

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
November 20, 2025, Board Meeting Disciplinary & Administrative Actions

Building Scale Enterprises, LLC, Dallas, TX; Case Number B-42295

Violation: Building Scale Enterprises, LLC engaged in the practice of engineering without being registered with the Board. By offering or engaging in the practice of engineering in Texas and not being registered with the Board, Building Scale Enterprises, LLC is subject to administrative penalties.

Act/Rule Violated: Tex. Occ. Code §1001.405(b)(1) and 22 Tex. Admin. Code §§137.77(a) and 137.77(e).

Resolution: Cease and Desist Order.

Xavier Chapa, P.E. #42335, Melissa, TX; Case Number D-42881

Violation: Mr. Chapa issued oral or written assertions in the practice of engineering that were fraudulent, deceitful, or misleading or tended to create a misleading impression and failed to act as faithful agent for their employers or clients.

Act/Rule Violated: 22 Tex. Admin Code §§137.57(a) and 137.63(b)(4).

Resolution: Two Year Probated Suspension contingent upon successful completion of the TTU Engineering Ethics Intermediate Course and remittance of an Administrative Penalty of \$4,000.

Louis Faraklas, Jr., P.E. #63096, Katy, TX; Case Number D-43032

Violation: Mr. Faraklas failed to issue statements only in an objective and truthful manner and instead issued written assertions in the practice of engineering that were fraudulent and/or deceitful and failed to practice engineering in a careful and diligent manner.

Act/Rule Violated: 22 Tex. Admin Code §§137.57(a) and 137.63(b)(6).

Resolution: One Year Active Suspension, successful completion of the TTU Engineering Ethics Basic Course, and remittance of an Administrative Penalty of \$3,000.

Jeff Coronado, P.E. #132181, West Covina, CA; Case Number D-43038

Violation: Mr. Coronado failed to affix their seal and original signature or electronic seal and signature with the date on the final version of their engineering work before such work is released from their control, failed to practice engineering in a careful and diligent manner, and aided or abetted, directly or indirectly, any unlicensed person or business entity in the unlawful practice of engineering.

Act/Rule Violated: 22 Tex. Admin Code §§137.33(f), 137.63(b)(6), and 137.63(c)(1).

Resolution: Formal Reprimand and Administrative Penalty of \$1,500.

Juan Eduardo Franquiz, P.E. #131051, Houston, TX; Case Number D-43205

Violation: Mr. Franquiz failed to only seal work done by him, performed under his direct supervision, or were standards or general guideline specifications that he reviewed and selected. By signing or affixing a seal on any document or product when the license is inactive or has been revoked, suspended, or has expired, Mr. Franquiz is guilty of misconduct and subject to disciplinary action. Also, Mr. Franquiz failed to exercise reasonable care to prevent the association of the engineer's name, professional identification, seal, firm or business name in connection with any venture or enterprise which the engineer knows, or should have

known, is engaging in trade, business or professional practices of a fraudulent, deceitful, or dishonest nature, or any action which violates any provision of the Texas Engineering Practice Act or board rules and Mr. Franquiz aided or abetted, directly or indirectly, any unlicensed person or business entity in the unlawful practice of engineering.

Act/Rule Violated: 22 Tex. Admin Code §§137.33(b), 137.37(a)(2), 137.63(b)(3), and 137.63(c)(1).

Resolution: Two Year Suspension (One Year Active Suspension, One Year Probated Suspension), successful completion of the TTU Engineering Ethics Intermediate Course, and remittance of an Administrative Penalty of \$2,000.

Xavier Chapa, R.P.L.S. #2568, Melissa, TX; Case Number D-42489

Violation: Mr. Chapa issued oral or written assertions in the practice of surveying that were misleading or in any manner whatsoever tended to create a misleading impression.

Act/Rule Violated: 22 Tex. Admin Code §138.57(a)(3).

Resolution: Reprimand, successful completion of the TTU Surveying Ethics Basic Course, restitution of \$514.19, and remittance of an Administrative Penalty of \$1,000.