

**NOTICE OF MEETING
THE CITY COMMISSION OF BROCK, TEXAS**

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:
Monday, May 20, 2024, 6:30 PM

MEETING LOCATION:
Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA
Begins at 6:30pm

Unless specifically noted otherwise, action may be taken on any item listed below

- 1. CALL TO ORDER AND ANNOUNCE QUORUM**
- 2. INVOCATION AND PLEDGE**
- 3. CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.
 - 3.1** Review Meeting Minutes from April 15, 2024
 - 3.2** Approval of Invoices for Payment:
 - (a) Legal Services – WHF Invoice #361 (\$4,798.75)
 - (b) Nextlink monthly phone service – 5/06/2024 Invoice (\$42.30)
 - (c) Town Hall Office – Lease Payment – 3 months (\$2100)
 - (d) Brock Community Center – 2/5/24 Special Meeting (\$45)
 - (e) Bureau Veritas Invoice – 2/26/24 (\$167.55)
 - (f) Provenance Engineering Invoices -
 - (1) Wastewater Master Plan - Invoice #: 007.23.02-03 (\$15,000)
 - (2) Water Master Plan – Invoice #: 007.23.01-03 (\$17,500)
 - 3.3** Review Town checking account deposits/disbursements
- 4. REGULAR AGENDA: Discussion and Possible action on the following**
 - 4.1** Introduction to Comprehensive Plan Services - Verdunity
 - 4.2** Update for Saddlerock Safari and Winery
 - 4.3** Eagle Air Parc Addition Re-Plat
 - 4.4** Valley Spring Plat

4.5 Signs:

- (a) CBAC and Heat Sign
- (b) John McGuire, Brandy Shires
- (c) RTB Custom Homes and DreamWorx

4.6 Discuss adoption of a fire certification of occupancy ordinance

4.7 Update on Water/Wastewater project - Provenance Engineering

4.8 Set up ACH to pay vendors

4.9 Future meeting items and date

- (a) Town hall vacation coverage
- (b) Adoption of building codes

5. REPORTS:

6. **CITIZEN COMMENTS:** The public may address the Commission regarding any item. Persons desiring to address the Commission must register on the sign-in sheet prior to the start of the meeting. Comments are limited to three (3) minutes.

Limited reply by the Commission is allowed under The Texas Open Meetings Act as follows: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response; or (2) A recitation of existing policy in response; (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting

7. **EXECUTIVE SESSION:** The Commission reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed on the agenda, as authorized by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY.

Discuss and consider action following executive session.

8. ADJOURN

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, May 17, 2024, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2451 FM 1189, Brock, Texas 76087.

Alyssa Vanesler

Alyssa Vanesler
Town Clerk

ACCESSIBILITY STATEMENT

In compliance with the Americans with Disabilities Act, reasonable accommodations for persons attending meetings will be provided. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Alyssa Vanesler at townclerk@brocktx.net or via phone 817-396-5333.

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
MAY 20, 2024**

Agenda Item 3.1

Title

Meeting Minutes from the April 15, 2024 Commission Meeting

Item Summary

Approval of the meeting minutes from the April 15, 2024 Commission Meeting

Attachments

1. April 15, 2024 Meeting Minutes

**NOTICE OF MEETING
THE CITY COMMISSION OF BROCK, TEXAS**

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:

Monday, April 15, 2024, 6:30 PM

MEETING LOCATION:

Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

Begins at 6:30pm

Unless specifically noted otherwise, action may be taken on any item listed below

1. CALL TO ORDER AND ANNOUNCE QUORUM

Mayor Hamilton called the meeting to order at 6:30 p.m. A quorum was present to include Commissioners Ben Davis and Debbie Scrimshire. Also present at the meeting: Town Clerk Alyssa Vanesler and via Zoom call, Attorney Whitt Wyatt

2. INVOCATION AND PLEDGE

Mayor Hamilton led the Commission and attendees in the invocation and the pledge.

- 3. CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

Commissioner Davis made a motion to approve all Consent Agenda items. Commissioner Scrimshire seconded. The motion passed 3-0.

3.1 Review Meeting Minutes from March 18, 2024

3.2 Approval of Meeting Minutes from February through May 2023

3.3 Approval of Invoices for Payment:

- (a) Legal Services – WHF Invoice #326 (\$4,988.75)
- (b) Nextlink monthly phone service – 4/06/2024 Invoice (\$42.30)
- (c) Bureau Veritas Invoice 3/26/24 - (\$76.92)
- (d) TML Workers Comp policy –2024 annual payment (\$491.96)
- (e) Weatherford Democrat – 4/6/24 publication (\$54.00)
- (f) BMY-Financial Audit Svcs – 3/31/24 (\$2,212)

3.4 Review Town checking account deposits/disbursements

4. REGULAR AGENDA: Discussion and Possible action on the following

4.1 Eagle Air Parc Addition – Plat

After a review of the plat, it was identified that new water well legislation requires the owners to either obtain a waiver from the Commission or do a groundwater study. Platting Coordinator Josh Anderson said that the owners have no intention of building new structures or adding any new wells. They are just looking to move lot lines to keep each lot at a 2-acre

minimum. Attorney Whitt Wyatt will develop an Affidavit for the owner to sign, which acknowledges that there is sufficient water on the property (only applicable to lot 6 and lot 8). The plat will also need to be updated to address administrative changes that were identified in Jamie Tierce's plat review. The Commission will review a final mylar at the May monthly meeting. Commissioner Davis made a motion to conditionally approve item 4.1, if all items are addressed as discussed. Commissioner Scrimshire seconded. The motion passed 3-0.

4.2 Chef's Pantry Monument Sign

The Vanderlans submitted a sign permit application, proposing a concept LED Monument sign for their establishment, Chef's Pantry. The proposed sign will have overall approximate dimensions of 5'6" x 6'6", displaying their daily meals and specials, and including ads for local businesses. Mayor Hamilton asked Attorney Whitt Wyatt if displaying ads for other businesses constitutes an off-premises sign. Whitt said that as long as the sign rotates or scrolls through the ads, it will not be considered off-premises. Mayor Hamilton also recommended that the Vanderlans start to work with TXDOT to ensure the sign placement will not involve any right-of-way issues, and that the sign does not obstruct the view of FM 1189. The Commission agreed that the Vanderlans sign application is approved pending TXDOT approval and must meet all the following conditions: Ads posted on the sign must rotate, the sign will not be higher than what is proposed on the initial application, and the sign cannot obstruct the view of FM 1189.

4.3 Public Safety Tower

Attorney Whitt Wyatt verified that this project, which is through Parker County, is not subject to zoning, but we can require a building permit. No action. The Commission declined a waiver. A building permit, including the process of plan review and inspections through Bureau Veritas, is required.

4.4 Violation letters – next steps

- (a) Dollar General
- (b) Signs:
 - (1) CBAC and Heat
 - (2) Burleson Septic Cleaning

Town Clerk received a call from a property owner that Dollar General's detention pond is not draining properly and affecting their parking lot and retaining wall. The Commission advised getting pictures of the issue from the property owner and sending a letter to Dollar General to fix the issue. Regarding CBAC and Heat, this is an off-premises sign that is not allowed, and a letter will need to be sent to the landowner in which the sign currently resides. Regarding Burleson Septic Cleaning, a letter will need to be sent to the owner of the strip mall to take down the sign.

4.5 Worker's Compensation Insurance policy – TML

Commissioner Davis made a motion to approve item 4.5 and make payment on the policy annually. Commissioner Scrimshire seconded. The motion passed 3-0.

4.6 Texas Workforce Commission – Unemployment Insurance enrollment

Town Clerk Alyssa Vanesler provided an update that enrollment in Unemployment Insurance is pending processing with Texas Workforce Commission. The approximate processing time is 10 business days.

4.7 ARPA Funds – Update

Town Clerk Alyssa Vanesler provided an update that we are on-track for the April 22, 2024 Parker County Commissioners Court to review reimbursement for the outstanding Provenance Engineering invoices.

4.8 TABLED FROM THE 10/16/23 TOWN COMMISSION MEETING: Discuss fire certification of occupancy inspection requirements, including information from Travis Scrimshire, Fire Chief.

Travis Scrimshire said many cities go through an annual inspection to get re-certified. Typically, if issues are identified, the business has 30 days to fix the problems. If issues are not fixed, the ESD can handle the enforcement side. Bureau Veritas performs the inspection and re-inspects once identified issues have been fixed. Mayor Hamilton requested a count of how many businesses in the city could be affected, and to bring back this data at the next Commission meeting.

4.9 Future meeting items and date

(a) Zoning amendment for Outdoor seating at commercial establishments

(b) Introduction to Comprehensive Plan Services – Verdunity

The Commission agreed that the next meeting will be May 20, 2024.

5. REPORTS:

6. **CITIZEN COMMENTS:** The public may address the Commission regarding any item. Persons desiring to address the Commission must register on the sign-in sheet prior to the start of the meeting. Comments are limited to three (3) minutes.

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7. **EXECUTIVE SESSION:** The Commission reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed on the agenda, as authorized by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY.

Discuss and consider action following executive session.

8. ADJOURN

Commissioner Davis made a motion to adjourn the meeting at 7:50 p.m. Commissioner Scrimshire seconded. The motion passed 3-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, April 12, 2024, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2451 FM 1189, Brock, Texas 76087.

Alyssa Vanesler

Alyssa Vanesler

Town Clerk

ACCESSIBILITY STATEMENT

In compliance with the Americans with Disabilities Act, reasonable accommodations for persons attending meetings will be provided. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Alyssa Vanesler at townclerk@brocktx.net or via phone 817-396-5333.

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 3.2

Title

Approval of Invoices for Payment

Item Summary

Review of attached invoices for payment.

Attachments

1. Legal Services – WHF Invoice 361 (\$4,798.75)
2. Nextlink monthly phone service - (\$42.30)
3. Town Hall Office-Lease Payment-3 months (\$2100)
4. Brock Community Center - 2/5/24 Special Meeting (\$45)
5. Bureau Veritas Invoice - 2/26/24 (\$167.55)
6. Provenance Engineering Invoices-
 - a. Wastewater Master Plan Invoice #007.23.02-03 (\$15,000)
 - b. Water Master Plan Invoice #007.23.01-03 (\$17,500)



BILLING STATEMENT

NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704
855-698-5465
www.nextlinkinternet.com

Alyssa Vanesler
City Of Brock
2451 FM 1189, STE B,
BROCK, TX 76087-5602

Billing Statement Summary

Table with 2 columns: Description and Amount. Rows include Account (125199003), Reference (Billing Statement B125199003-44), Date (05/06/2024), Beginning Balance (\$), Amount Due (\$) (42.30), Due Date (06/05/2024), and a login URL.

SALES

Table with 2 columns: Description and Amount. Rows include VoIP Line (19.95), Phone Rental (11.00), and Sub Total (30.95).

TAXES AND FEES

Table with 2 columns: Description and Amount. Rows include various taxes and fees such as FUSF (VoIP), FCC Regulatory Fee, TX Sales Tax, and Sub Total (11.35).

PAYMENTS AND CREDITS

Table with 2 columns: Description and Amount. Row includes 04/19/2024 Payment - Thank You! Check 001238 (-42.30).

Please tear off and return the bottom portion below with your check to expedite the payment being applied to your account. Thank you.

Alyssa Vanesler
City Of Brock
2451 FM 1189
BROCK, TX 76087-5602



NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704

Payment Summary

Table with 2 columns: Description and Amount. Rows include Account (125199003), Reference (Billing Statement B125199003-44), Due Date (06/05/2024), Amount Due (\$) (42.30), Amount Enclosed, Check Number, and a note to make checks payable to NextLink Internet.



BROCK - DENNIS COMMUNITY CENTER

INVOICE

817-368-0388
sbrockm@gmail.com

Town of Brock
attn: Alyssa Vanesler
Date: 2/5/24
Town of Brock special Meeting

2115 FM 1189
Brock, TX 76087


Description	Quantity	Unit Price	Cost
Town Hall mtg - 2024	1	\$45.00	\$45.00
		Subtotal	\$45.00
		Total	\$45.00

Thank you for your business!
Please make check payable to: Brock Community Center

Please mail check to: Stephanie Brock
990 Grindstone Rd
Brock, TX 76087

Stephanie Brock-McCullough
817-368-0388

Invoice RI 24009190

Remit Checks To: Bureau Veritas North America, Inc. PO Box 841566 Dallas, TX 75284-1566 Courier/Overnight Address: Bank of America Lockbox Services Lockbox # 841566 1950 N Stemmons Freeway, Suite 5010 Dallas, TX 75207	 BUREAU VERITAS	Remit ACH Transfers to: ABA Routing Number 122000661 Account Number 14594-11058 Remit Wire Transfers to: Routing Number 026009593 Account Number 14594-11058 SWIFT Code BOFAUS3N Please Email Remittances to: ARremittance@bureauveritas.com Federal Tax ID # 06-1689244
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Unknown
 Town of Brock
 2451 FM 1189
 Ste. B
 Brock, TX 76087

Customer no: 4136162

 Invoice Date: 02/26/2024
 Net Due Date: 03/27/2024

21047747 2024-000462 D/FW
 Project: 2024-000462
 168 Savannah Dr.
 Brock TX 76087 ; Subd: Unknown
 Parker County; ParcelID:
 Legal info:
 Business Name:
 Description: Misc.-Accessory Struc./Garage/Patio
 PO Number:
 Plan:Personal Shop ; Project Valuation: \$17000; Total Project Square Footage: 0
 Permit: Building - 2024-000462; Issued: 02/12/2024

 For billing inquiries, please call 1-800-906-7199.

Description	Quantity	Rate	Net Amount
Residential Permit Package	1.00	167.550	167.55
Invoice Subtotal			167.55

Payment Terms: 30 DAYS NET	Total	USD 167.55
Please Reference Our Invoice Number With Your Payment		
	Total at Due Date	USD 167.55



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

May 06, 2024

Mrs. Alyssa Vanesler
Town of Brock
2481 FM 1189
Brock, Texas 76087

Subject: Brock Water Master Plan – Project Status Report No. 3

Dear Mrs. Alyssa Vanesler:

Provenance Engineering is pleased to provide this Project Status Report (PSR) for the Water Master Plan project. The following table shows the work completed to date.

% Done	Task	Due By	Status
30%	1.0 Project Management	Mar 2025	In Progress
100%	2.0 Data Gathering & Review	Feb 2024	Completed
100%	3.0 Demand Projections	Mar 2024	Completed
25%	4.0 Water Supply Planning	Oct 2024	In Progress
20%	5.0 Capital Improvements Plan	Dec 2024	In Progress
0%	6.0 Rate Study Analysis	Feb 2025	Not Started
10%	7.0 Regulatory & Stakeholder Coordination	Mar 2025	In Progress
27%	Total Project	Mar 2025	In Progress

We continue to make progress. Please see the attached invoice for the service performed. Should you have any questions, please do not hesitate to call me at 817.694.6324.

Sincerely,

Kent Riker, PE
President | Servant Leader

Enclosure
Invoice No. 3



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

Provenance Engineering, LLC.
ATTN: Kent Riker
401 Russell Ln.
Weatherford, TX 76087
817.785.7172

INVOICE

INVOICE #007.23.01 - 03
DATE: 05/06/24

BILLED TO:

Town of Brock
2481 FM 1189
Brock, Texas 76087
email: townclerk@brocktx.net

FOR:

Engineering Master Services Agreement
Brock Water Master Plan
Provenance Engineering PN 007.23.01

PHASE	CONTRACT AMOUNT	PERCENT COMPLETE	PRIOR BILLED	CURRENT BILLED	TOTAL BILLED
1.0 – Project Management	\$40,000.00	30%	\$12,000.00	\$0.00	\$12,000.00
2.0 – Data Gathering & Review	\$25,000.00	100%	\$25,000.00	\$0.00	\$25,000.00
3.0 – Demand Projections	\$20,000.00	100%	\$20,000.00	\$0.00	\$20,000.00
4.0 – Water Supply Planning	\$250,000.00	25%	\$50,000.00	\$12,500.00	\$62,500.00
5.0 – Capital Improvements Plan	\$100,000.00	20%	\$15,000.00	\$5,000.00	\$20,000.00
6.0 – Rate Study Analysis	\$35,000.00	0%	\$0.00	\$0.00	\$0.00
7.0 – Regulatory and Stakeholder Coordination	\$30,000.00	10%	\$3,000.00	\$0.00	\$3,000.00
	\$500,000.00	27%	\$125,000.00	\$17,500.00	\$142,500.00

We appreciate the opportunity to serve you and your staff.
Thank you in advance for payment of **\$17,500.00**
TERMS Net 30 days

Thank you for your business!

Kent Riker, PE
President | Servant Leader



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

May 06, 2024

Mrs. Alyssa Vanesler
Town of Brock
2481 FM 1189
Brock, Texas 76087

Subject: Brock Wastewater Master Plan – Project Status Report No. 3

Dear Mrs. Alyssa Vanesler:

Provenance Engineering is pleased to provide this Project Status Report (PSR) for the Wastewater Master Plan. The following table shows the work completed to date.

% Done	Task	Due By	Status
40%	1.0 Project Management	Aug 2024	In Progress
100%	2.0 Data Gathering & Review	Jan 2024	Completed
100%	3.0 Wastewater Flow Projections	Feb 2024	Completed
60%	4.0 Wastewater Infrastructure Analysis	Mar 2024	In Progress
10%	5.0 Wastewater Treatment & Disposal Analysis	April 2024	In Progress
25%	6.0 Capital Improvements Plan	May 2024	In Progress
0%	7.0 Rate Study Analysis	Aug 2024	Not Started
15%	8.0 Regulatory & Stakeholder Coordination	Aug 2024	In Progress
36%	Total Project	Aug 2024	In Progress

We are well under way and making progress. Please see the attached invoice for the service performed. Should you have any questions, please do not hesitate to call me at 817.694.6324.

Sincerely,

Kent Riker, PE
President | Servant Leader

Enclosure
Invoice No. 3



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

Provenance Engineering, LLC.
ATTN: Kent Riker
401 Russell Ln.
Weatherford, TX 76087
817.785.7172

INVOICE

INVOICE #007.23.02 - 03
DATE: 05/06/24

BILLED TO:

Town of Brock
2481 FM 1189
Brock, Texas 76087
email: townclerk@brocktx.net

FOR:

Engineering Master Services Agreement
Brock Wastewater Master Plan
Provenance Engineering PN 007.23.02

PHASE	CONTRACT AMOUNT	PERCENT COMPLETE	PRIOR BILLED	CURRENT BILLED	TOTAL BILLED
1.0 - Project Management	\$20,000.00	40%	\$6,000.00	\$2,000.00	\$8,000.00
2.0 - Data Gathering & Review	\$10,000.00	100%	\$10,000.00	\$0.00	\$10,000.00
3.0 - WW Flow Projections	\$25,000.00	100%	\$25,000.00	\$0.00	\$25,000.00
4.0 - WW Infrastructure Analysis	\$40,000.00	60%	\$18,000.00	\$6,000.00	\$24,000.00
5.0 - WW Treatment & Disposal Analysis	\$40,000.00	10%	\$0.00	\$4,000.00	\$4,000.00
6.0 - Capital Improvements Plan	\$60,000.00	25%	\$12,000.00	\$3,000.00	\$15,000.00
7.0 - Rate Study Analysis	\$35,000.00	0%	\$0.00	\$0.00	\$0.00
8.0 - Regulatory and Stakeholder Coordination	\$20,000.00	15%	\$3,000.00	\$0.00	\$3,000.00
	\$250,000.00	36%	\$74,000.00	\$15,000.00	\$89,000.00

We appreciate the opportunity to serve you and your staff.

Thank you in advance for payment of **\$15,000.00**

TERMS Net 30 days

Thank you for your business!

Kent Riker, PE
President | Servant Leader

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 3.3

Title

Review Town monthly financial report

Item Summary

Review recent activity of public funds checking account

Attachments

1. Town of Brock-Public Funds checking account activity

Town of Brock - Public Funds Checking Account

Per Bank Activity:

Beginning Balance (as of September 30, 2023)	\$842,229.71
Deposits	\$26,266.32
Disbursements	<u>-\$1,905.61</u>
Ending Balance (As of October 12, 2023)	<u>\$866,590.42</u>

Beginning Balance (as of October 31, 2023)	\$857,341.87
Deposits	\$59,163.96
Disbursements	<u>-\$2,550.00</u>
Ending Balance (As of November 16, 2023)	<u>\$913,955.83</u>

Beginning Balance (as of November 30, 2023)	\$899,662.68
Deposits	\$0.50
Disbursements	<u>-\$1,181.25</u>
Ending Balance (As of December 7, 2023)	<u>\$898,481.93</u>

Beginning Balance (as of December 31, 2023)	\$917,002.07
Deposits	\$244.47
Disbursements	<u>-\$4,203.25</u>
Ending Balance (As of January 11, 2023)	<u>\$913,043.29</u>

Beginning Balance (as of January 30, 2024)	\$937,233.88
Deposits	\$51,645.02
Disbursements	<u>-\$6,890.79</u>
Ending Balance (As of February 22, 2024)	<u>\$981,988.11</u>

Beginning Balance (as of February 29, 2024)	\$981,967.92
Deposits	\$22,978.39
Sales Tax Income	\$22,978.39
Franchise Tax Income	\$0.00
Permit Revenue	\$300.00
Disbursements	<u>-\$110,058.96</u>
Ending Balance (As of March 13, 2024)	<u>\$895,187.35</u>

*Includes payment to Provenance Engineering - 2 Invoices (\$74,500 & \$32,000)

Beginning Balance (as of March 31, 2024)	\$868,729.24
Deposits	\$25,640.49
Sales Tax Income	\$25,315.49
Franchise Tax Income	\$0.00
Permit Revenue	\$325.00
Disbursements	<u>-\$1,404.10</u>
Ending Balance (As of April 12, 2024)	<u>\$892,965.63</u>

Beginning Balance (as of April 30, 2024)	\$990,294.27
Deposits	\$63,011.94
Sales Tax Income	\$34,777.12
Franchise Tax Income	\$25,058.63
Permit Revenue	\$3,176.19
Disbursements	<u>-\$2,406.98</u>
Ending Balance (As of May 16, 2024)	<u>\$1,050,899.23</u>

Note: Pending bank processing

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 4.1

Title

Introduction to Comprehensive Plan Services

Item Summary

Discussion of service offerings with Verdunity, to include a review of the current Comprehensive Plan and updates to the Town's maps.

Attachments

1. Verdunity Slide Deck



Discussion of Service Offerings

Town of Brock, TX

Verdunity

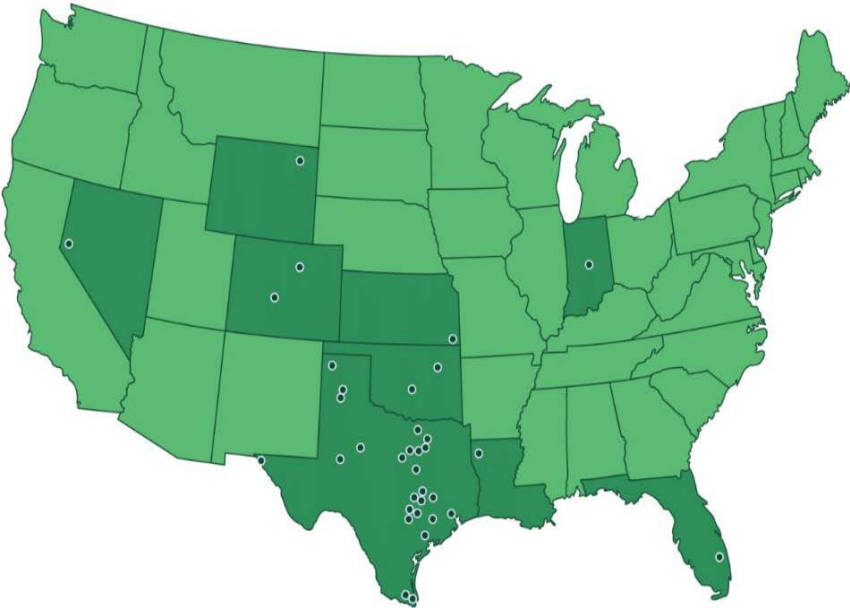
AJ Fawver, AICP, CNU-A, Community Consulting Leader

At Verdunity, we:

- **Work with towns & cities of all sizes in different states. The projects are tailored to the client, but the lessons are often similar.**
- **Help community leaders achieve meaningful improvements with the resources they have.**
- **Focus on implementation strategies that fit the circumstances of the client.**



Some of the Small Towns We've Worked With:



- **Ablemarle, NC**
- **Bastrop, TX**
- **Burkburnett, TX**
- **Canyon, TX**
- **Dalhart, TX**
- **El Campo, TX**
- **Josephine, TX**
- **Liberty Hill, TX**
- **Morgan City, LA**
- **Parsons, KS**
- **Pilot Point, TX**
- **Rancho Viejo, TX**
- **Sweetwater, TX**
- **Taylor, TX**



Calibrate Your Planning Efforts

1
Parsons, Kansas
9,477
Population In Decline
2022 VERNON DEINES AWARD FOR COMPREHENSIVE PLAN
Merit Award

2
Sweetwater, Texas
10,622
Near Stagnant
2023 VERNON DEINES AWARD FOR COMPREHENSIVE PLAN
Honor Award

3
Taylor, Texas
16,975
High Growth
2022 VERNON DEINES AWARD FOR COMPREHENSIVE PLAN
Honor Award

VERDUNITY

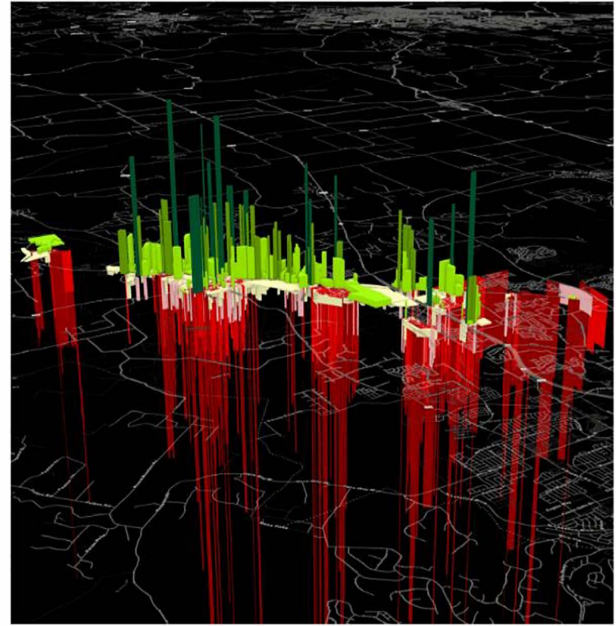
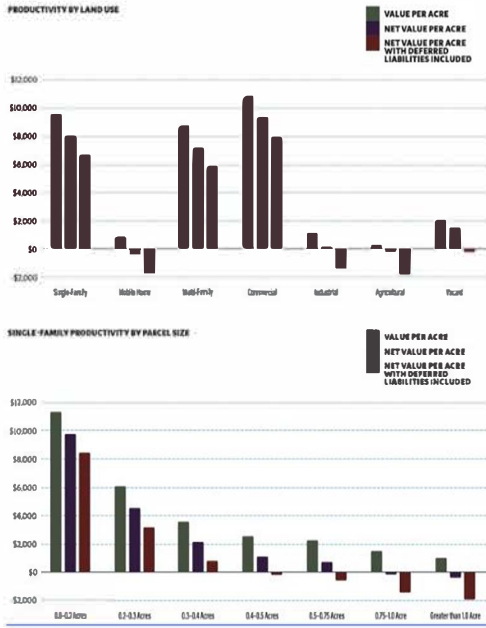
Team Expertise

- **First-hand experience in municipal government**
- **Qualified and certified planners on staff**
- **A list of clients that span small to large, rural to urban, declining population to explosive growth**
- **Familiar with assessing client needs and customizing packages to address those needs**
- **Multi-disciplinary backgrounds and areas of specialization**

Fiscally Based Land Use Planning

1

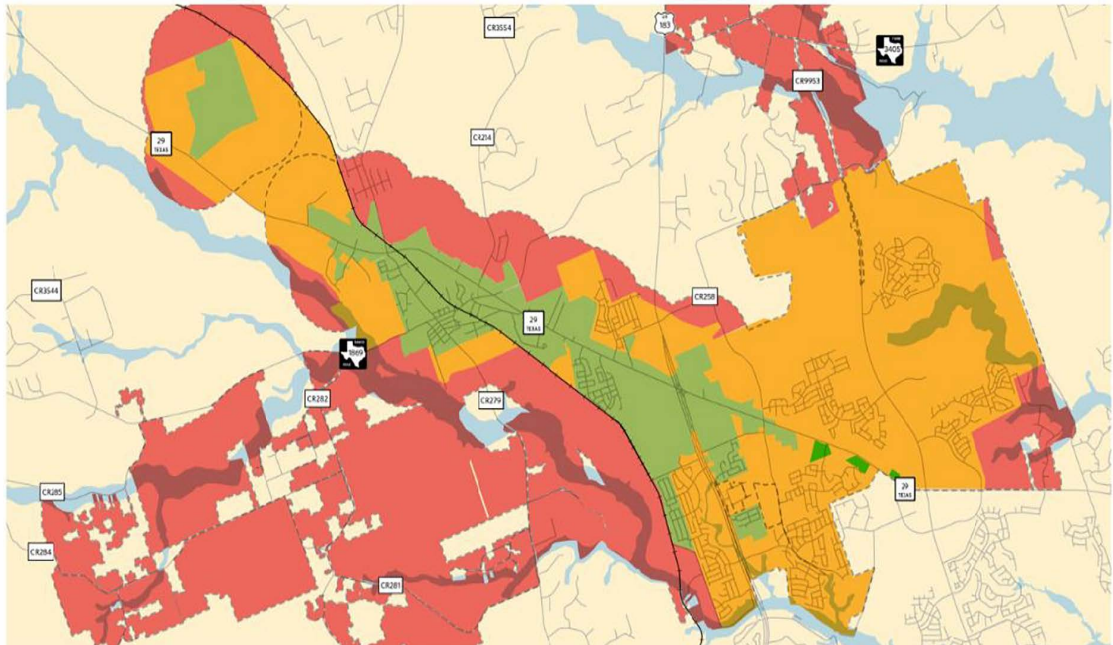
Identify and map areas of high and low value. Assess the productivity of different development types, and patterns.



Fiscally Based Land Use Planning

2

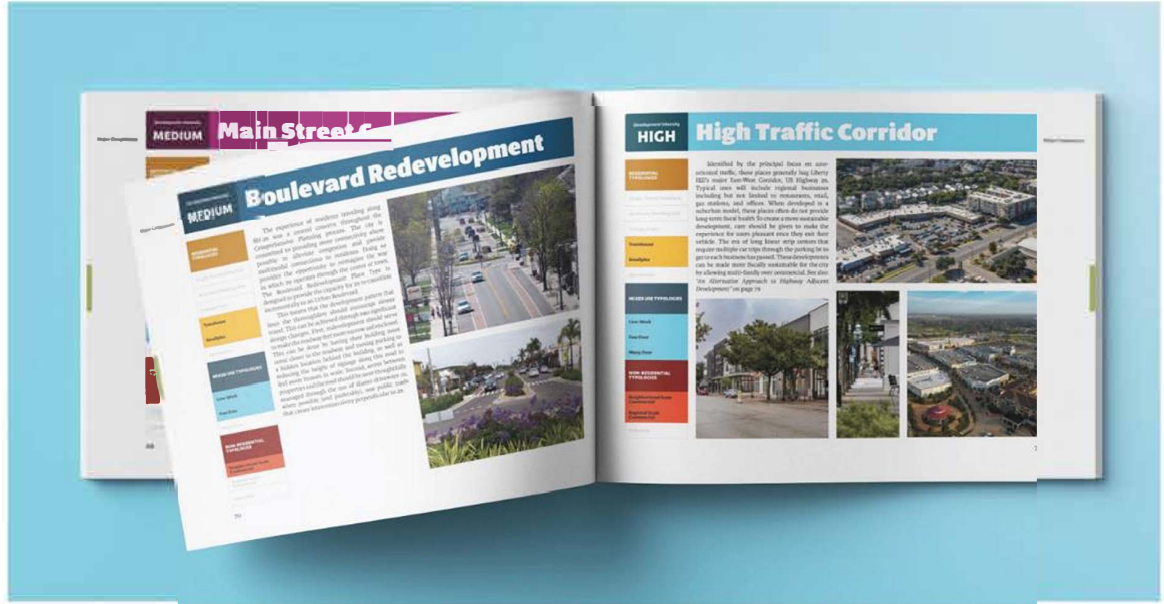
Identify areas of development, redevelopment, and preservation.



Fiscally Based Land Use Planning

3

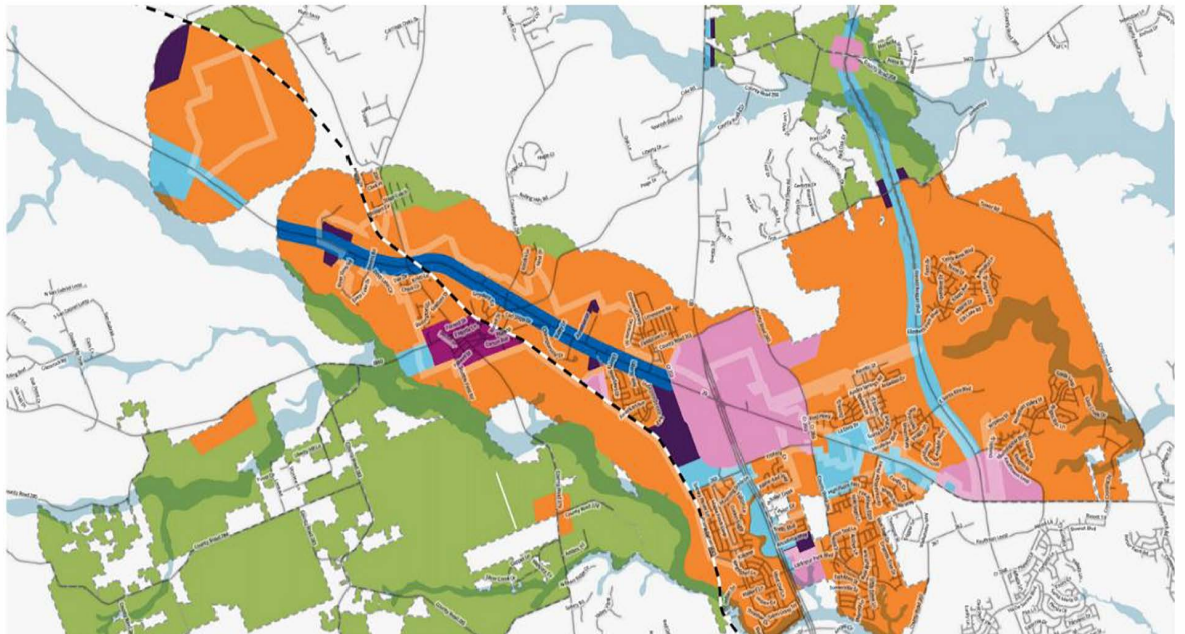
Articulate Place Types that meet the community's needs and desires.



Fiscally Based Land Use Planning

4

Build a Land Use Plan that incorporates these elements to guide you to a more fiscally secure future.



Other Service Offerings

- **On-call arrangements for short or long periods of time to supplement staff capabilities.**
- **Workshop facilitation on topics that can be weighty and difficult to navigate.**
- **Community engagement that helps uncover what the public expects and desires (the community's vision).**
- **Code diagnostics that identify shortcomings, "holes", or potential unintended consequences of adopted regulations.**



What is Brock Looking For?

- **As expressed in conversations throughout 2023 and 2024 to date:**
 - Updates to the Town's boundary map and zoning map
 - Updates to the Town's 2018 plan to incorporate a community vision and a tangible strategy to achieve that vision
 - Ongoing updates to maintain the Town's maps in a way that reflects changes in boundaries and rezoning decisions
 - Hosting of an online map to be used by the Town staff and the public



Questions

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 4.2

Title

Update - Saddlerock Safari and Winery

Item Summary

Update on Saddlerock Safari and Winery

Attachments

1. Safari Check-In Building
2. Master Development Plan

SADDLEROCK WINE SAFARI

EST. 2023

SADDLEROCK

WINE + BEER CO.

SADDLEROCK WINE SAFARI

BROCK, TEXAS



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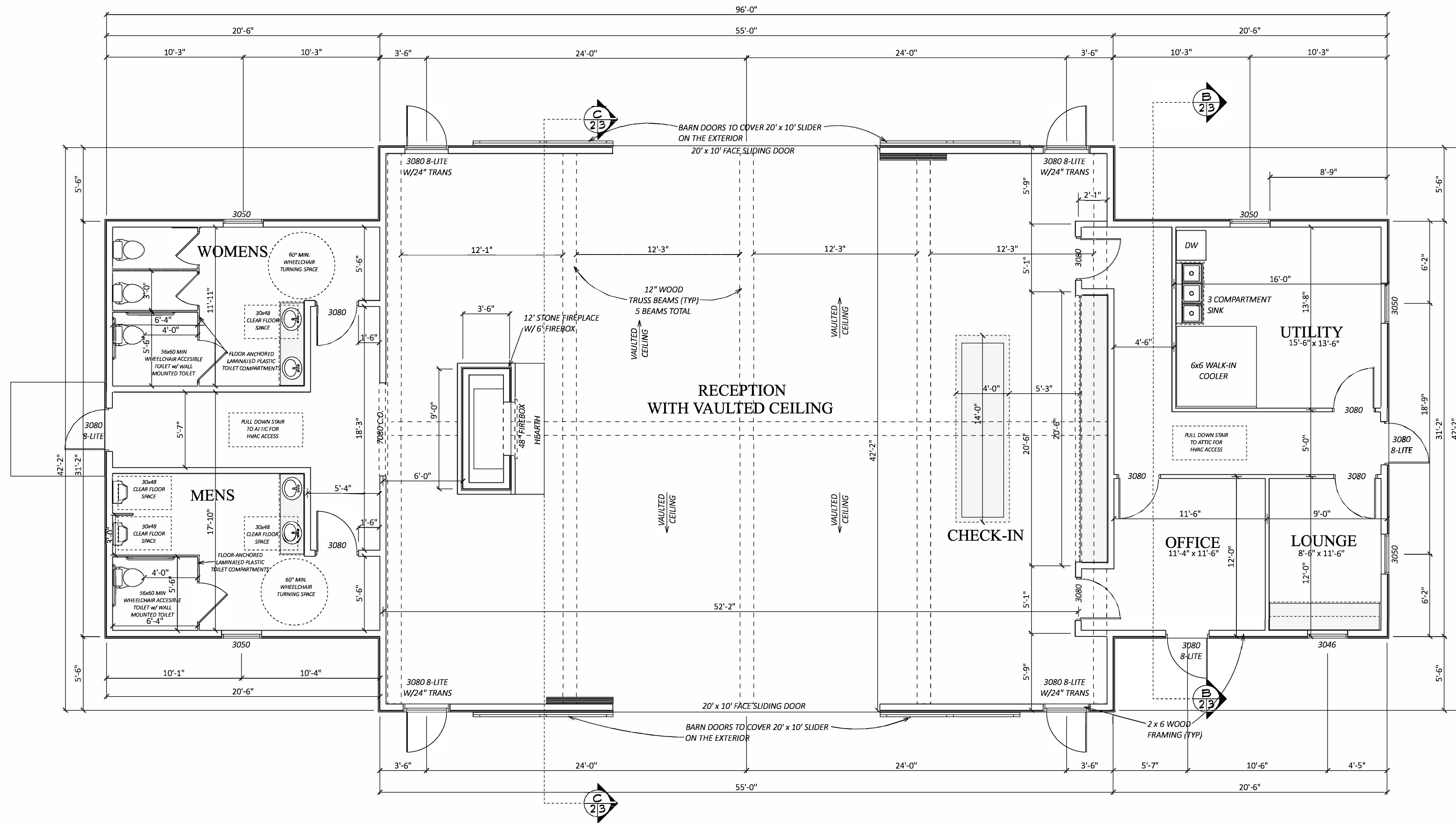
PLEASE NOTE: CM2 Design Associates, Inc. assumes no liability for any structure constructed from this plan. It is the responsibility of the contractor to perform the following before beginning construction.

- 1) Contractor must Verify ALL DIMENSIONS prior to proceeding with Construction.
- 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed
- 3) Plans indicate locations only, engineering aspect should incorporate actual site conditions

All revisions or modifications to the plans must be reviewed and approved by CM2 Design Associates, Inc. prior to proceeding on project.

Copyright CM2 Design Associates, Inc.

DATE 12-13-23	PROJECT NUMBER SRW-23
DRAWN BY CM2	REVISIONS
CHECKED BY CM2	

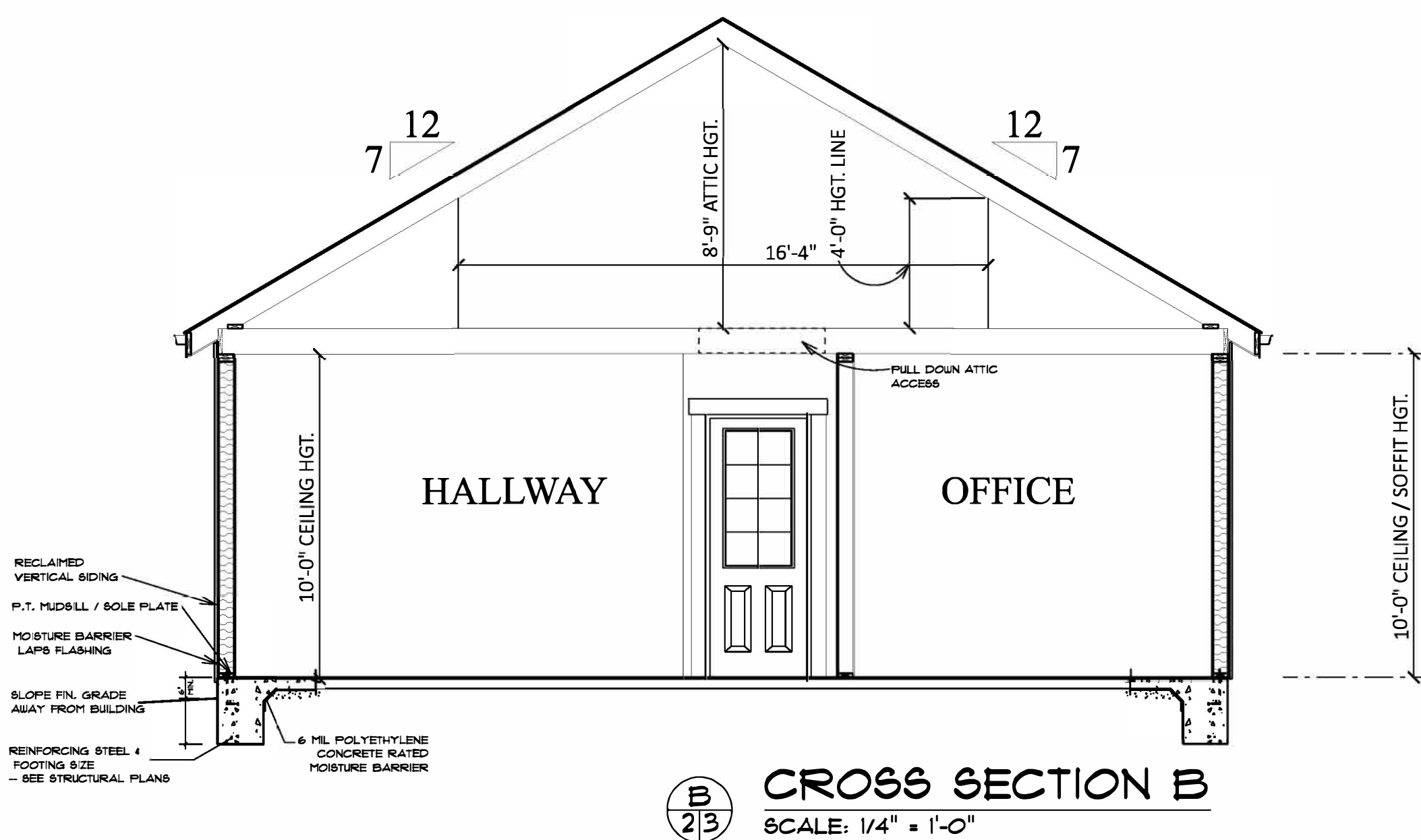
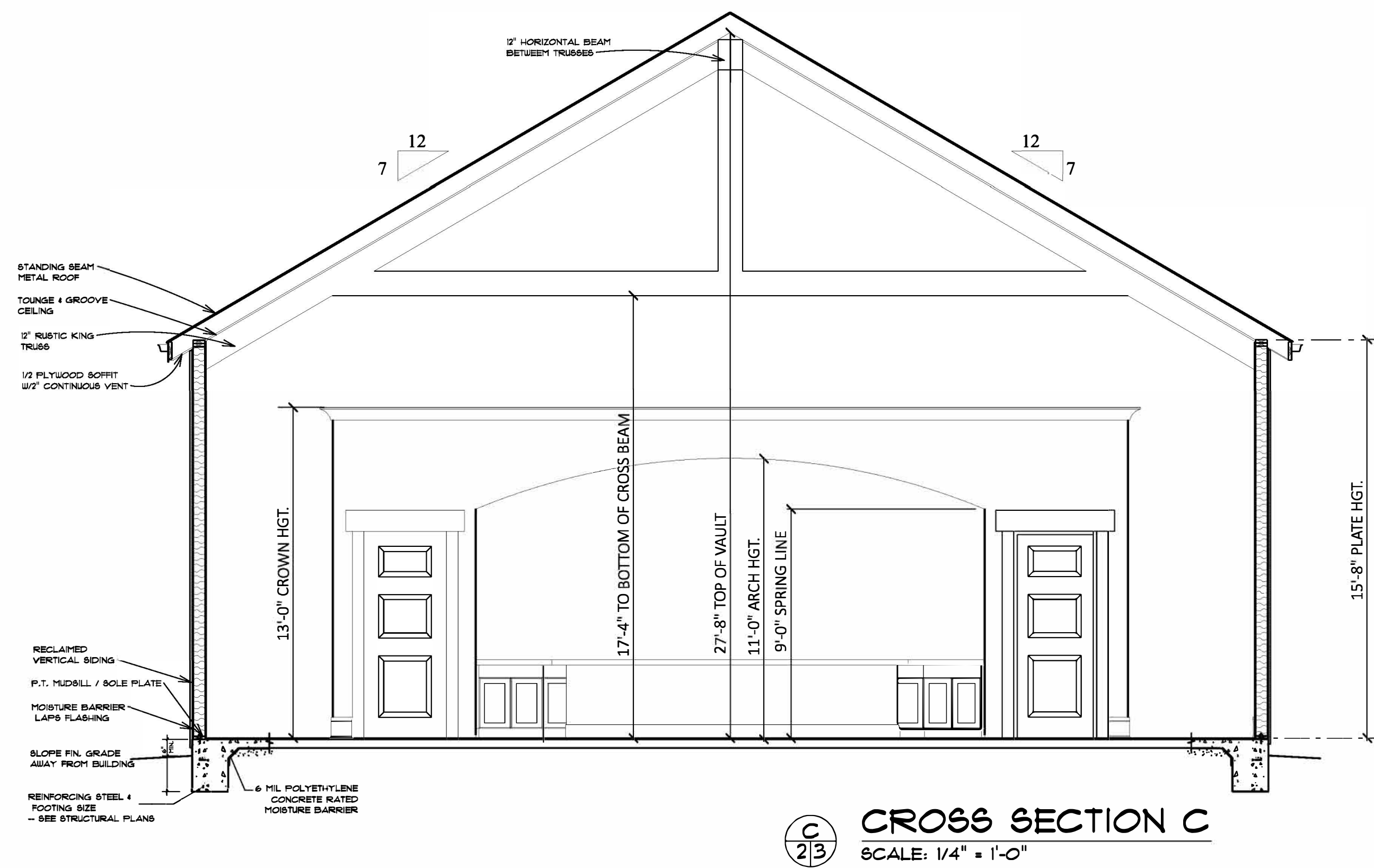
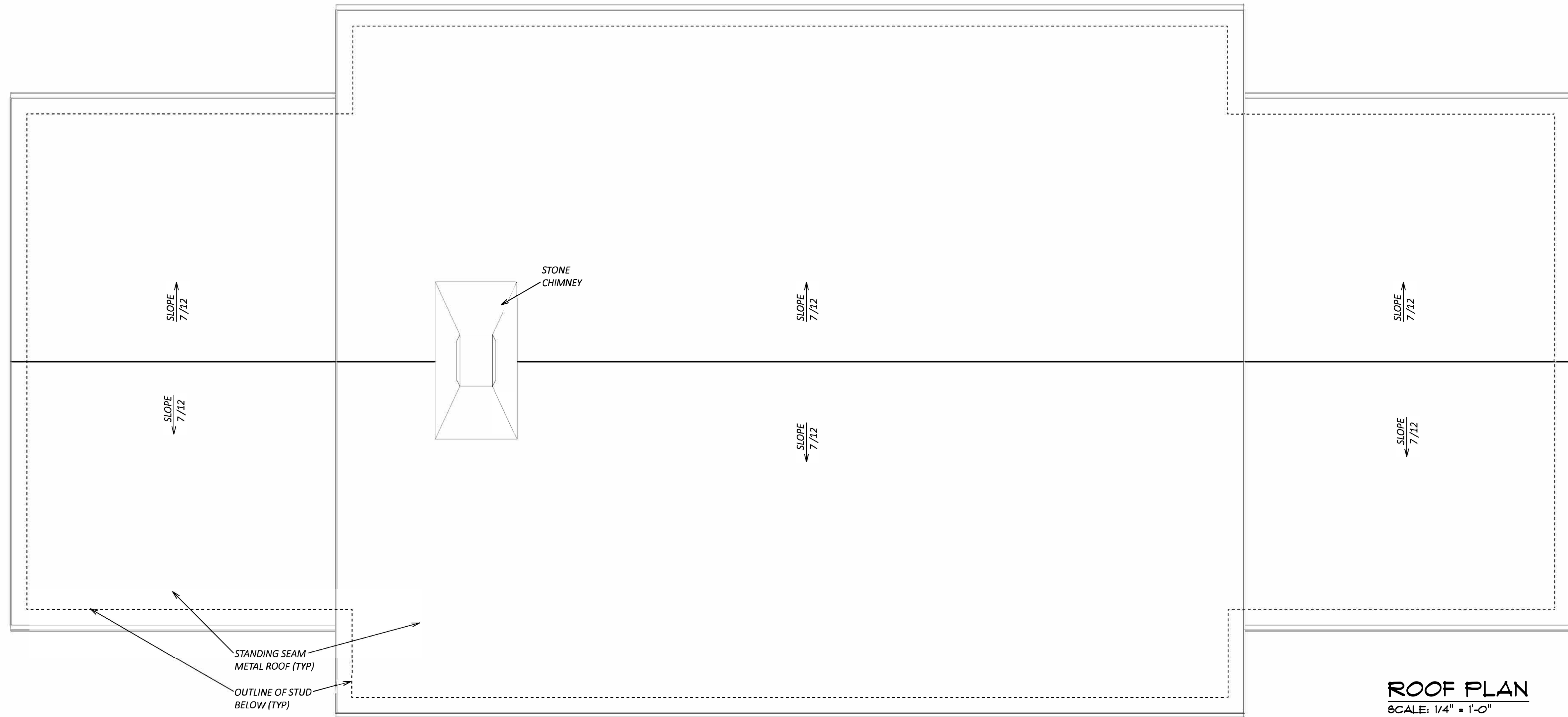


MAINLEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE BREAKDOWN	
RECEPTION / CHECK -IN:	2,290 S.F.
OFFICE & UTILITY :	661 S.F.
RESTROOMS AND HALL:	635 S.F.
TOTAL HEATED:	3,586 S.F.

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DATE	PROJECT NUMBER
12-13-23	SRW -23
DRAWN BY	REVISIONS
CM2	
CHECKED BY	
CM2	



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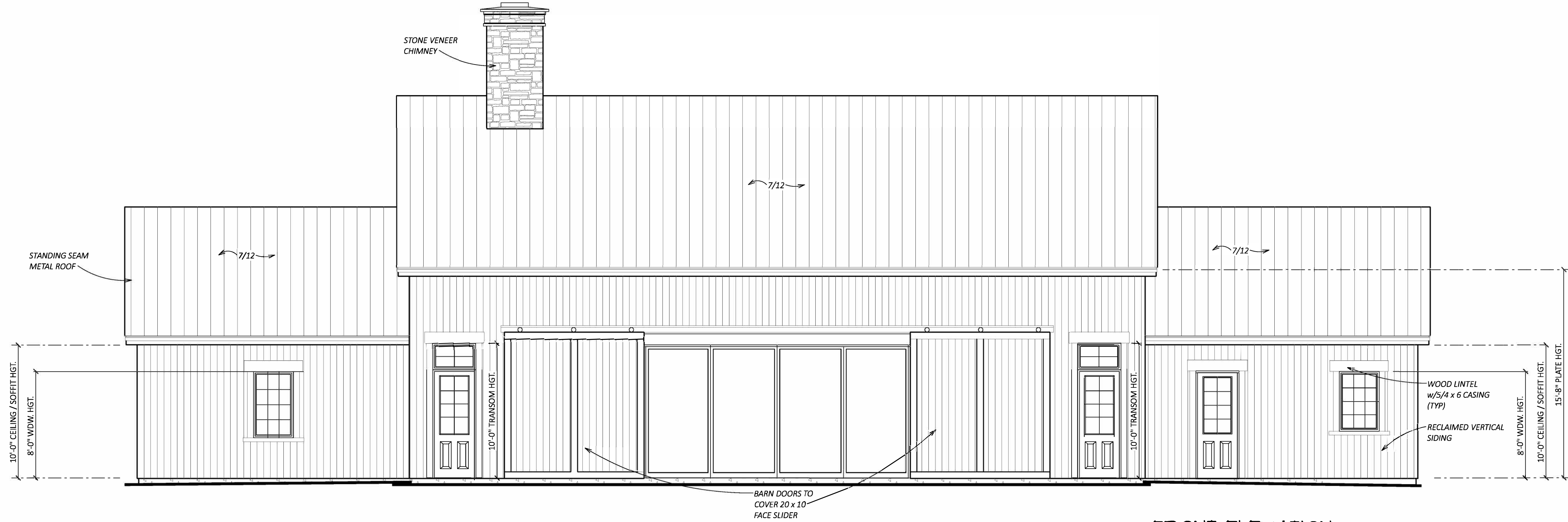
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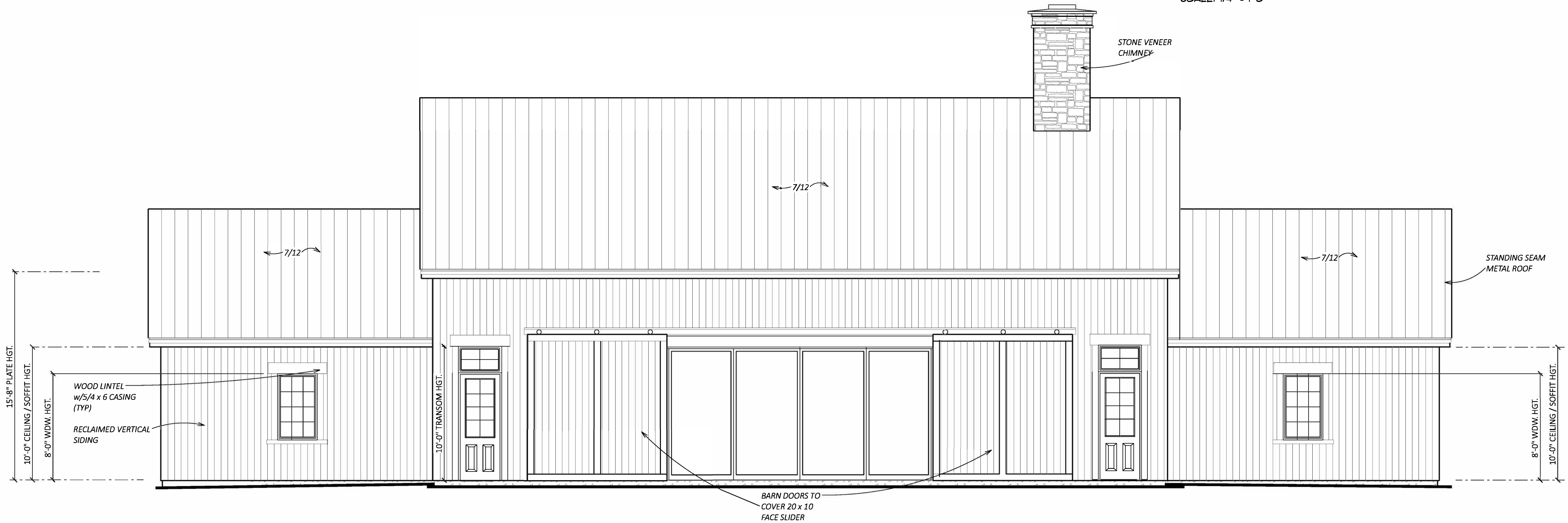
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DATE 12-13-23	PROJECT NUMBER SRW-23
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CHECKED BY CM2	



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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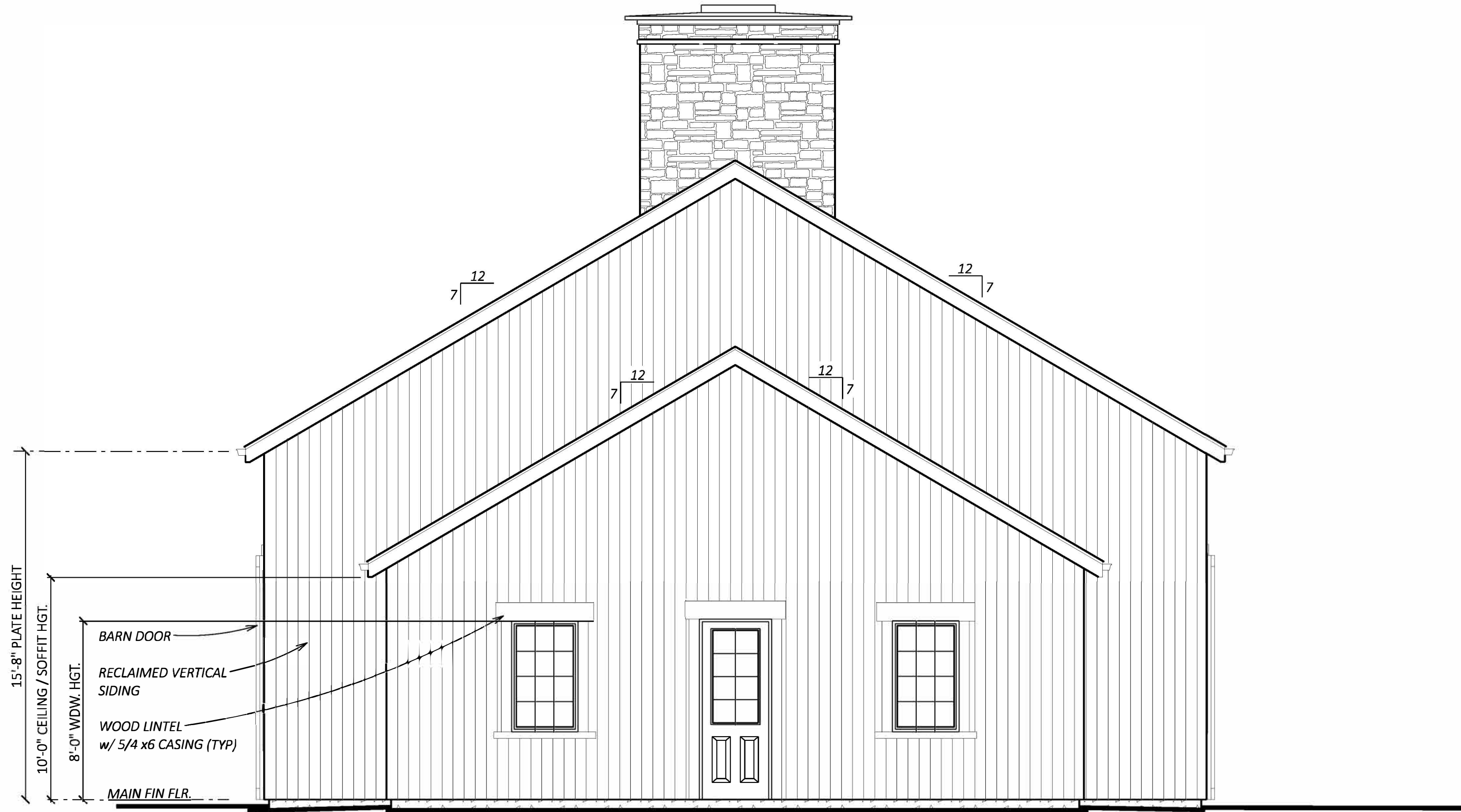
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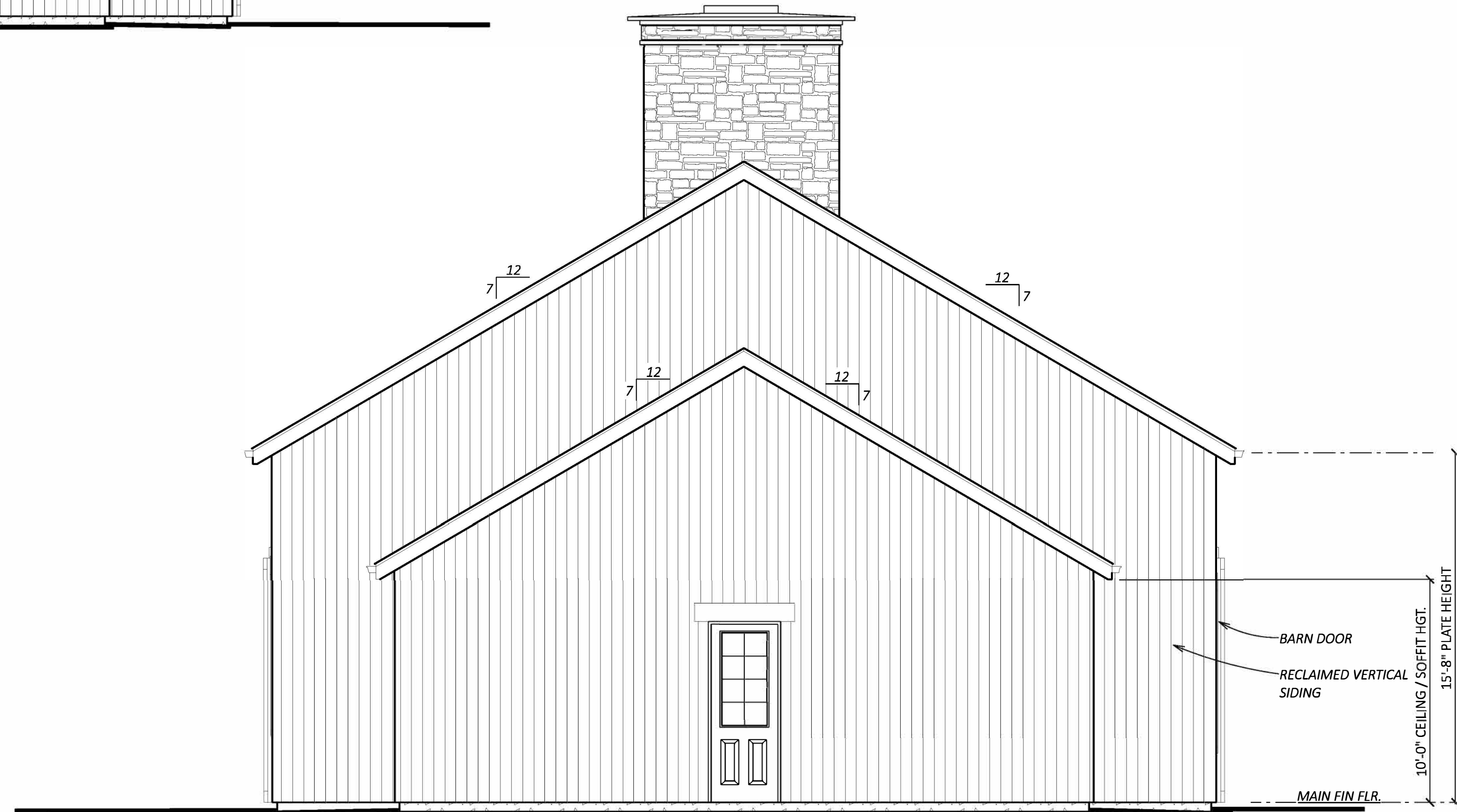
All revisions or modifications to the plans must be reviewed and approved by CM2 Design Associates, Inc. prior to proceeding on project.

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DATE 12-13-23	PROJECT NUMBER SRW - 23
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RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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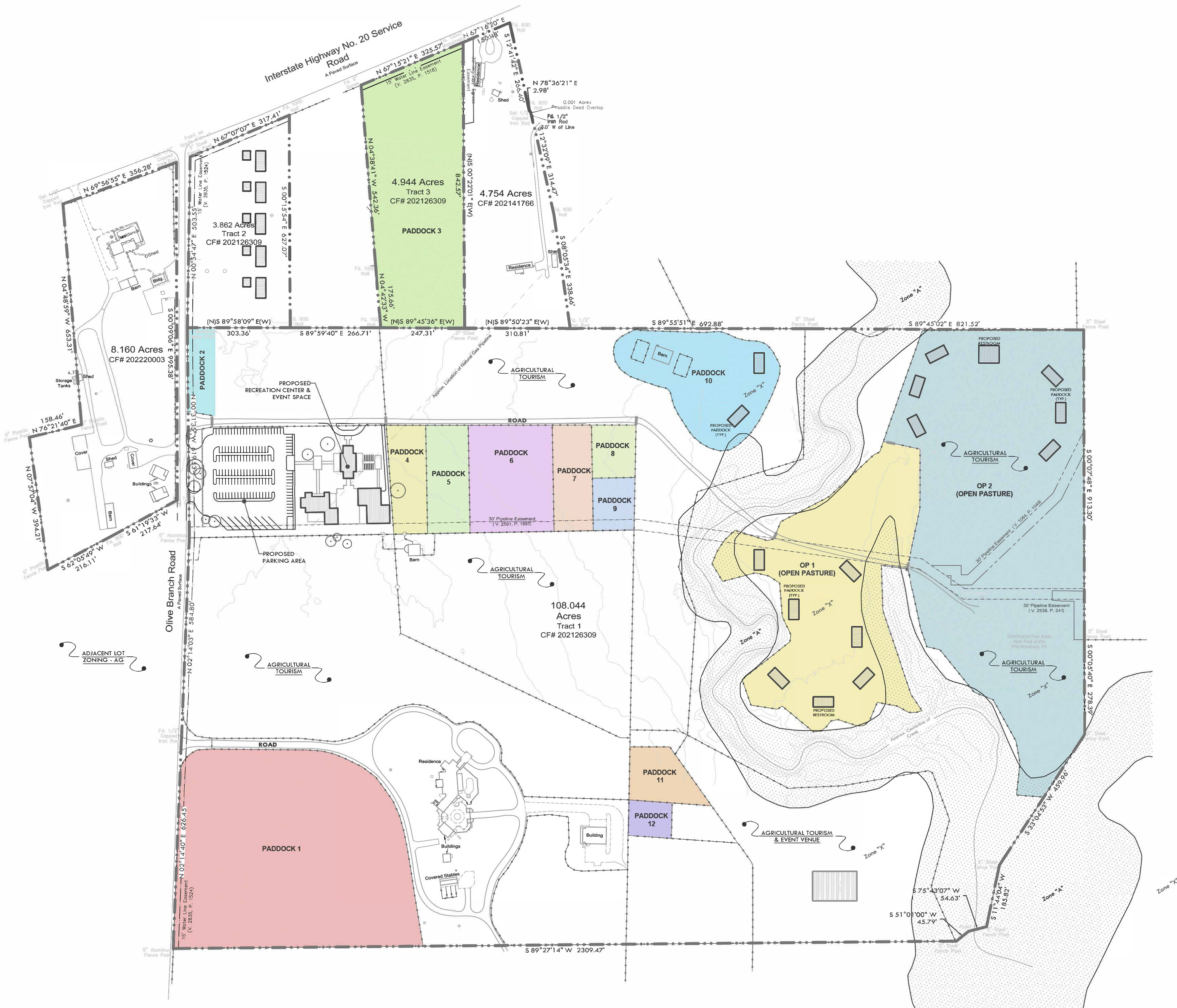
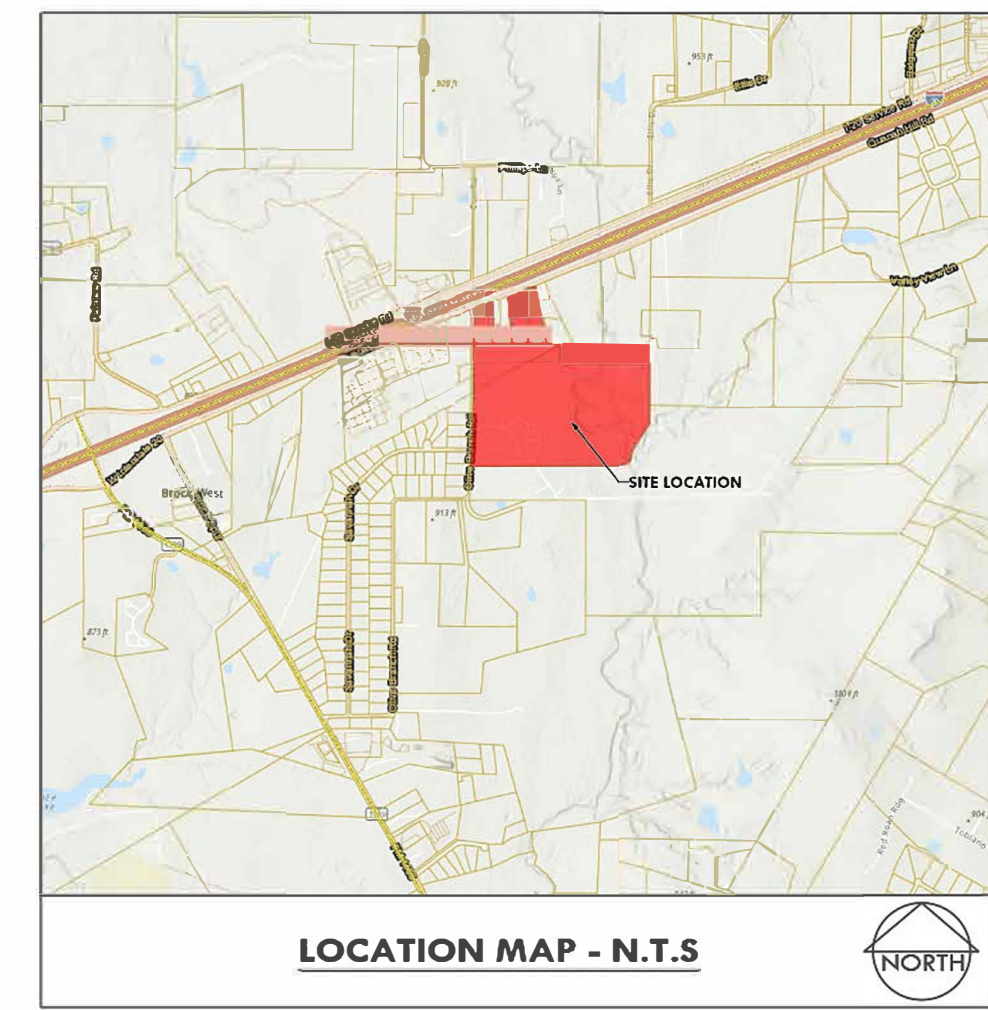
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DATE 12-13-23	PROJECT NUMBER SRW - 23
DRAWN BY CM2	REVISIONS
CHECKED BY CM2	



PROJECT INFORMATION:

EXISTING ZONING: AG - Agricultural
PROPOSED ZONING: The request is for approval of a zoning change from Agricultural zoning district to a Planned Development (PD) to allow for the Amusement/Recreation, Commercial (Indoor and Outdoor) uses.
PROPOSED USES: The proposed project is for the Saddlerock Safari, Vineyards, and event center, which includes exotic wildlife, the Texas outpost for Saddlerock Vineyards, and wedding/event space.

LOT DATA:

The proposed project site is located at 140 Olive Branch Road, 219 Olive Branch Road, and 6021 Quannah Hill Road in Brock, Texas. The site is approximately 129.77-acres of land, which was recently annexed into the Town of Brock.

COUNTY: Parker

DEVELOPMENT REGULATIONS:

Front Setback: 40 ft.
 Side Interior Setback: 15 ft. or 25 ft. if adjacent to side street
 Rear Setback: 15 ft.
 Max Structure Height (Permitted & Proposed): 35' & 25'
 Max No. Stories/Floors (Permitted & Proposed): 2.5 & 2

SITE DATA:

OVERALL SITE:
 Gross Site Area: 129.77 Acres (5,652,781 S.F.)

PARKING/ACCESS:

Site access will be provided via Olive Branch Road.
 Parking Spaces Provided: 133 Total
 ADA Parking: 5 spaces

SITE PLAN NOTES:

- Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Brock Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Brock Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current, adopted Building Code.
- Any/all signage is subject to final approval under separate application/permit by the Building Official or designee.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.
- All new utility lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Brock Zoning Ordinance.

GENERAL NOTES:

This "Zoning Concept Plan" is for illustrative purposes only and subject to change. This "zoning concept plan", along with Development regulations, is intended to describe the intent of the planned Development. Significant deviations from this "zoning concept plan", as determined by the director of Planning and Development Services, will require an amendment to the "Zoning Concept Plan" and, as necessary, the Development regulations.

SADDLEROCK WINE SAFARI
Brock, Texas

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		
4		

SHEET NAME:

MASTER DEVELOPMENT PLAN

DESIGNED BY: JP
 DRAWN BY: BES

DATE:
 FEBRUARY 6, 2024

SHEET



A2

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
MAY 20, 2024**

Agenda Item 4.3

Title

Resolution to approve final plat known as Eagle Air Parc.

Item Summary

Consider resolution approving a final plat for 15.356 acres of land located at in the E.A.S.L. Ikard survey, abstract 734, being all of those certain lots known as "Future Lot 6", Lot 7, & Lot 8, Eagle Air Parc.

Attachments

1. Resolution No. R-2024-002
2. Affidavit Waiver

RESOLUTION NO. R-2024-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS CONDITIONALLY APPROVING A FINAL PLAT FOR 15.356 ACRES OF LAND LOCATED IN THE E.A.S.L. IKARD SURVEY, ABSTRACT 734. BEING ALL OF THOSE CERTAIN LOTS KNOWN AS "FUTURE LOT 6", LOT 7, & LOT 8, EAGLE AIR PARC, ACCORDING TO THE PLAT AS RECORDED IN THE OFFICIAL PLAT CABINET D, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN VOLUME 2488, PAGE 1000, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; COMMONLY KNOWN AS EAGLE AIR PARC; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for a replat of 15.356 acres of land located in the E.A.S.L. Ikard survey, Abstract 734, being all of those certain lots known as "future lot 6", lot 7, & lot 8, Eagle Air Parc, according to the plat as recorded in the official plat cabinet D, Slide 141, Plat Records, Parker County, Texas. Being a portion of that certain tract of land as recorded in Volume 2488, Page 1000, official records, Parker County, Texas and all of that certain tract as recorded in document no. 202114948, official records, Parker County, Texas commonly known as Eagle Air Parc, said land being more particularly described in the replat attached hereto as **Exhibit A** (the "Subject Property"); and

WHEREAS, the Town Commission finds that the replat should be approved with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Town Commission hereby approves the replat for the Subject Property attached as **Exhibit A** hereto.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on **MAY 20, 2024.**

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

Alyssa Vanesler, Town Clerk

EXHIBIT A

[INSERT FINAL APPROVED PLAT]

STATE OF TEXAS

§

§

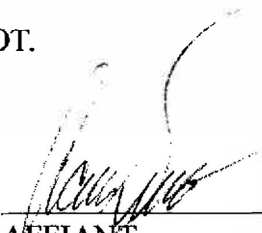
COUNTY OF PARKER

§

Before me, the undersigned authority, personally appeared ARON SEMOS who, after first being by me duly sworn, stated upon oath as follows:

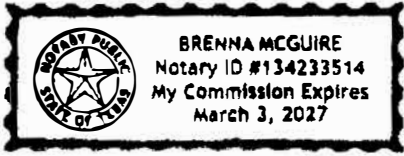
1. My name is ARON SEMOS. I am above the age of eighteen years, and I am fully competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have submitted a plat application for the subdivision of a tract of land, being 10 lots or less, for which the source of the water supply intended is groundwater. The purpose of the subdivision of property is solely to rearrange lot lines, and no new development or structures are proposed. No increase in water supply is needed and no new wells or water sources will be required, as there is continued groundwater availability in the vicinity of the proposed subdivision.
3. I request the Town of Brock determine that sufficient groundwater is available and will continue to be available to the subdivided tract of land and waive the groundwater study requirement.

FURTHER AFFIANT SAYTETH NOT.



AFFIANT

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned authority, on this the 3 day of MAY, 2024.



Brenna McGuire

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS

§
§
§

COUNTY OF PARKER

Before me, the undersigned authority, personally appeared Geary Blair who, after first being by me duly sworn, stated upon oath as follows:

1. My name is Geary Blair. I am above the age of eighteen years, and I am fully competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have submitted a plat application for the subdivision of a tract of land, being 10 lots or less, for which the source of the water supply intended is groundwater. The purpose of the subdivision of property is solely to rearrange lot lines, and no new development or structures are proposed. No increase in water supply is needed and no new wells or water sources will be required, as there is continued groundwater availability in the vicinity of the proposed subdivision.
3. I request the Town of Brock determine that sufficient groundwater is available and will continue to be available to the subdivided tract of land and waive the groundwater study requirement.

FURTHER AFFIANT SAYTETH NOT.

Geary Blair
AFFIANT

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned authority, on this the 1 day of May 2024.

Sherry Vess
NOTARY PUBLIC IN AND FOR



**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
MAY 20, 2024**

Agenda Item 4.4

Title

Resolution to approve final plat known as Valley Spring.

Item Summary

CONSIDER RESOLUTION APPROVING A FINAL PLAT FOR 7.248 ACRES OF LAND OUT OF THE C. L. HEIFRIN SURVEY, ABSTRACT NO. 670, R. P. BAKER SURVEY, ABSTRACT NO. 106 AND A. SIERRA SURVEY, ABSTRACT NO. 1180, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO JANA RILEY AND DESCRIBED IN CLERK'S FILE NO. 202409290, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; COMMONLY KNOWN AS LOT 1, VALLEY SPRING.

Attachments

1. Resolution No. R-2024-003
2. Affidavit to Waive Groundwater Study

RESOLUTION NO. R-2024-003

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING AN APPLICATION FOR A FINAL PLAT FOR 7.248 ACRES OF LAND THE C. L. HEIFRIN SURVEY, ABSTRACT NO. 670, R. P. BAKER SURVEY, ABSTRACT NO. 106 AND A. SIERRA SURVEY, ABSTRACT NO. 1180, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO JANA RILEY AND DESCRIBED IN CLERK'S FILE NO. 202409290, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; COMMONLY KNOWN AS LOT 1, VALLEY SPRING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for approval of a final plat for 7.248 acres tract of land located in the C. L. Heifrin Survey, Abstract No. 670, R. P. Baker Survey, Abstract No. 106 and A. Sierra Survey, Abstract No. 1180, Parker County, Texas; being a portion of that certain "Lot 1" conveyed to Jana Riley and described in Clerk's File No. 202409290, Real Property Records, Parker County, Texas; commonly known as Valley Spring; said land being more particularly described in the plat attached hereto as **Exhibit A** (the "Subject Property");

WHEREAS, the subdivision is less into than ten (10) parts, and there is sufficient evidence of continued groundwater availability in the vicinity of the proposed subdivision; and

WHEREAS, the Town Commission finds that the plat is in conformance with the Town's ordinances and should be approved and accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Town Commission hereby approves and accepts the final plat for the Subject Property attached as **Exhibit A** hereto. The Town Commission further authorizes the Mayor to execute the plat for recording in the real property records for Parker County, Texas.

SECTION 2. The Town Commission finds the applicant has provided evidence that sufficient groundwater is available and will continue to be available to the tract of land pursuant to Tex. Loc. Gov't Code § 212.0101(a-1)), and the Town waives the requirement for a groundwater study.

SECTION 3. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on **May 20, 2024**.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

Alyssa Vanesler, Town Clerk

State of Texas
County of Parker

Whereas Jana L. Riley, being the sole owner of a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670, R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas, being all of that certain tract conveyed to Jana Riley and described in Doc.# 202409290, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet);

BEGINNING at a found 1/2" iron rod with plastic cap stamped "Carter WFord". In the east line of that certain tract conveyed to Edwin Cole, Barbara Walker, Jackie Cole, and Myron Cole in Doc.#201819361, R.P.R.P.C.T., being the northwest corner of that certain tract conveyed to Ronald & Sandra Hognestad in Doc.#202116932, R.P.R.P.C.T., and the southwest corner of said Doc.#202409290, for the southwest and beginning corner of this tract. WHENCE the northeast corner of the WILLIAM UPTON SURVEY, ABSTRACT No. 1582, Parker County, Texas is calculated to bear S 05°01'25" W 5654.23 feet.

THENCE N 05°08'00" E 551.62 feet, with the common line of said Doc.#202409290 and said Doc.#201819361, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the west line of that certain "Tract 1" conveyed to McKay, described in Doc.#20403537, R.P.R.P.C.T., for the northwest corner of said Doc.#202409290 and this tract.

THENCE along the north line of said Doc.#202409290 and over and across said "Tract 1" (Doc.# 20403537) the following bearings and distances:
S 89°36'03" E 30.90 feet, to a 3" steel fence post, for a corner of this tract.
S 85°51'24" E 59.65 feet, to a 3" steel fence post, for a corner of this tract.
S 43°51'04" E 4.48 feet, to a 3" steel fence post, for a corner of this tract.
N 86°08'20" E 50.36 feet, to a 3" steel fence post, for a corner of this tract.
N 87°35'55" E 686.80 feet, to a set 60D nail, in the centerline of Valley View Lane 60' - R.o.W. V. 2956, P. 1561, in the west line of that certain tract conveyed to J. R. Aldridge Land & Cattle, LLC in Doc.#202235227, R.P.R.P.C.T., for the northeast corner of this tract. WHENCE a set mag nail, being the northeast corner of said "Tract 1" (Doc.# 20403537) bears along the arc of a curve to the left, having a radius of 250.00 feet, an arc length of 126.86 feet, and whose chord bears N 17°54'46" E 125.50 feet.

THENCE S 32°26'59" W, with the centerline of said Valley View Lane, at 70.6 feet passing a found 1/2" capped iron rod, being the southwest corner of said Doc.#202235227 and the northwest corner of that certain tract conveyed to Mymax, LLC in Doc.#201508668, R.P.R.P.C.T., in total 195.29 feet, to a set mag nail, for a corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 140.00 feet, an arc length of 190.94 feet, and whose chord bears S 06°27'58" E 176.48 feet, with the centerline of said Valley View Lane, to a set mag nail, being the northeast corner of said Doc.#202116932, for the southeast corner of said Doc.#202409290 and this tract.

THENCE S 67°16'02" W 877.23 feet, with the common line of said Doc.#202409290 and said Doc.#202116932, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

[Signature]
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JNO60608-T7-P (06060817P.CRD)
Field Date: March 6, 2024
Preparation Date: May 14, 2024



Surveyor's Notes:

A) With respect to the documents listed in Title Commitment GF No. WF-3388-KK the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in:
C.F. No. 201403537;

Subject to the following Easement(s) and/or Document(s):
60' Access Easement & Road Maintenance - V. 2956, P. 1561 (as shown);
Tri-County Electric Coop., Inc. - C.F. No. 201622620 (Blanket);
On-Site Waste Water System - C.F. No. 201729265;

The following Easement(s) and/or Document(s) do(es) not affect this tract:
V. 124, P. 291; V. 415, P. 651; V. 605, P. 563; V. 1234, P. 916; V. 620, P. 276; V. 2548, P. 1541; V. 1561, P. 1533; V. 1532, P. 555; V. 2943, P. 1351; V. 2956, P. 1746;
R.P.R.P.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid: US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

F) All property corners are found 3" steel fence post, unless otherwise noted.

G) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

Town of Brock Notes:

1) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines.

2) At time of plat, this tract appears to lie partially within the Extra Territorial Jurisdiction of the Town of Brock and partially within the Town Limits of the Town of Brock (approximate limits as shown hereon).

3) Sanitary sewer is to be provided by on-site septic facilities.

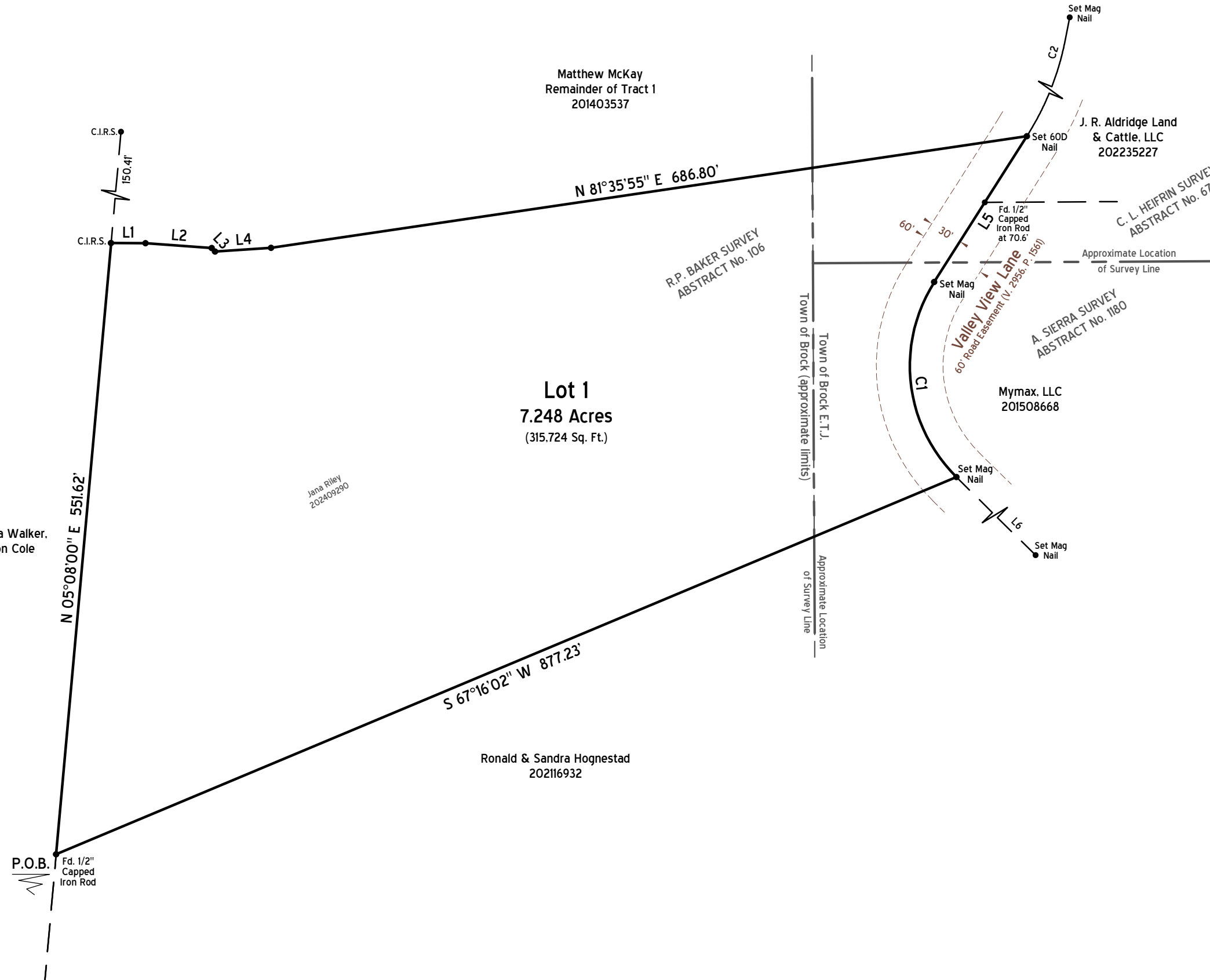
4) Water is to be provided by private water well.

5) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

6) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.

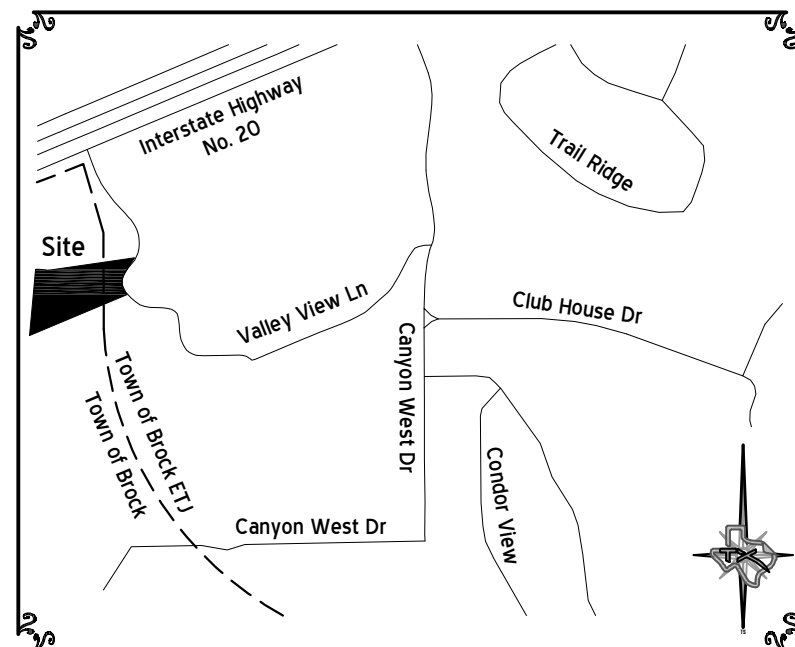
LINE	BEARING	DISTANCE
L1	S 89°36'03" E	30.90'
L2	S 85°51'24" E	59.65'
L3	S 43°51'04" E	4.48'
L4	N 86°08'20" E	50.36'
L5	S 32°26'59" W	155.29'
L6	S 45°32'13" E	91.01'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	140.00'	190.94'	S 06°27'58" E	176.48'
C2	250.00'	126.86'	N 17°54'46" E	125.50'

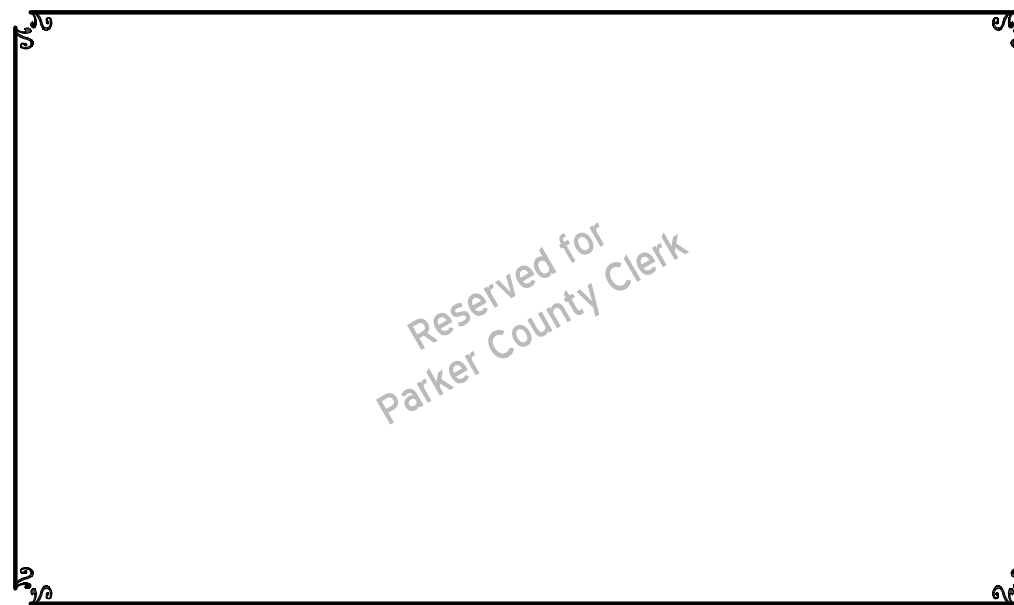


Edwin Cole, Barbara Walker,
Jackie Cole, Myron Cole
201819361

Ronald & Sandra Hognestad
202116932



Vicinity Map (not to scale)



Plat Cabinet _____ Slide _____

Now, Therefore, Know All Men By These Presents:

that Jana L. Riley, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Valley Spring, an addition to the Town of Brock and the Town of Brock Extraterritorial Jurisdiction, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the _____ day of _____, 2024.

By:

Jana L. Riley (Owner)

State of Texas
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

Town of Brock
Parker County, Texas

Certificate of Acceptance by the Town Commission:
Accepted by the Town Commission of the Town of Brock:
Mayor, Town of Brock _____ Date: _____, 2024.

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lot 1, Valley Spring, an addition to the Town of Brock and the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the _____ day of _____, 2024, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 2024.

Final Plat
Lot 1
Valley Spring
an addition to the Town of Brock and the
Town of Brock Extraterritorial Jurisdiction,
Parker County, Texas

Being a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670, R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas; being all of that certain tract conveyed to Jana L. Riley and described in Doc.# 202409290, Real Property Records, Parker County, Texas

May 2024

WEATHERFORD BRANCH - 817-594-0400



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX. 76086
817-594-0400

Owner:
Jana L. Riley
761 Rogers Hill Spur
Waco, TX 76705

1" = 100'

STATE OF TEXAS

§
§
§

COUNTY OF PARKER

Before me, the undersigned authority, personally appeared Jana Riley who, after first being by me duly sworn, stated upon oath as follows:

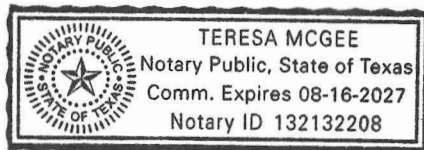
1. My name is Jana Riley. I am above the age of eighteen years, and I am fully competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have submitted a plat application for the subdivision of a tract of land, being 10 lots or less, for which the source of the water supply intended is groundwater. The purpose of the subdivision of property is solely to rearrange lot lines, and no new development or structures are proposed. No increase in water supply is needed and no new wells or water sources will be required, as there is continued groundwater availability in the vicinity of the proposed subdivision.
3. I request the Town of Brock determine that sufficient groundwater is available and will continue to be available to the subdivided tract of land and waive the groundwater study requirement.

FURTHER AFFIANT SAYTETH NOT.

Jana H. Riley
 AFFIANT

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned authority, on this the 15th day of May, 2024.

Teresa McGee
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS



TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 4.5

Title

Review sign requests/applications.

Item Summary

Review submitted sign requests and applications.

Attachments

1. CBAC and Heat
2. The McGuire Team
3. RTB Custom Homes
4. DreamWorx





**BUYING
OR SELLING?**

McGUIRE TEAM
CLARK REAL ESTATE GROUP



**JOHN
MCGUIRE**
817.597.8776

**BRANDY
SHIRES**
817.613.6709



RTB CUSTOM HOMES
AND CONSTRUCTION

17-901-7963

ACKBURN

RTBCONSTRUCTION24@GMAIL.COM



DREAMWORKS

817-961-7963 817-994-3011

RESEARCH
MARKETING
COMMUNICATIONS
BUSINESS DEVELOPMENT
OPERATIONS
FINANCE

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
May 20, 2024

Agenda Item 4.6

Title

Fire Certification of Occupancy Inspection

Item Summary

Discuss an annual fire certification of occupancy inspection.

Attachments:

1. Draft list of businesses within Brock city limits

	Name of Business in City Limits	Address
1	Canyon West Golf Course	160 Club House Dr., Weatherford, TX 76087
2	Eagles Nest Travel Center	301 FM 1189, Weatherford, TX 76087
3	Brock County Day Care Center	741 FM 1189, Brock TX 76087
4	Brock Donuts	1421 FM 1189 Ste 1, Brock, TX 76087
5	Scoops	1421 FM 1189 Ste 2, Brock, TX 76087
6	Subway	1421 Fm 1189 Ste 6, Brock, TX 76087
7	Brock Liquor	1421 FM 1189 Ste 7, Brock, TX 76087
8	Riverstone Veterinary Hospital	1421 FM 1189 Ste 4, Brock, TX 76087
9	Lott Cleaners	1421 FM 1189, Brock, TX 76087
10	Brock Place Storage	1421 FM 1189, Brock, TX 76087
11	First Financial Bank	1100 FM 1189, Millsap, TX 76066
12	Clearfork Pharmacy	1130 FM 1189 Ste 109, Millsap, TX 76066
13	Brock Nutrition	1130 FM 1189 Ste 110, Millsap, TX 76066
14	Rios Bros Concrete andn Tree Service	1130 FM 1189 Ste 111, Millsap, TX 76066
15	Mr. Jim's Pizza	1140 FM 1189 Ste 112, Millsap, TX 76066
16	Texas Pawfection Pet Spa	1140 FM 1189 Ste 113, Brock, TX 76087
17	Pathway Sports Rehab/Physical Therapy	1140 FM 1189 Ste 115, Millsap, TX 76066
18	Eagle Eye Care	1120 FM 1189 Ste 106, Millsap, TX 76066
19	Brock Family Dental	1120 FM 1189, Millsap, TX 76066
20	The Cates Group	1110 FM 1189 Ste 103, Millsap, TX 76066
21	Bratton Family Medical	1110 FM 1189 Ste 101, Millsap, TX 76066
22	Comfort Kitchen To Go	1110 FM 1189 Ste 100, Brock, TX 76066
23	RedFin Pools	1800 FM1189, Brock, TX 76087
24	Chef's Pantry	1891 FM 1189, Brock, TX 76087
25	All the Things Gift Shop	1903 FM 1189 Ste 200, Brock, TX 76087
26	Blanton Financial Svcs, LLC	1903 FM 1189 Ste 600, Brock, TX 76087
27	State Farm-Ryan McDonald	1903 FM 1189 Ste 400, Brock, TX 76087
28	House of Cyn-Custom Hats	1903 FM 1189 Ste 500, Brock, TX 76087
29	Ameritex Svcs	1957 FM 1189, Brock, TX 76087
30	Dollar General	1965 FM 1189, Brock, TX 76087
31	Brock Community Center	2115 FM 1189, Brock, TX 76087
32	Respect the Cut	933 FM 1189, Weatherford, TX 76087
33	Urban Roots Salon	933 FM1189, Weatherford, TX 76087
34	Idletime Woodcrafter	933 FM1189, Weatherford, TX 76087
35	Groovy Gardenia Esthetics	933 FM1189, Weatherford, TX 76087
36	Bodyworks Skincare	933 FM1189, Weatherford, TX 76087