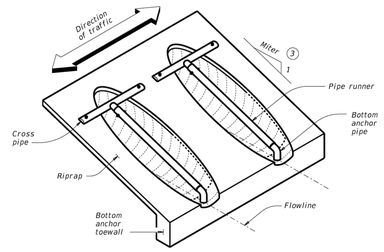
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert. Details of reinforced concrete pipe (RCP) culvert are similar.)



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details of corrugated metal pipe (CMP) culvert are similar. Pipe runners not shown for clarity)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing installation with no skew.)

CROSS PIPE LENGTHS AND PIPE RUNNER LENGTHS (1) (2)

Nominal Culvert I.D.	Pipe Culvert Span ~ G	Cross Pipe Length	Pipe Runner Length											
			3:1 Side Slope				4:1 Side Slope				6:1 Side Slope			
			0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew
24"	1' – 7"	3' – 5"	N/A	N/A	N/A	5' – 10"	N/A	N/A	N/A	8' – 1"	N/A	N/A	N/A	12' – 9"
27"	1' – 8"	3' – 8"	N/A	N/A	5' – 5"	6' – 11"	N/A	N/A	7' – 7"	9' – 7"	N/A	N/A	11' – 11"	14' – 11"
30"	1' – 10"	3' – 11"	N/A	N/A	6' – 4"	8' – 0"	N/A	N/A	8' – 9"	11' – 0"	N/A	N/A	13' – 8"	17' – 0"
33"	1' – 11"	4' – 2"	6' – 2"	6' – 5"	7' – 3"	9' – 1"	8' – 6"	8' – 10"	10' – 0"	12' – 5"	13' – 3"	13' – 9"	15' – 5"	19' – 2"
36"	2' – 1"	4' – 5"	6' – 11"	7' – 3"	8' – 2"	10' – 2"	9' – 6"	9' – 11"	11' – 2"	13' – 10"	14' – 9"	15' – 3"	17' – 2"	21' – 3"
42"	2' – 4"	4' – 11"	8' – 6"	8' – 10"	9' – 11"	12' – 4"	11' – 7"	12' – 0"	13' – 6"	16' – 8"	17' – 9"	18' – 5"	20' – 8"	25' – 7"
48"	2' – 7"	5' – 5"	10' – 1"	10' – 5"	11' – 9"	N/A	13' – 7"	14' – 2"	15' – 10"	N/A	20' – 9"	21' – 6"	24' – 2"	N/A
54"	3' – 0"	5' – 11"	11' – 8"	12' – 1"	N/A	N/A	15' – 8"	16' – 3"	N/A	N/A	23' – 10"	24' – 8"	N/A	N/A
60"	3' – 3"	6' – 5"	13' – 3"	N/A	N/A	N/A	17' – 9"	N/A	N/A	N/A	26' – 10"	N/A	N/A	N/A

TYPICAL PIPE CULVERT MITERS (3)

Side Slope	0° Skew	15° Skew	30° Skew	45° Skew
3:1	3:1	3.106:1	3.464:1	4.243:1
4:1	4:1	4.141:1	4.619:1	5.657:1
6:1	6:1	6.212:1	6.928:1	8.485:1

CONDITIONS WHERE PIPE RUNNERS ARE NOT REQUIRED (2)

Nominal Culvert I.D.	Single Pipe Culvert	Multiple Pipe Culverts
12" thru 21"	Skews thru 45°	Skews thru 45°
24"	Skews thru 45°	Skews thru 30°
27"	Skews thru 30°	Skews thru 15°
30"	Skews thru 15°	Skews thru 15°
33"	Skews thru 15°	Always required
36"	Normal (no skew)	Always required
42" thru 60"	Always required	Always required

STANDARD PIPE SIZES AND MAX PIPE RUNNER LENGTHS (1)

Pipe Size	Pipe O.D.	Pipe I.D.	Max Pipe Runner Length
2" STD	2.375"	2.067"	N/A
3" STD	3.500"	3.068"	10' – 0"
4" STD	4.500"	4.026"	19' – 8"
5" STD	5.563"	5.047"	34' – 2"

ESTIMATED CONCRETE RIPRAP QUANTITIES (CY) (5)

Nominal Culvert I.D.	3:1 Side Slope				4:1 Side Slope				6:1 Side Slope			
	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew
12"	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.7	0.7	0.7	0.8
15"	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.9
18"	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.8	0.8	0.8	0.9	1.0
21"	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.9	0.9	0.9	1.0	1.2
24"	0.6	0.7	0.7	0.8	0.8	0.8	0.8	1.0	1.0	1.0	1.1	1.3
27"	0.7	0.7	0.8	0.9	0.8	0.9	0.9	1.1	1.1	1.1	1.2	1.4
30"	0.8	0.8	0.8	0.9	0.9	0.9	1.0	1.2	1.2	1.2	1.3	1.6
33"	0.8	0.8	0.9	1.0	1.0	1.0	1.1	1.3	1.3	1.4	1.5	1.7
36"	0.9	0.9	0.9	1.1	1.1	1.1	1.2	1.4	1.4	1.5	1.6	1.8
42"	1.0	1.0	1.1	1.3	1.2	1.3	1.3	1.6	1.6	1.7	1.8	2.1
48"	1.1	1.1	1.2	N/A	1.4	1.4	1.5	N/A	1.9	1.9	2.1	N/A
54"	1.3	1.3	N/A	N/A	1.6	1.6	N/A	N/A	2.1	2.1	N/A	N/A
60"	1.4	N/A	N/A	N/A	1.7	N/A	N/A	N/A	2.3	N/A	N/A	N/A

(1) Provide pipe runner of the size shown in the tables. Provide cross pipe of the same size as the pipe runner. Provide cross pipe stub out and bottom anchor pipe of the next smaller size pipe as shown in the Standard Pipe Sizes and Max Pipe Runner Lengths table.

(2) This standard allows for the placement of only one pipe runner across each culvert pipe opening. In order to limit the clear opening to be traversed by an errant vehicle, the following conditions must be met:

For 60" culvert pipes, the skew must not exceed 0°.
For 54" culvert pipes, the skew must not exceed 15°.
For 48" culvert pipes, the skew must not exceed 30°.
For all culvert pipe sizes 42" and less, the skew must not exceed 45°.

If the above conditions cannot be met, the designer should consider using a safety end treatment with flared wings. For further information, refer to the TxDOT Roadway Design Manual.

(3) Miter = slope of mitered end of pipe culvert.

(4) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap."

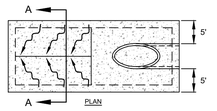
(5) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

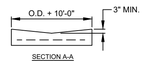
SHEET 1 OF 2

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT FOR 12" DIA TO 60" DIA PIPE CULVERTS TYPE II ~ CROSS DRAINAGE SETP-CD

FILE: CD-SETP-CD-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.



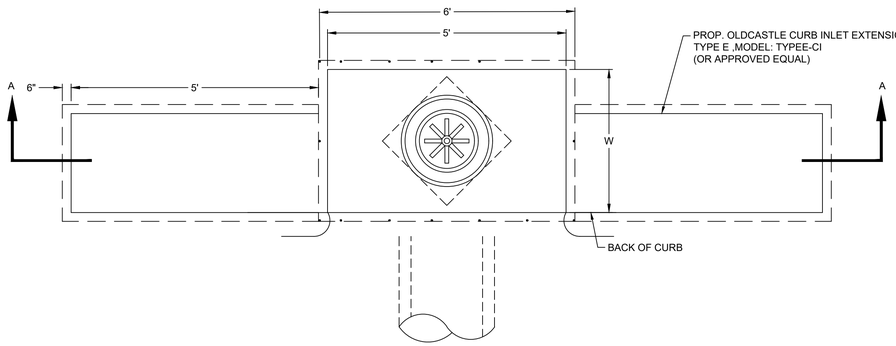


DOWNSTREAM RIP-RAP SWALE

NTS

NOTES:

A. SLOPES AND CONFIGURATION MAY BE ALTERED DURING CONSTRUCTION TO FIT FIELD CONDITIONS.
B. MIN. 6" 3,000 PSI CONCRETE @ 28 DAYS WITH 6 X 6 X NO. 6 WWM (O.C.) OR REINF. #4 @ 12" O.C.B.W. (THROUGHOUT STRUCTURE).
C. MIN. COVER FOR REINFORCEMENT TO BE 2" FROM CENTER OF BARS TO CONCRETE SURFACE
D. LAP ALL REINFORCEMENT BARS 30 BAR DIAMETER (MIN.)
E. 1/2" CHAMFER ON ALL EXPOSED EDGES.



INLET TYPE	WIDTH (W)
A	3'-0"
A-1	4'-0"
A-2	5'-0"
A-3	6'-0"

SECTION A-A

NOTES:

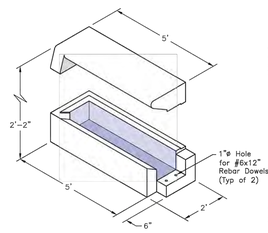
*1. IF 1-FOOT MINIMUM COVER FROM BOTTOM OF EXTENSION BOX TO TOP OF STORM RCP IS UNABLE TO BE MET, USE FLOWABLE FILL FOR EMBEDMENT REQUIREMENTS.

TYPICAL CURB INLET W/ EXTENSION

N.T.S.

Oldcastle Precast — Water

1'-0" x 5'-0" x 10'-0" I.D. Curb Inlet Extension Type E TXDOT
Model: TYPEE-CI



Top Type E 5' Extension
Weight – 1,075 Lbs
Right Item# – 1201054
Left Item# – 1201053

Base Type E 5' Extension
Weight – 1,725 Lbs
Right – Item# – 1201051
Left – Item# – 1201052

Note: Left Extension Shown

SPECIFICATIONS:
1. Concrete: Has a Design Strength of 5,000 psi at 28 Days.
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Loading: Designed for H20 Loading.
4. C.I. Castings: ASTMA-48, Class 30/35.

GENERAL NOTES:
1. Steps, Spaced 14", shall be Provided and Installed in all Inlets where the Distance from the Top of Curb to Flow Line Exceeds 5'-0".

Texas Region — For more information about our products please visit us on the web at: oldcastleprecast.com © 2013 Oldcastle Precast, Inc. IN-12 — 888-9 Oldcastle (888-965-3227)

TYPICAL CURB INLET EXTENSION

NTS

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the completeness of this standard in other contexts or for incorrect results or conclusions from its use.

DATE:
FILE:

FILE NAME: A:\61000s\61479001\LD\CADD\SheetsIC-PLAN-MISC-DETAILS-61479.001.dwg DATE: April 22, 2026, TIME: 2:09 PM, USER: ah3818

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

Greater Brownsville Incentives Corporation

halff
1075 PAREDES LINE RD.
SUITE B
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

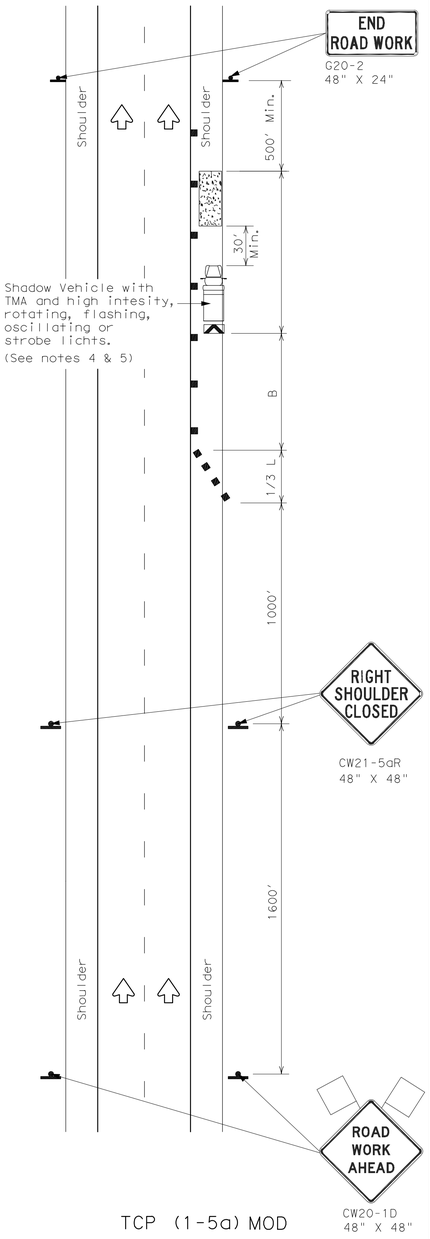
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SCALE:	

SHEET TITLE:
STORM DRAINAGE DETAILS (2 OF 2)

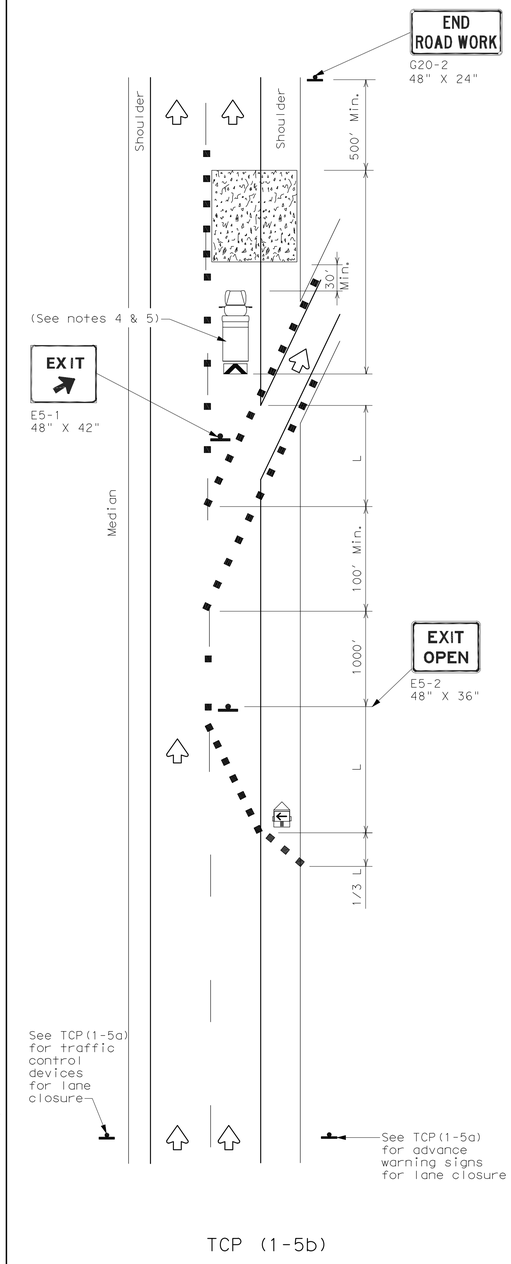
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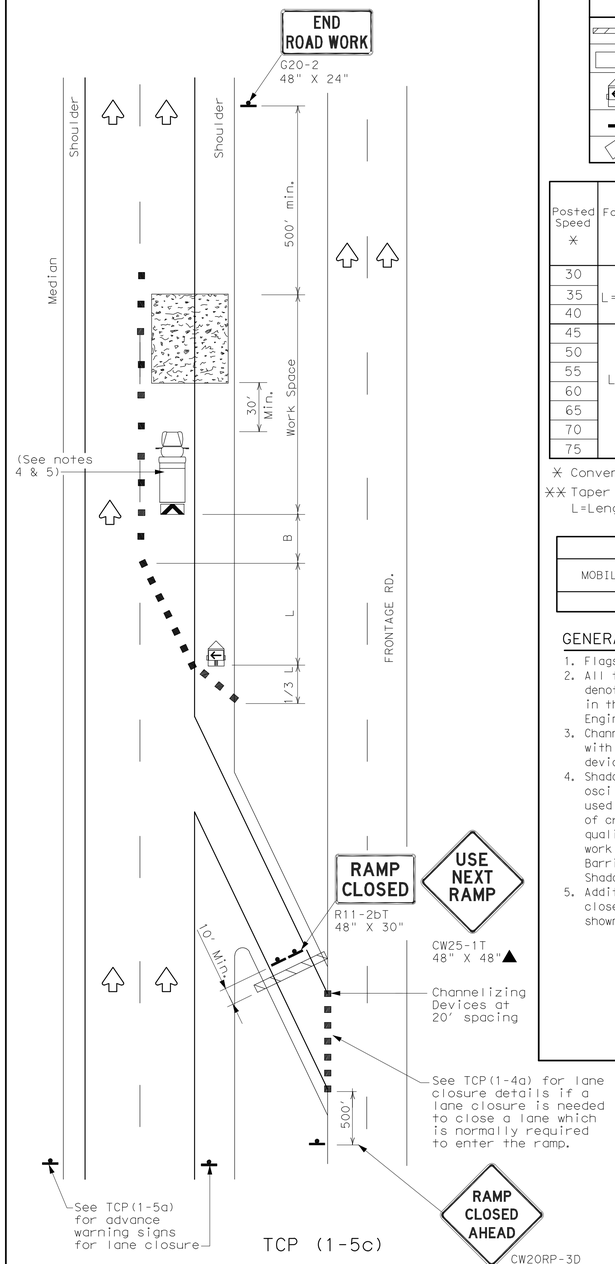
TCP (1-5a) MOD

SHOULDER LANE CLOSURE



TCP (1-5b)

LANE CLOSURE NEAR EXIT RAMPS



TCP (1-5c)

LANE CLOSURE NEAR ENTRANCE RAMPS

DATE:
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LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	40'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
		✓		

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Channelizing devices used to close lanes may be supplemented with the Chevron Alignment Sign placed on every other channelizing device. Chevrons may be attached to plastic drums as per BC Standards.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned in each closed lane, on the shoulder or off the paved surface, next to those shown in order to protect a wider work space.

Texas Department of Transportation | Traffic Operations Division Standard

TRAFFIC CONTROL PLAN LANE CLOSURES FOR DIVIDED HIGHWAYS

TCP(1-5)-18 MOD

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4/22/2026

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BARRICADE AND CONSTRUCTION (BC) STANDARD SHEETS GENERAL NOTES:

1. The Barricade and Construction Standard Sheets (BC sheets) are intended to show typical examples for placement of temporary traffic control devices, construction pavement markings, and typical work zone signs. The information contained in these sheets meet or exceed the requirements shown in the "Texas Manual on Uniform Traffic Control Devices" (MUTCD).
2. The development and design of the Traffic Control Plan (TCP)is the responsibility of the Engineer.
3. The Contractor may propose changes to the TCP that are signed and sealed by a licensed professional engineer for approval. The Engineer may develop, sign and seal Contractor proposed changes.
4. The Contractor is responsible for installing and maintaining the traffic control devices as shown in the plans. The Contractor may not move or change the approximate location of any device without the approval of the Engineer.
5. Geometric design of lane shifts and detours should, when possible, meet the applicable design criteria contained in manuals such as the American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways and Streets," the TxDOT "Roadway Design Manual" or engineering judgment.
6. When projects abut, the Engineer(s) may omit the END ROAD WORK, TRAFFIC FINES DOUBLE, and other advance warning signs if the signing would be redundant and the work areas appear continuous to the motorists. If the adjacent project is completed first, the Contractor shall erect the necessary warning signs as shown on these sheets, the TCP sheets or as directed by the Engineer. The BEGIN ROAD WORK NEXT X MILES sign shall be revised to show appropriate work zone distance.
7. The Engineer may require duplicate warning signs on the median side of divided highways where median width will permit and traffic volumes justify the signing.
8. All signs shall be constructed in accordance with the details found in the "Standard Highway Sign Designs for Texas," latest edition. Sign details not shown in this manual shall be shown in the plans or the Engineer shall provide a detail to the Contractor before the sign is manufactured.
9. The temporary traffic control devices shown in the illustrations of the BC sheets are examples. As necessary, the Engineer will determine the most appropriate traffic control devices to be used.
10. Where highway construction or maintenance work is being undertaken, other than mobile operations as defined by the Texas Manual on Uniform Traffic Control Devices, CSJ limit signs are required. CSJ limit signs are shown on BC(2). The OBEY WARNING SIGNS STATE LAW sign, STAY ALERT TALK OR TEXT LATER and the WORK ZONE TRAFFIC FINES DOUBLE sign with plaque shall be erected in advance of the CSJ limits. The BEGIN ROAD WORK NEXT X MILES, CONTRACTOR and END ROAD WORK signs shall be erected at or near the CSJ limits. For mobile operations, CSJ limit signs are not required.
11. Traffic control devices should be in place only while work is actually in progress or a definite need exists.
12. The Engineer has the final decision on the location of all traffic control devices.
13. Inactive equipment and work vehicles, including workers' private vehicles must be parked away from travel lanes. They should be as close to the right-of-way line as possible, or located behind a barrier or guardrail, or as approved by the Engineer.

WORKER SAFETY NOTES:

1. Workers on foot who are exposed to traffic or to construction equipment within the right-of-way shall wear high-visibility safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel," or equivalent revisions, and labeled as ANSI 107-2004 standard performance for Class 2 or 3 risk exposure. Class 3 garments should be considered for high traffic volume work areas or night time work.
2. Except in emergency situations, flagger stations shall be illuminated when flagging is used at night.

COMPLIANT WORKZONE TRAFFIC CONTROL DEVICES

1. Only pre-qualified products shall be used. The "Compliant Work Zone Traffic Control Devices List" (CWZTCD) describes pre-qualified products and their sources.
2. Work zone traffic control devices shall be compliant with the Manual for Assessing Safety Hardware (MASH).

THE DOCUMENTS BELOW CAN BE FOUND ON-LINE AT http://www.txdot.gov
COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD)
DEPARTMENTAL MATERIAL SPECIFICATIONS (DMS)
MATERIAL PRODUCER LIST (MPL)
ROADWAY DESIGN MANUAL - SEE "MANUALS (ONLINE MANUALS)"
STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD)
TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)
TRAFFIC ENGINEERING STANDARD SHEETS

SHEET 1 OF 12

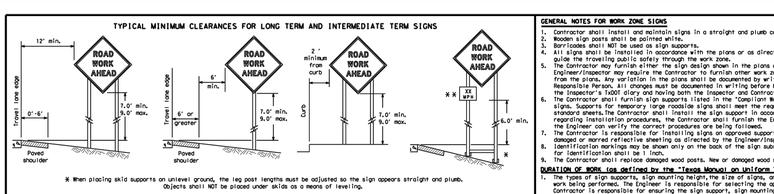
Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION GENERAL NOTES AND REQUIREMENTS

BC(1)-21

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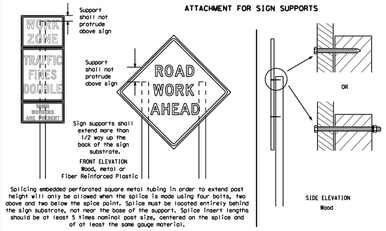
TYPICAL MINIMUM CLEARANCES FOR LONG TERM AND INTERMEDIATE TERM SIGNS



* When placing skid supports on unlevel ground, the leg post lengths must be adjusted so the sign appears straight and plumb. Objects shall NOT be placed under skids as a means of leveling.

** When plaques are placed on dual-leg supports, they should be attached to the upright nearest the travel lane. Supplemental plaques (advisory or distance) should not cover the surface of the parent sign.

ATTACHMENT FOR SIGN SUPPORTS



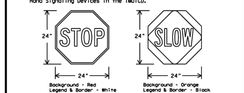
Attachment to wooden supports will be by bolts and nuts or screws. Use TxDOT's or manufacturer's recommended procedures for attaching sign substrates to other types of sign supports

Nails shall NOT be allowed. Each sign shall be attached directly to the sign support. Multiple signs shall not be joined or spliced by any means. Wood supports shall not be extended or repaired by splicing or other means.

Splicing embedded perforated square metal tubing in order to extend post height will only be allowed when the splice is made using four bolts, two above and two below the splice point. Splices must be located entirely behind the sign substrate, not near the base of the support. Splice insert lengths should be at least 5 times nominal post size, centered on the splice and of at least the same gauge material.

STOP/SLOW PADDLES

1. STOP/SLOW paddles are the primary method to control traffic by flaggers. The STOP/SLOW paddle size should be 24" x 24".
2. STOP/SLOW paddles shall be retroreflectorized when used at night.
3. STOP/SLOW paddles may be attached to a staff with a minimum length of 6' to the bottom of the sign.
4. Any lights incorporated into the STOP or SLOW paddle faces shall only be as specifically described in Section 6E.03 Hand Signaling Devices in the TMUTCD.



Background - Red
Legend & Border - White

Background - Orange
Legend & Border - Black

SHEETING REQUIREMENTS (WHEN USED AT NIGHT)		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	ORANGE	TYPE B_N, OR C_N SHEETING
LEGEND & BORDER	WHITE	TYPE B OR C SHEETING
LEGEND & BORDER	BLACK	ACRYLIC NON-REFLECTIVE FILM

CONTRACTOR REQUIREMENTS FOR MAINTAINING PERMANENT SIGNS WITHIN THE PROJECT LIMITS

1. Permanent signs are used to give notice of traffic laws or regulations, call attention to conditions that are potentially hazardous to traffic operations, show route designations, destinations, directions, distances, services, points of interest, and other geographical, recreational, specific service (LOGO), or cultural information. Drivers proceeding through a work zone need the same, if not better route guidance as normally installed on a roadway without construction.
2. When permanent regulatory or warning signs conflict with work zone conditions, remove or cover the permanent signs until the permanent sign message matches the roadway condition. For details for covering large guide signs see the TS-08 standard.
3. When existing permanent signs are moved and relocated due to construction purposes, they shall be visible to motorists at all times.
4. If existing signs are to be relocated on their original supports, they shall be installed on crashworthy bases as shown on the SMD Standard sheets. The signs shall meet the required mounting heights shown on the BC Sheets or the SMD Standards. This work should be paid for under the appropriate pay item for relocating existing signs.
5. If permanent signs are to be removed and relocated using temporary supports, the Contractor shall use crashworthy supports as shown on the BC standard sheets, TLRS standard sheets or the CWZTCD list. The signs shall meet the required mounting heights shown on the BC, or the SMD standard sheets during construction. This work should be paid for under the appropriate pay item for relocating existing signs.
6. Any sign or traffic control device that is struck or damaged by the Contractor or his/her construction equipment shall be replaced as soon as possible by the Contractor to ensure proper guidance for the motorists. This will be subsidiary to Item 502.

GENERAL NOTES FOR WORK ZONE SIGNS

1. Contractor shall install and maintain signs in a straight and plumb condition and/or as directed by the Engineer.
2. Wooden sign posts shall be painted white.
3. Barricades shall NOT be used as sign supports.
4. All signs shall be installed in accordance with the plans or as directed by the Engineer. Signs shall be used to regulate, warn, and guide the traveling public safely through the work zone.
5. The Contractor may furnish either the sign design shown in the plans or in the "Standard Highway Sign Designs for Texas" (SHSD). The Engineer/Inspector may require the Contractor to furnish other work zone signs that are shown in the TMUTCD but may have been omitted from the plans. Any variation in the plans shall be documented by written agreement between the Engineer and the Contractor's Responsible Person. All changes must be documented in writing before being implemented. This can include documenting the changes in the Inspector's TxDOT diary and having both the Inspector and Contractor initial and date the agreed upon changes.
6. The Contractor shall furnish sign supports listed in the "Compliant Work Zone Traffic Control Devices List" (CWZTCD) for small roadside signs. Supports for temporary large roadside signs shall meet the requirements detailed on the Temporary Large Roadside Signs (TLRS) standard sheets.The Contractor shall install the sign support in accordance with the manufacturer's recommendations. If there is a question regarding installation procedures, the Contractor shall furnish the Engineer a copy of the manufacturer's installation recommendations so the Engineer can verify the correct procedures are being followed.
7. The Contractor is responsible for installing signs on approved supports and replacing signs with damaged or cracked substrates and/or damaged or illegible sheeting as directed by the Engineer/Inspector.
8. Identification markings may be shown only on the back of the sign substrate. The maximum height of letters and/or company logos used for identification shall be 1 inch.
9. The Contractor shall replace damaged wood posts. New or damaged wood sign posts shall not be spliced.

DURATION OF WORK (as defined by the "Texas Manual on Uniform Traffic Control Devices" Part 6):

1. The types of sign supports, sign mounting height,the size of signs, and the type of sign substrates can vary based on the type of work being performed. The Engineer is responsible for selecting the appropriate size sign for the type of work being performed. The Contractor is responsible for ensuring the sign support, sign mounting height and substrate meets manufacturer's recommendations in regard to crashworthiness and duration of work requirements.
   a. Long-term stationary - work that occupies a location more than 3 days.
   b. Intermediate-term stationary - work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than one hour.
   c. Short-term stationary - daytime work that occupies a location for more than 1 hour in a single daylight period.
   d. Short, duration - work that occupies a location up to 1 hour.
   e. Mobile - work that moves continuously or intermittently (stopping for up to approximately 15 minutes.)

SIGN MOUNTING HEIGHT

1. The bottom of Long-term/intermediate-term signs shall be at least 7 feet, but not more than 9 feet, above the paved surface, except as shown for supplemental plaques mounted below other signs.
2. The bottom of Short-term/Short Duration signs shall be a minimum of 1 foot above the pavement surface but no more than 2 feet above the ground.
3. Long-term/intermediate-term Signs may be used in lieu of Short-term/Short Duration signing.
4. Short-term/Short Duration signs shall be used only during daylight and shall be removed at the end of the workday or raised to appropriate Long-term/intermediate sign height.
5. Regulatory signs shall be mounted at least 7 feet, but not more than 9 feet, above the paved surface regardless of work duration.

SIZE OF SIGNS

1. The Contractor shall furnish the sign sizes shown on BC (2) unless otherwise shown in the plans or as directed by the Engineer.

SIGN SUBSTRATES

1. The Contractor shall ensure the sign substrate is installed in accordance with the manufacturer's recommendations for the type of sign support that is being used. The CWZTCD lists each substrate that can be used on the different types and models of sign supports.
2. "Mesh" type materials are NOT an approved sign substrate, regardless of the tightness of the weave.
3. All wooden individual sign panels fabricated from 2 or more pieces shall have one or more plywood cleat, 1/2" thick by 6" wide, fastened to the back of the sign and extending fully across the sign. The cleat shall be attached to the back of the sign using wood screws that do not penetrate the face of the sign panel. The screws shall be placed on both sides of the splice and spaced at 6" centers. The Engineer may approve other methods of splicing the sign face.

REFLECTIVE SHEETING

1. All signs shall be retroreflective and constructed of sheeting meeting the color and retro-reflectivity requirements of DMS-8300 for rigid signs or DMS-8310 for roll-up signs. The web address for DMS specifications is shown on BC(1).
2. White sheeting, meeting the requirements of DMS-8300 Type A, shall be used for signs with a white background.
3. Orange sheeting, meeting the requirements of DMS-8300 Type B_N or Type C_N, shall be used for rigid signs with orange backgrounds.

SIGN LETTERS

1. All sign letters and numbers shall be clear, and open rounded type uppercase alphabet letters as approved by the Federal Highway Administration (FHWA) and as published in the "Standard Highway Sign Design for Texas" manual. Signs, letters and numbers shall be of first class workmanship in accordance with Department Standards and Specifications.

REMOVING OR COVERING

1. When sign messages may be confusing or do not apply, the signs shall be removed or completely covered.
2. Long-term stationary or intermediate-term stationary signs installed on square metal tubing may be turned away from traffic 90 degrees when the sign message is not applicable. This technique may not be used for signs installed in the median of divided highways or near any intersections where the sign may be seen from approaching traffic.
3. Signs installed on wooden skids shall not be turned at 90 degree angles to the roadway. These signs should be removed or completely covered when not in use.
4. When signs are covered, the material used shall be opaque, such as heavy all black plastic, or other materials which will cover the entire sign face and maintain their opaque properties under automobile headlights at night, without damaging the sign sheeting.
5. Burlap shall NOT be used to cover signs.
6. Duct tape or other adhesive material shall NOT be affixed to a sign face.
7. Signs and anchor skids shall be removed and holes backfilled upon completion of work.

SIGN SUPPORT WEIGHTS

1. Where sign supports require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand should be used.
2. The sandbags will be filled shut to keep the sand from spilling and to maintain a constant weight.
3. Rock, concrete, iron, steel or other solid objects shall not be permitted for use as weights on sign supports.
4. Sandbags shall weigh a minimum of 35 lbs and a maximum of 50 lbs.
5. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber bags such as tire liner tubes shall NOT be used.
6. Rubber ballasts designed for channelizing devices should not be used for ballast on portable sign supports. Sign supports designed and manufactured with rubber bases may be used when shown on the CWZTCD list.
7. Sandbags shall only be placed along or laid over the base supports of the sign or traffic control device and shall not be suspended above ground level or hung from the sign. The sandbags shall be placed so that they will be placed along the length of the skids to weigh down the sign supports.
8. Sandbags shall NOT be placed under the skid and shall not be used to level sign supports placed on slopes.

FLAGS ON SIGNS

1. Flags may be used to draw attention to warning signs. When used, the flag shall be 16 inches square or larger and shall be orange or fluorescent red-orange in color. Flags shall not be allowed to cover any portion of the sign face.

SHEET 4 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION TEMPORARY SIGN NOTES

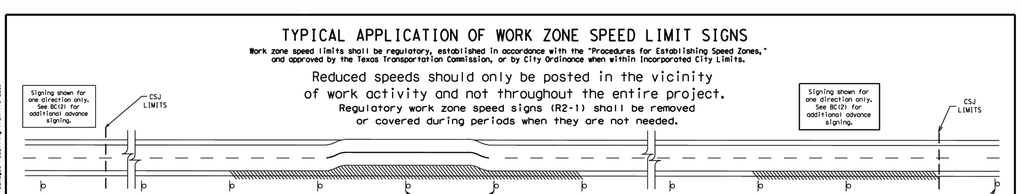
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TYPICAL APPLICATION OF WORK ZONE SPEED LIMIT SIGNS

Work zone speed limits shall be regulatory, established in accordance with the "Procedures for Establishing Speed Zones," and approved by the Texas Transportation Commission, or by City Ordinance when within Incorporated City Limits.

Reduced speeds should only be posted in the vicinity of work activity and not throughout the entire project.
Regulatory work zone speed signs (R2-1) shall be removed or covered during periods when they are not needed.



GUIDANCE FOR USE:

LONG/INTERMEDIATE TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit should be included on the design of the traffic control plans when restricted geometrics with a lower design speed are present in the work zone and modification of the geometrics to a higher design speed is not feasible.

Long/Intermediate Term Work Zone Speed Limit signs, when approved as described above, should be posted and visible to the motorist when work activity is present. Work activity may also be defined as a change in the roadway that requires a reduced speed for motorists to safely negotiate the work area, including:
- a) rough road or damaged pavement surface
- b) substantial alteration of roadway geometrics (diversions)
- c) construction detours
- d) grade
- e) width
- f) other conditions readily apparent to the driver

As long as any of these conditions exist, the work zone speed limit signs should remain in place.

SHORT TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit may be included on the design of the traffic control plans when workers or equipment are not behind concrete barrier, when work activity is within 10 feet of the traveled way or actually in the traveled way.

Short Term Work Zone Speed Limit signs should be posted and visible to the motorists only when work activity is present. When work activity is not present, signs shall be removed or covered.
(See Removing or Covering on BC(4)).

GENERAL NOTES

1. Regulatory work zone speed limits should be used only for sections of construction projects where speed control is of major importance.
2. Regulatory work zone speed limit signs shall be placed on supports at a 7 foot minimum mounting height.
3. Speed zone signs are illustrated for one direction of travel and are normally posted for each direction of travel.
4. Frequency of work zone speed limit signs should be:
   40 mph and greater 0.2 to 2 miles
   35 mph and less 0.2 to 1 mile
5. Regulatory speed limit signs shall have black legend and border on a white reflective background (See "Reflective Sheeting" on BC(4)).
6. Fabrication, erection and maintenance of the"ADVANCE SPEED LIMIT"(CW3-5)sign, "WORK ZONE"(G20-5aP) plaque and the "SPEED LIMIT"(R2-1)signs shall not be paid for directly, but shall be considered subsidiary to Item 502.
7. Turning signs from view, laying signs over or down will not be allowed, unless as otherwise noted under "REMOVING OR COVERING" on BC(4).
8. Techniques that may help reduce traffic speeds include but are not limited to:
   A. Law enforcement.
   B. Flagger stationed next to sign.
   C. Portable changeable message sign (PCMS).
   D. Low-power (radar) radar transmitter.
   E. Speed monitor trailers or signs.
9. Speeds shown on details above are for illustration only. Work Zone Speed Limits should only be posted as approved for each project.
10. For more specific guidance concerning the type of work, work zone conditions and factors impacting allowable regulatory construction speed zone reduction see TxDOT form 4120d in the TxDOT e-form system.

SHEET 3 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION WORK ZONE SPEED LIMIT

BC(3)-21

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GREATER BROWNSVILLE TECH DISTRICT
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NO.	DATE	REVISION DESCRIPTION

4/22/2026

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MICHAEL A. SALINAS
123342
LICENSED
PROFESSIONAL ENGINEER

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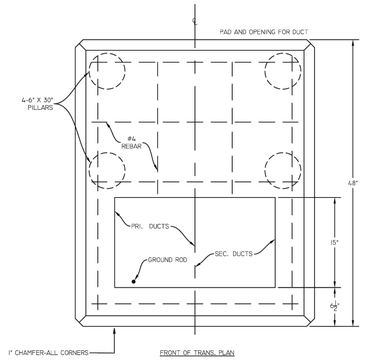
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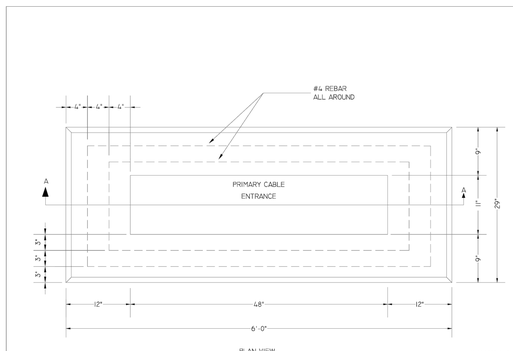
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BARRICADE & CONSTRUCTION STANDARDS

C902



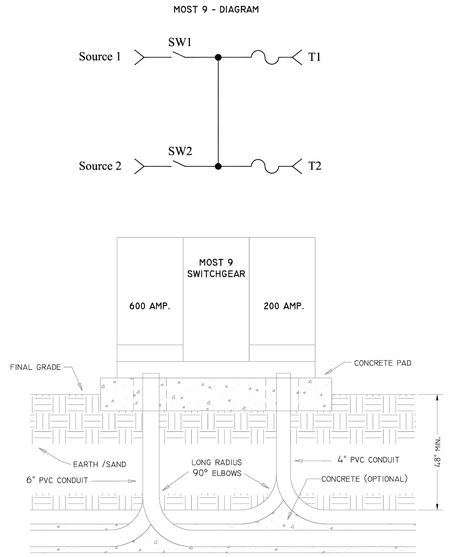
NOTE:
1. USE 3000 P.S.I. CONCRETE.
2. SLAB THICKNESS TO BE 12".
3. ALL REINFORCING STEEL TO BE 3" BELOW TOP OF PAD.

BROWNSVILLE PUBLIC UTILITIES BOARD	TYPICAL STEEL REINFORCED CONCRETE PAD FOR SINGLE-PHASE PAD-MOUNTED TRANSFORMER	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD-14

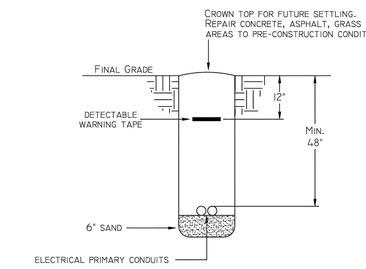


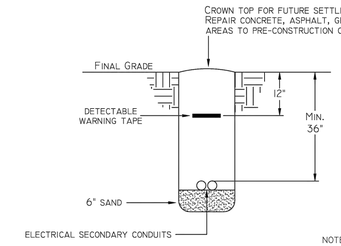
NOTES:
1. USE 3000 P.S.I. CONCRETE.
2. SLAB THICKNESS TO BE 8" MINIMUM.
3. ALL REINFORCING STEEL TO BE 3" BELOW TOP OF PAD.
4. COMPACT SOIL 95% BEFORE INSTALLING CONCRETE PAD.
5. ALL MATERIALS PROVIDED AND INSTALLED BY THE COSTUMER.
6. ANCHOR BOLTS INSTALLED BY BPUB.
7. MUST MEET ALL REQUIREMENTS OF BPUB STANDARD DRAWING ENG-8.

BROWNSVILLE PUBLIC UTILITIES BOARD	THREE-PHASE SECTIONALIZER CONCRETE PAD	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD-18A



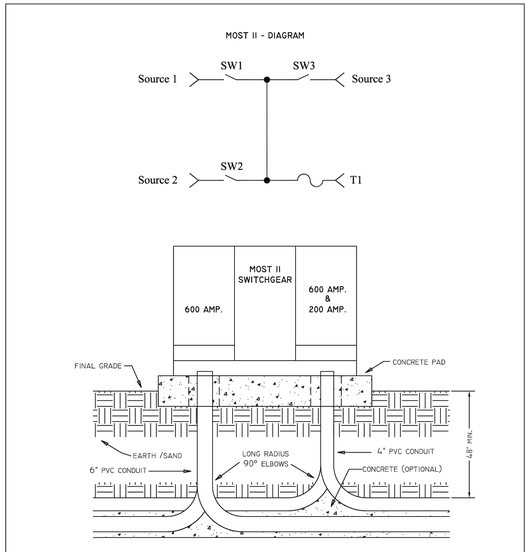
BROWNSVILLE PUBLIC UTILITIES BOARD	TYPICAL THREE PHASE MOST 9 SWITCHGEAR CONDUIT ENTRANCE	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD-30A



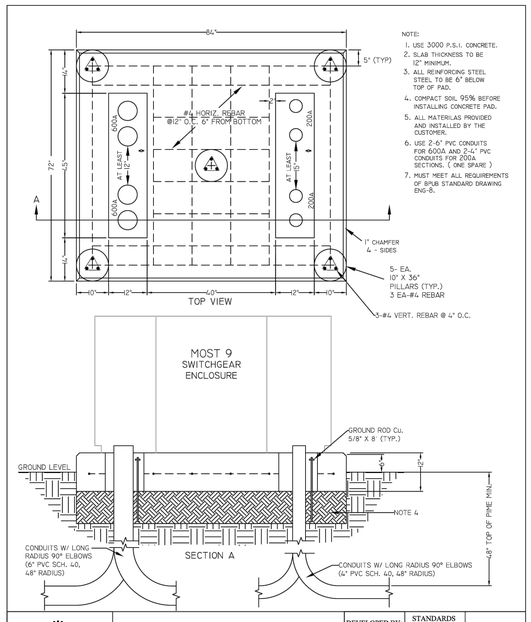


NOTE: MINIMUM CLEARANCE FROM OTHER UTILITIES 12 INCHES.

BROWNSVILLE PUBLIC UTILITIES BOARD	TYPICAL TRENCHING DETAILS FOR ELECTRIC UTILITY CONDUIT INSTALLATION	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	
		DRAWING NUMBER	

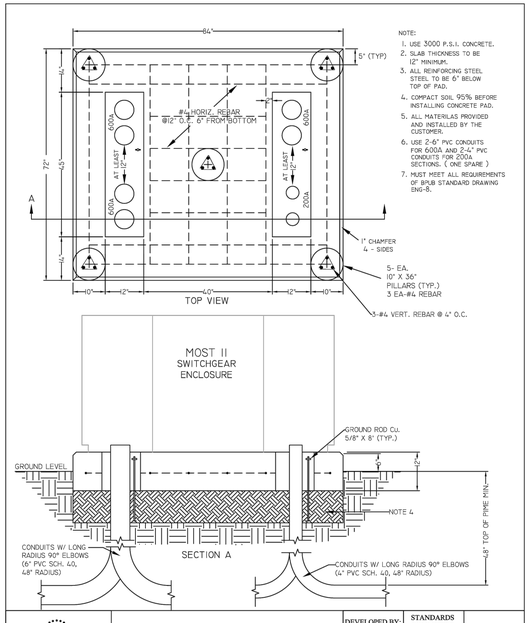


BROWNSVILLE PUBLIC UTILITIES BOARD	TYPICAL THREE PHASE MOST 11 SWITCHGEAR CONDUIT ENTRANCE	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD-30B



NOTE:
1. USE 3000 P.S.I. CONCRETE.
2. SLAB THICKNESS TO BE 12" MINIMUM.
3. ALL REINFORCING STEEL STEEL TO BE 6" BELOW TOP OF PAD.
4. COMPACT SOIL 95% BEFORE INSTALLING CONCRETE PAD.
5. ALL MATERILAS PROVIDED AND INSTALLED BY THE CUSTOMER.
6. USE 2-6" PVC CONDUITS FOR 600A AND 2-4" PVC CONDUITS FOR 200A SECTIONS. (ONE SPARE)
7. MUST MEET ALL REQUIREMENTS OF BPUB STANDARD DRAWING ENG-8.

BROWNSVILLE PUBLIC UTILITIES BOARD	MOST 9 SWITCHGEAR CONCRETE PAD	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD - 35A



NOTE:
1. USE 3000 P.S.I. CONCRETE.
2. SLAB THICKNESS TO BE 12" MINIMUM.
3. ALL REINFORCING STEEL STEEL TO BE 6" BELOW TOP OF PAD.
4. COMPACT SOIL 95% BEFORE INSTALLING CONCRETE PAD.
5. ALL MATERILAS PROVIDED AND INSTALLED BY THE CUSTOMER.
6. USE 2-6" PVC CONDUITS FOR 600A AND 2-4" PVC CONDUITS FOR 200A SECTIONS. (ONE SPARE)
7. MUST MEET ALL REQUIREMENTS OF BPUB STANDARD DRAWING ENG-8.

BROWNSVILLE PUBLIC UTILITIES BOARD	MOST 11 SWITCHGEAR CONCRETE PAD	DEVELOPED BY:	STANDARDS COMMITTEE
		APPROVED:	SEP 2020
		DRAWING NUMBER	UD - 35B

Greater Brownsville Incentives Corporation

GREATER BROWNSVILLE TECH DISTRICT
PHASE 2
BROWNSVILLE, TEXAS

halff
1075 PAREDES LINE RD.
SUITE 118
BROWNSVILLE, TX 78521
TEL: (956) 303-7100

REVISION NO.	DATE	DESCRIPTION

4/22/2026

STATE OF TEXAS
MICHAEL A. SALINAS
123342
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

MICHAEL A. SALINAS 123342
NAME P.E. LICENSE NO.

04/22/26
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF

#312 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	61479.001
ISSUED:	03/30/2026
DRAWN BY:	JG/EJ/AL
CHECKED BY:	MS
SCALE:	

SHEET TITLE:

STANDARD BPUB ELECTRICAL DETAILS

E801

FILE NAME: A:\61000s\61479\001\LD\CADD\Sheets\C-PLAN-MISC-DETAILS-61479.001.dwg DATE: April 22, 2026, TIME: 2:09 PM, USER: ai3818