



**TOWN OF BROCK
COMMISSION MEETING
AGENDA PACKET**

NOVEMBER 17, 2025



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

MAYOR BEN DAVIS
COMMISSIONER CODY NELSON
ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:
MONDAY, NOVEMBER 17, 2025

MEETING LOCATION:
BROCK COMMUNITYCENTER
2115 FM 1189
BROCK, TX 76087

**REGULAR AGENDA
BEGINS AT 6:30 P.M.**

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

- **CALL TO ORDER AND ANNOUNCE QUORUM**
- **INVOCATION**
- **PLEDGES OF ALLEGIANCE**
- **CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the Town Commission 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 and Approve

- (a) October 20, 2025, Meeting Minutes
- (b) November 10, 2025, Meeting Minutes

3.2 Review Monthly Financial Reports

3.3 Review Town of Brock accounts payable

1. Provenance Engineering invoice #007.23.01-14 \$13,550.00
2. Melanie Matheus (Town Hall office furniture) -\$712.00
3. Wyatt Hamilton Findlay invoice #279 \$9,731.25
4. TJH Accounting- invoice #2527 \$75.00
5. Parker County PCT 3 (Country Place shovel repairs) \$2,054.48
6. CivicPlus (annual DNS hosting for townofbrocktx.gov domain) \$79.80
7. Fathom Ink (town sign) \$231.53

- **REGULAR AGENDA:** Discussion and Possible action of the following

4.1 Issue Certificate of Election, Administer Oath of Office and Receive Statements of Officers for elected officers in relation to General Election for one Commissioner for the Town of Brock.

4.2 ARPA/Brock Water/Wastewater study plan project update from Provenance Engineering (PE) Kent Riker

4.3 Discuss and possible action of plat application for Rhyolite Resources/Rio Brazos Ranch

4.4 A Resolution of the Town Commission of the Town of Brock, Texas approving an application for a final plat for 3.700 acres of land out of the Northwest Part of Section No. 294, T. & P. RR. CO. Survey (A. B. Glover Survey), Abstract No. 2785; Being the same tract described in document No. 202521047 in the real property records, Parker County, Texas; To be known as Rio Brazos Ranch Brock; And providing for an effective date.

4.5 Discussion and possible action on plat application for Farmers & Merchants Bank

4.6 A Resolution of the Town Commission of the Town of Brock, Texas approving an application for a final plat for 2.000 acres of land out of Section No. 294, T. & P. RR. CO. Survey (A.B. Glover Survey), Abstract No. 2785; Being the same tract described in document No. 202514991, and all of a certain 2.00 acre tract described in document No. 202514991, both in the real property records, Parker County, Texas; To be known as Eagles Nest Commercial Park, Phase 2; And providing an effective date.

4.7 Discussion and possible action on Brock Co-Op/Brock Hometown Christmas \$10,000.00 donation request for Town Christmas Tree

4.8 A Resolution of the Town Commission of the Town of Brock, Texas approving a donation for the 2025 Brock Hometown Christmas Event; And providing an effective date.

4.9 Review and take action for the following permit applications

- (a) Texas Dough Slinger- Mobile Food Vendor Permit
- (b) Saddlerock Safaris- Sign Permit
- (c) The Spot- Offsite Sign Permit

4.10 Future meeting items and date

REPORTS:

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.

- **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 future Town of Brock staff needs

8. ADJOURN

CERTIFICATION

I hereby certify that the above notice of the meeting was posted on or before November 11, 2025, prior to 6:30 P.M. at the Brock Community Center, 2115 FM 1189 Brock, Texas 76087 and at the Brock Town Hall 2491 FM 1189, Brock Texas 76087.



Melanie Matheus
Town Administrator

Accessibility Statement

In compliance with the American Disabilities Act, reasonable accommodations for persons attending meeting will be provided. To better serve you, requests should be received 24 hours prior to the meeting. Please contact the Town Administrator at 817-396-5333.



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 3.1

Title

Meeting Minutes

Item Summary

Review and take action to consider approval of the following Town of Brock Commission meeting minutes

October 20, 2025

November 10, 2025

Attachments

1. October 20, 2025, meeting minutes
2. November 10, 2025, meeting minutes



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

MAYOR BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE
COMMISSIONER CODY NELSON
ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:
MONDAY, OCTOBER 20, 2025

MEETING LOCATION:
BROCK COMMUNITY
CENTER 2115 FM 1189
BROCK, TX 76087

**REGULAR AGENDA
BEGINS AT 6:30 P.M.**

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

- **CALL TO ORDER AND ANNOUNCE QUORUM**
Mayor Davis called the meeting to order at 6:30pm and announced a quorum
- **INVOCATION BY PASTOR GREG BOWMAN, BROCK BAPTIST CHURCH**
Pastor Bowman led the Brock community in prayer
- **PLEDGE OF ALLEGIANCES**
- **CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the Town Commission 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 and Approve

- (a) September 22, 2025, Meeting Minutes **APPROVED**
- (b) September 30, 2025, Meeting Minutes **APPROVED**

3.2 Review Monthly Financial Reports

3.3 Review Town of Brock accounts payable

1. Learn to Live- monthly rent for Town of Brock office \$700.00 (OCTOBER RENT)
2. Wyatt Hamilton Findlay invoice #246 \$5,456.25
3. TJH Accounting- invoice #2492 \$75.00
4. BMY (2023 Financial Audit) invoice #252959 \$3,175.50

5. CNHI -Weatherford Democrat (Public Notice #136412) \$60.00
6. CNHI- Weatherford Democrat (Public Notice #132765 \$74.00
7. CNHI-Weatherford Democrat (Public Notice #132770) \$64.40
8. CNHI-Weatherford Democrat (Public Notice #132770 \$64.40
9. Nextlink (phone service) \$90.78
10. Provenance Solutions -Town Hall security deposit \$500.00
11. Provenance Solutions -Town Hall lease November 2025/October 2026 \$1,710.00
12. Parker County PCT 3 (Tree Trimming/Summer Stone) \$1,812.11

Commissioner Scrimshire made the motion to approve agenda items 3.1, 3.2, and 3.3, seconded by Commissioner Nelson. Motion approved, 3-0.

- **REGULAR AGENDA:** Discussion and Possible action of the following

4.1 Brock citizen Gil Blackburn to discuss plans Spur FM 1189 project

Mr. Blackburn approached the Commission to discuss the creation of a temporary semi-truck parking lot off Brock Spur FM 1189. Mr. Blackburn stated this parking lot would provide a place of rest for semi-truck drivers with a low light impact to neighbors. The charge for parking will be approximately \$100.00- \$150.00 per month per truck creating taxable revenue for the Town of Brock. Mayor Davis stated the Town would need to consult with the Town Attorney regarding the zoning ordinances and tabled the request until the next Commission meeting.

4.2 ARPA/Brock Water/Wastewater study plan project update from Provenance Engineering (PE) Kent Riker **Not present**

4.3 Brock business owner John King to discuss offsite sign located at The Spot on FM1189 Mr. King approached the Commission stating he recently purchased the former Daily Grind and has opened as "The Spot" located in the ETJ of Brock. He initially got his building sign permits approved but then decided to erect an offsite sign near FM1189 without permission. Mr. King stated he wanted to help local Brock businesses advertise "in Brock" on the offsite sign. Mayor Davis stated that offsite signs are only allowed on the I-20 access road but wants to be neighborly. Mr. King stated he was seeking a solution now that he understands the legalities of the sign ordinance. Commissioner Scrimshire made the motion to table the offsite sign decision, seconded by Commissioner Nelson. Motion approved 3-0.

4.4 Rhyolite Resources LLC to present business development to be located on Quanah Hill Mr. Tom Strus from Westford Builders approached the Commission. The business proposal includes 3.7 total acres where 2.7 acres will be utilized for a xeriscape plant nursery. Phase 2 of the project will include a professional restaurant/retail building. Developer plans to use ground water via water well until Parker County SUD can provide water. Mayor Davis requested a written statement releasing the Town of Brock from any water liabilities or responsibilities. Mayor Davis also stated the process of plat approvals and once all proper documentation is received, the town would move forward for project approval. Commissioner Scrimshire and Commissioner Nelson supported the project as well, pending receipt of the water release statement.

4.5 Farmers & Merchants Bank, President Jeff Stewart to present bank plans to be located on the corner of Spur FM 1189 and Quanah Hill Mr. Stewart, F & M Bank President approached the Commission with the proposal of bringing a small-town community bank to Brock after recently purchasing 2 acres at the corner of Spur FM 1189 and Quanah Hill Road. Mr. Stewart stated the bank would create approximately 8 jobs including a local/hometown Loan Officer who would serve Brock citizens. Mr. Stewart mentioned the bank plans to utilize ground water via water well. Mayor Davis stated the process of plat approval and once all proper documentation is received, the town would move forward for project approval.

4.6 Review and take action on the following permit applications:

(a) Saddlerock Safaris- sign permit Commissioner Nelson stated submitted sign renderings did not clearly explain the materials or sign design therefore requested further information. Commissioner Nelson made the motion to table this permit request until further information is received, seconded by Commissioner Debbie Scrimshire. Motion approved 3-0.

4.7 PUBLIC HEARING to consider approval of an ordinance providing health inspections within the Town of Brock

Mayor Davis made the motion to open the Public Hearing at 6:59pm.

No public comments were made.

Mayor Davis made the motion to close the Public Hearing at 7:00pm.

Commissioner Scrimshire made the motion to approve the ordinance providing health inspections within the Town of Brock, seconded by Commissioner Cody Nelson. Motion approved 3-0.

4.8 Resolution allowing the Town Administrator to procure and pay expenses related to IT services; and providing an effective date.

Commissioner Nelson made the motion to approve the Town Administrator procuring and paying expenses related to IT Services, seconded by Commissioner Scrimshire. Motion approved 3-0.

4.9 Resolution cancelling the general municipal election to be held on November 4, 2025; declaring the unopposed candidates for Mayor and City Commission elected to office; directing clerk to post notice at each polling place; and providing an effective date. **Mayor Davis stated that all Town of Commission seats were unopposed, therefore requiring the cancellation of the November 4, 2025, General Election. No comments were made by the public. Commissioner Scrimshire made the motion to approve the Resolution, seconded by Commissioner Nelson. Motion approved 3-0.**

4.10 Future meeting items and date **The next Town of Brock Commission meeting was scheduled for Monday, November 17, 2025 at Brock Community Center.**

REPORTS:

Final report on financial audit from BMV from the Town Administrator

The 2023 Financial Audit was completed by BMV which comprises the respective financial position of the Town of Brock governmental activities and each fund as of September 30, 2023. BMV prepared and provided financial statements, records and documentation for the purpose of the audit. There was found- no noted fraud and no financial mismanagement. Overall, the initial audit provides a good starting point for annual audits moving forward. The Financial Audit will be posted on the Town Website for financial transparency purposes.

Commissioner Nelson made the motion to approve the 2023 Financial Audit, seconded by Commissioner Scrimshire. Motion approved 3-0.

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 inquiries 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.

- **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.

8. ADJOURN

Commissioner Nelson made the motion to adjourn the Commission meeting at 7:20pm, seconded by Commissioner Scrimshire. Motion approved 3-0.

CERTIFICATION

I hereby certify that the above notice of the meeting was posted on or before October 14, 2025, prior to 6:30 P.M. at the Brock Community Center, 2115 FM 1189 Brock, Texas 76087 and at the Brock Town Hall 2451 FM 1189, Brock Texas 76087.

Melanie Matheus

Melanie Matheus
Town Administrator

Accessibility Statement

In compliance with the American Disabilities Act, reasonable accommodations for persons attending meeting will be provided. To better serve you, requests should be received 24 hours prior to the meeting. Please contact the Town Administrator at 817-396-5333.



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

MAYOR BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE
COMMISSIONER CODY NELSON

TOWN ATTORNEY WHITT WYATT

MEETING DATE AND TIME:
MONDAY, NOVEMBER 10, 2025

MEETING LOCATION:
2491 FM 1189
WEATHERFORD, TX 76087

SPECIAL COMMISSION MEETING 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 Davis called the meeting to order and announced a quorum at 6:32pm.
2. **INVOCATION AND PLEDGE** Mayor Davis led the community in prayer and Ben Nelson led the community in the pledges of allegiance.
3. **REGULAR AGENDA**

3.1 Recognition for Jay Hamilton

Mayor Davis made a statement recognizing Jay Hamilton's many years of service to the Brock community. Although Jay Hamilton was unable to attend the ceremony, his contributions to establishing Brock incorporated were noted by all in attendance. Jay Hamilton's service plaque will be gifted to him at his earliest

convenience.

3.2 Recognition for Debbie Scrimshire

Mayor Davis made a statement recognizing Debbie Scrimshire's many years of service to the Brock community since 2018 including serving on the Brock planning and zoning committee, as well as the Town of Brock Commission. Debbie accepted a service plaque from the Town Administrator and thanked everyone for their support.

3.3 Issue Certificates of Election, Administer Oaths of Office and Receive Statements of Officers for elected officers in relation to General Election for the Mayor and one (1) Commissioner for the Town of Brock.

The Town Administrator issued the Certificates of Election and Parker County Judge Deen administered the Oaths of Office for Mayor Ben Davis and Commissioner Cody Nelson.

4. REPORTS:

5. 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

No Citizen Comments

6. 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.

7. ADJOURN Commissioner Nelson made the motion to adjourn the meeting at 6:38pm, seconded by Mayor Davis. Motion approved 2-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Tuesday, November 4, 2025, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2491 FM 1189, Brock, Texas 76087.

Melanie Matheus

Melanie Matheus
Town Administrator

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 the Town Administrator at 817 396-5333.



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 3.2

Title

Town of Brock Financial Reports

Item Summary

Review of the following monthly financial reports

Public Funds Report

First Financial EOM Report (September)

First Financial EOM Report (October)

Attachments

1. Public Funds Checking Account report
2. First Financial EOM Report (September)
3. First Financial EOM Report (October)

Town of Brock - Public Funds Checking Account
08/01/2025-10/31/2025

Per Bank Activity:	
Beginning Balance (as of August 1, 2025)	\$1,562,464.15
Deposits	\$67,790.58
Sales Tax Income	\$37,342.59
Franchise Tax Income	\$20,930.25
Permit Revenue	\$8,134.59
Interest Deposit	\$5,172.39
Disbursements	\$28,310.76
ARPA Funding Release	
Ending Balance (As of August 31, 2025)	\$1,607,116.36
Beginning Balance (as of September 1, 2025)	\$1,607,116.36
Deposits	\$55,342.02
Sales Tax Income	\$54,147.43
Franchise Tax Income	
Permit Revenue	\$150.00
Interest Deposit	\$4,692.67
Disbursements	\$7,029.75
ARPA Funding Release	
Ending Balance (As of September 30, 2025)	\$1,660,121.30
Beginning Balance (as of October 1, 2025)	\$1,660,121.30
Deposits	\$68,547.61
Sales Tax Income	\$46,576.79
Franchise Tax Income	
Permit Revenue	\$7,988.25
Interest Deposit	\$5,236.87
Disbursements	\$32,584.25
ARPA Funding Release	\$13,550.00
Ending Balance (As of October 1, 2025)	\$1,701,321.53

Reportfolio

First Financial Bankshares Inc, Abilene, TX

Published: 10/1/2025 10:10:15 AM

Management Report
Pledged To: TOWN OF BROCK

Section V-C
Date: 30-Sep-25
Page: 24

Safekeeping

Code	Cusip Trans#	Description Maturity Prerefund FAS 115	Pool Coupon	Moody StdPoor	Original Face Pledged Percent	Pledged Original Face Value	Pledged Par Value	Pledged Book Value	Pledged Market Value
FNBK1	3140XBTR1	FNMA Pool #FM7759	FM7759		\$19,155,639.00	\$200,000.00	\$122,447.62	\$125,655.03	\$112,775.48
	622164202108111	7/1/2036	2.000		1.04%				
FROST NATIONAL BANK AFS									
FNBK1	3140XBTR1	FNMA Pool #FM7759	FM7759		\$19,155,639.00	\$350,000.00	\$214,283.34	\$219,896.31	\$197,357.10
	622164202108111	7/1/2036	2.000		1.83%				
FROST NATIONAL BANK AFS									
FNBK1	3132D9F33	FHLMC Pool #SC0186	SC0186		\$19,550,145.00	\$500,000.00	\$341,203.67	\$353,394.31	\$305,363.64
	639689202111151	9/1/2041	2.500		2.56%				
FROST NATIONAL BANK AFS									
FNBK1	3140XCWG9	FNMA Pool #FM8746	FM8746		\$26,845,280.00	\$1,000,000.00	\$716,397.70	\$740,925.73	\$642,687.54
	633248202110121	9/1/2041	2.500		3.73%				
FROST NATIONAL BANK AFS									
<u>4 MBS - Fixed Rate</u>						<u>\$2,050,000.00</u>	<u>\$1,394,332.34</u>	<u>\$1,439,871.37</u>	<u>\$1,258,183.76</u>
FNBK1	3137HAMS2	FHMS K507 A2			\$25,000,000.00	\$250,000.00	\$250,000.00	\$250,161.47	\$255,005.23
	723884202501091	9/25/2028	4.800		1.00%				
FROST NATIONAL BANK AFS									
<u>1 CMBS - Fixed CMO</u>						<u>\$250,000.00</u>	<u>\$250,000.00</u>	<u>\$250,161.47</u>	<u>\$255,005.23</u>
<u>Total Pledged 5 To: BRQ TOWN OF BROCK</u>						<u>\$2,300,000.00</u>	<u>\$1,644,332.34</u>	<u>\$1,690,032.85</u>	<u>\$1,513,188.99</u>
					\$0.00	Munis with Maturity Under 2 Years			
					\$0.00	Munis with Maturity Over 2 Years			
					\$0.00	Other securities with Stated Maturity Under 2 Years			
					\$1,644,332.34	Other securities with Stated Maturity Over 2 Years			

** If no data is shown, then there are no pledges for the current period.

Reportfolio

First Financial Bankshares Inc, Abilene, TX

Published: 11/3/2025 1:04:24 PM

Management Report
Pledged To: TOWN OF BROCK

Section V-C
Date: 31-Oct-25
Page: 26

Safekeeping

Code	Cusip	Description	Pool	Moody	Original Face	Pledged	Pledged	Pledged	Pledged
Location	Trans#	Maturity	Coupon	StdPoor	Pledged Percent	Original Face Value	Par Value	Book Value	Market Value
		Prerefund							
		FAS 115							
FNBK1	3140XBTR1	FNMA Pool #FM7759	FM7759		\$19,155,639.00	\$350,000.00	\$210,359.99	\$215,823.39	\$193,903.53
	622164202108111	7/1/2036	2.000		1.83%				
FROST NATIONAL BANK		AFS							
FNBK1	3140XBTR1	FNMA Pool #FM7759	FM7759		\$19,155,639.00	\$200,000.00	\$120,205.71	\$123,327.65	\$110,802.02
	622164202108111	7/1/2036	2.000		1.04%				
FROST NATIONAL BANK		AFS							
FNBK1	3132D9F33	FHLMC Pool #SC0186	SC0186		\$19,550,145.00	\$500,000.00	\$339,636.15	\$351,703.77	\$306,025.76
	639689202111151	9/1/2041	2.500		2.56%				
FROST NATIONAL BANK		AFS							
FNBK1	3140XCWG9	FNMA Pool #FM8746	FM8746		\$26,845,280.00	\$1,000,000.00	\$713,217.93	\$737,503.09	\$644,171.30
	633248202110121	9/1/2041	2.500		3.73%				
FROST NATIONAL BANK		AFS							
<u>4 MBS - Fixed Rate</u>						<u>\$2,050,000.00</u>	<u>\$1,383,419.79</u>	<u>\$1,428,357.91</u>	<u>\$1,254,902.61</u>
FNBK1	3137HAMS2	FHMS K507 A2			\$25,000,000.00	\$250,000.00	\$250,000.00	\$250,141.65	\$255,093.60
	723884202501091	9/25/2028	4.800		1.00%				
FROST NATIONAL BANK		AFS							
<u>1 CMBS - Fixed CMO</u>						<u>\$250,000.00</u>	<u>\$250,000.00</u>	<u>\$250,141.65</u>	<u>\$255,093.60</u>
<u>Total Pledged 5 To: BRO TOWN OF BROCK</u>						<u>\$2,300,000.00</u>	<u>\$1,633,419.79</u>	<u>\$1,678,499.56</u>	<u>\$1,509,996.21</u>
\$0.00 Munis with Maturity Under 2 Years					\$0.00	Other securities with Stated Maturity Under 2 Years			
\$0.00 Munis with Maturity Over 2 Years					\$1,633,419.79	Other securities with Stated Maturity Over 2 Years			

** If no data is shown, then there are no pledges for the current period.



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 3.3

Title

Town of Brock Accounts Payable

Item Summary

Review the following monthly accounts payable

Provenance Engineering (Water/Wastewater Plan Study)

Melanie Matheus (Town Hall office furniture)

Wyatt Hamilton Findlay (legal Services)

TJH Accounting (payroll services)

Parker County PCT 3 (Country Place Road shovel patch)

CivicPlus (annual DNS hosting for townofbrocktx.gov domain)

Fathom Ink (Town Hall sign)

Attachments

1. Provenance Engineering \$13,550.00
2. Melanie Matheus (no invoice) \$712.00
3. Wyatt Hamilton Findlay \$9731.25
4. TJH Accounting \$75.00
5. Parker County PCT 3 \$2,054.48
6. CivicPlus \$79.80
7. Fathom Ink \$231.53



PROVENANCE
ENGINEERING
Rooted to Be Uniquely Different

Provenance Engineering, LLC.
ATTN: Kent Riker
2495 FM 1189
Brock, TX 76087
817.373.5714

INVOICE

INVOICE #007.23.01 - 14
DATE: 08/14/25

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	95%	\$37,200.00	\$800.00	\$38,000.00
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	100%	\$242,500.00	\$7,500.00	\$250,000.00
5.0 - Capital Improvements Plan	\$100,000.00	97%	\$95,000.00	\$2,000.00	\$97,000.00
6.0 - Rate Study Analysis	\$35,000.00	75%	\$24,500.00	\$1,750.00	\$26,250.00
7.0 - Regulatory and Stakeholder Coordination	\$30,000.00	75%	\$21,000.00	\$1,500.00	\$22,500.00
	\$500,000.00	96%	\$465,200.00	\$13,550.00	\$478,750.00

We appreciate the opportunity to serve you and your staff.
Thank you in advance for payment of **\$13,550.00** TERMS
Net 30 days

Thank you for your business!

Kent Riker, PE
President | Servant Leader



Wyatt Hamilton Findlay, PLLC

Invoice to:
Town of Brock
2451 FM 1189
Suite B
Brock, Texas 76087

INVOICE

Invoice # 279
Date: 10/31/2025
Due Upon Receipt

Invoice Number		Total
279		\$9,731.25
Subtotal		\$9,731.25
Tax		\$0.00
Amount Due		\$9,731.25

INVOICE

TJH Accounting
131 Coldwater Creek Ln
Weatherford, TX 76088

Teresa.Hand@TJHAccounting.com
+1 (817) 992-7054



Bill to

Town of Brock
2451 FM 1189
Brock, TX 76087

Ship to

Town of Brock
2451 FM 1189
Brock, TX 76087 USA

Invoice details

Invoice no.: 2527
Terms: Net 15
Invoice date: 10/31/2025
Due date: 11/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Accounting Services	Oct Payroll	1	\$75.00	\$75.00
Total						\$75.00

Ways to pay



Thank you for your business! I accept credit card, ACH direct deposit, and online payments.

[View and pay](#)



PARKER COUNTY PRECINCT #3

Larry Walden
1111 FM 1189
Weatherford, TX 76087
817-594-0371

October 22, 2025

Shovel Patch on Country Place Road

Labor - \$846.60
Equipment - \$591.80
Material - \$616.08

Total - \$2054.48

Here is the total for patching on Country Place Road.

Please remit check to Parker County Precinct #3, 1111 FM 1189
Weatherford, TX 76087.

Thank you,

A handwritten signature in blue ink, reading "Kim Hardin". The signature is fluid and cursive, with the first name "Kim" and last name "Hardin" clearly distinguishable.

Kim Hardin
Office Manager



Invoice PAST DUE

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#349947

8/31/2025

Bill To

Accounts Payable
Town of Brock, TX
2457 Farm to Market Road 1189
Suite B
Brock TX 76087

TOTAL DUE

\$79.80

Due Date: 9/30/2025

Terms	Customer	Quote #	Approving Authority
Net 30	Town of Brock, TX	Q-107111	Melanie Matthews

Qty	Item	Start Date	End Date
1	DNS Hosting for .GOV Annual Fee: URLtownofbrocktx.gov	1/1/2026	12/31/2026

Total	\$75.00
Tax	\$4.80
Due	\$79.80

To pay your invoice with a credit card [Click Here](#).

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021

Invoice #8254

Aluminum Sign

Thank you for your business!



Fathom Ink
1798 Lazy Bend Road
Millsap, Texas 76066
8173042385
<http://www.fathomink.com>
hannah@fathomink.com

Created	October 30, 2025
Customer Due Date	November 7, 2025
Invoice Date	October 30, 2025
Terms	100 % Deposit
Payment Due Date	October 30, 2025
Total	\$231.53
Outstanding	\$231.53

Customer Billing

Town of Brock
Melanie Matheus
2491 Farm to Market Road 1189
Suite 400
Brock, Texas 76087
melanie.a.matheus2@gmail.com

Customer Shipping

Town of Brock
Melanie Matheus
2491 Farm to Market Road 1189
Suite 400
Brock, Texas 76087

Category	Item #	Description	Qty	Items	Price	Taxed	Total
Signs & Banners	Aluminum (4)	Aluminum .04"	1	1	\$210.00	X	\$210.00

IMPRINT #8254-1

Double Sided (Reverse Image)
Size: 7' 3.5" x 24



Fee	Description	Qty	Amount	Taxed	Total
Convenience Fee	A 3.5% convenience fee applies to all invoices; avoid the fee by paying cash or check in person.	1	\$7.35	-	\$7.35

Total Quantity	1
Item Total	\$210.00
Fees Total	\$7.35
Sub Total	\$217.35
Tax	\$14.18 (6.75%)
Total Due	\$231.53
Paid	\$0.00
Outstanding	\$231.53

FATHOM INK — TERMS & CONDITIONS

This quote is based on current garment availability, print specifications, and order details provided. Pricing is subject to change if garment costs, quantities, or design specifications are adjusted. Final pricing will be confirmed once the order is approved.

Turnaround: 7–10 business days (plus shipping) for screen printed items. Starts after (1) payment (unless Net Terms), (2) all details received (sizes/quantities/artwork/shipping), and (3) artwork approval. Delays may add rush fees. Tell us any firm in-hand date upfront; external delays (weather/suppliers/shipping) aren't included.

Payment: Credit Card/PayPal/ACH (adds 3.5% fee) or cash/check (fee waived). If tax appears and you're tax-exempt, send a valid form before paying.

Rush: Available as schedule allows; fees may be up to 100% of the order.

Late Fees (Net 30): 5% at day 45 past due, plus 5% at days 60, 75, 90, and every 15 days thereafter.

Artwork & Mockup Disclaimer: Most mockups within 48 hrs after payment/info. Approve via email. Customer verifies spelling, colors, dimensions, placement, fonts. All digital proofs, artwork, and mockups provided by Fathom Ink are for approximate representation only. Colors displayed on screens or printed proofs may vary from final ink and garment colors due to differences in monitors, materials, and production methods. Artwork size and placement shown in mockups are relative for visualization purposes only and may vary slightly on finished products. Final production adjustments may be made to ensure the best print quality and garment appearance. Fathom Ink is not responsible for minor variations in color, scale, or placement between proofs and



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.1

Title

Certificate of Election and Oath of Office

Item Summary

Issue Certificate of Election, Administer Oath of Office and Receive Statements of Officers for elected officers in relation to General Election for one Commissioner for the Town of Brock

Attachments

1. Certificate of Election for Jim Carroll
2. Oath of Office

Form 51-14 Rev. 6/11
Submit to:
SEC. OF STATE
Government Printing Office
P.O. Box 12087
Austin, TX 78711-2087
512-461-4311
512-461-5249
Filing Fee: None



In the name and by the authority of

The State of Texas

THIS IS TO CERTIFY, that for the purposes of the

State of

County of

Sworn to and signed

Attest: Secretary of State

my hand

Witnessed by a

notary

November 4, 2025, election
pursuant to Resolution No. 2025-
003 canceling the election that
JIM CARROLL
duly elected

**COMMISSIONER OF THE
TOWN OF BROCK, TEXAS**

Signature of Officer Authorizes Supervised to Administer An

Signature of Officer

In testimony whereof, I have hereunto signed
my name and
caused the Seal of Parker County to be
affixed at the Town of Brock, Texas this 17th day
of November 2025.

Signature of Presiding Officer of
Canvassing Authority

Form #2204 Rev 9/2017

This space reserved for office use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Jim Carroll, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of Commissioner, Town of Brock of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Melanie Matheus

Printed or Typed Name



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.2

Title

Town of Brock Water/Wastewater Plan Study

Item Summary

Update from Provenance Engineering regarding Town of Brock Water/Wastewater Plan Study

Attachments

1. n/a



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.3

Title

Rhyolite Resources/Rio Brazos Ranch

Item Summary

Discuss plat application and possible action for Rhyolite Resources/Rio Brazos Ranch preliminary plat approval located at TBD Quanah Hill Road

Attachments

1. Preliminary Plat Application
2. Plat
3. Water Release Statement
4. Letter regarding timeline goals from Tom Struhs (Westford Builders)



TOWN OF BROCK APPLICATION FOR ZONING AND LAND DEVELOPMENT

TYPE OF APPLICATION: (CHECK ALL THAT APPLY)

PLATS	ZONING	DEVELOPMENT PLAN APPROVAL
☒ Preliminary Plat	☐ Zoning Change	☒ Preliminary Site Plan
☐ Final Plat	☐ Conditional Use Permit	☐ Site Plan
☐ Replat/Amended Plat	☐ Planned Development	☐ Other: _____
☐ Subdivision variance	☐ Zoning Variance	

PROPERTY DESCRIPTION:

Submittal Date: 10/13/2025 Address (if assigned): PENDING- QUANNAH HILL RD

Legal description of subject property (metes & bounds must be described on an attached sheet)

Lot Number _____ Number of Lots: _____ Block _____ Name of Addition _____

Gross Acreage: 3.7 Present Zoning Classification: _____ # of New Street Intersections: 1

PROPERTY OWNER/APPLICANT:

I hereby certify that the information in this application is true and correct to the best of my knowledge.

PROPERTY OWNER: (Required)

Name: (printed) RHYOLITE RESOURCES LLC

Contact: R. DEAN WILLIAMS

Address: PENDING- QUANNAH HILL RD

Phone: 817-946-1158

City: BROCK

State: TEXAS

Email: info@riobrazosplants.com

Zip: 76087

Signature: R. D. J. H.

APPLICANT: (If different from Owner)

Name: (printed) Westford Builders

Contact: Tom L. Struhs

Address: 11255 Camp Bowie West Blvd. Suite 105

Phone: _____

City: Aledo State: TX

Email: _____

Zip: 76008

Signature: 

SURVEYOR: (Required)

Name: (printed) PRICE SURVEYING, LP, FIRM #10034200

Contact: PHILIP E. COLVIN, JR. R.P.L.S. # 6258

Address: 213 S OAK AVE

Phone: 940-325-4841

City: MINERAL WELLS State: TEXAS

Email: _____

Zip: 76067

Signature: _____

ENGINEER: (If applicable)

Name: (printed) _____

Contact: _____

Address: _____

Phone: _____

City: _____ State: _____

Email: _____

Zip: _____

Signature: _____

PRINCIPAL CONTACT:

(APPLICABLE DOCUMENTS WILL BE DISTRIBUTED ONLY TO DESIGNATED PRINCIPAL CONTACT)

☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

UTILITY PROVIDERS:

Electric Provider: Tri-County Electric

Water Provider: Wells until City Water available

Wastewater Provider: Septic

Gas Provider (if applicable): n/a

FEES:

See ***Town of Brock Master Fee Schedule***. All reasonable fees and/or costs, which are required by the City of Brock for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Project #: _____

Completed Application Received on: _____

Affidavit for Groundwater Availability Received on: _____

Fees Collected: _____ Receipt #: _____ Project #: _____

SIGNATURE TO AUTHORIZE PLAT/ZONING REQUEST

Rhyolite Resources, LLC
Applicant's Name (Print):

R.D. Sill, Member, Mgr.
Applicant's Signature:

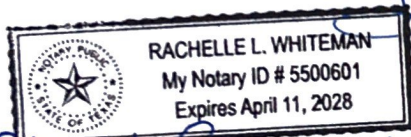
The State of Texas

County of Tarrant

Before Me Rachelle L. Whiteman on this day personally appeared R.D. Williams
(notary) (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8th day of October, A.D. 2025



Rachelle L. Whiteman
Notary In and For State of Texas

Rhyolite Resources, LLC
Property Owner's Name (Print):

R.D. Sill, Member, Mgr.
Property Owner's Signature:

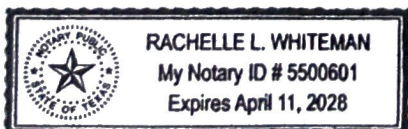
The State of Texas

County of Tarrant

Before Me Rachelle L. Whiteman on this day personally appeared R.D. Williams
(notary) (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8th day of October, A.D. 2025



Rachelle L. Whiteman
Notary In and For State of Texas

ACKNOWLEDGEMENT FOR PLAT AND ZONING APPLICATIONS

All Plat and Zoning applications, including Conditional Use Permits (CUPs), are subject to administrative review for completeness. Only complete applications will be considered filed and eligible to be scheduled for public hearing and consideration by the Town Commission.

All public hearings will be opened, and testimony given by applicants and all interested persons.

Any changes to a site plan (no matter how minor or major) approved in connection with a Conditional Use Permit (CUP) are required to be approved by the Town Commission through the public hearing process.

I HAVE READ AND UNDERSTAND THE REQUIREMENTS AS SET FORTH BY THE APPLICATION FOR AND ACKNOWLEDGE THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT AND THAT ALL REQUIREMENTS OF THIS APPLICATION HAVE BEEN MET AT THE TIME OF SUBMITTAL.

R. R. Gill Member, Mgr 10/8/25
Applicant's Signature Date

Bayolite Resources, LLC
Applicant's Name (Print)

Owner's Signature (If different)

Date

Owner's Name (Print)

CONDITIONAL USE APPLICATION/SITE PLAN APPLICATION CHECKLIST

****This checklist must be submitted with the initial application****

I. GENERAL:

Name of Addition: _____
Applicant: RHYOLITE RESOURCES LLC
Property Owner(s): RHYOLITE RESOURCES LLC
Location of Addition: _____

II. REQUIRED DOCUMENTS FOR A CONDITIONAL USE APPLICATION/SITE PLAN APPLICATION

- ___ Application with original/notarized signatures of owner and applicant
- ___ Filing and publication fee (see *Town of Brock Master Fee Schedule*)
- ___ Site plan drawing showing the existing structures and proposed requested structure.
Drainage and elevations may be required.
- ___ Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan special requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood.

PLAT REVIEW CHECKLIST

****This checklist must be submitted with the initial plat application****

II. GENERAL:

Name of Addition: _____
Applicant: RHYOLITE RESOURCES LLC
Property Owner(s): RHYOLITE RESOURCES LLC
Location of Addition: _____

II. ☒ REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

- ☒ Preliminary Plat Application (original signatures)
- ☒ Preliminary Plat Drawing (5 paper copies & 1 digital)
- ☒ Preliminary Drainage Analysis (5 paper copies & 1 digital)
- ☒ Concept Construction Plan (5 paper copies & 1 digital)
- ☐ Tree Survey
- ☐ Location and Dimensions of Existing Structures
- ☐ Sectionalizing or Phasing of Plats
- ☐ Zoning Classification of All Properties Shown on the Plat
- ☐ Dimensions of all Proposed or Existing Lots
- ☐ Location of 100-year Flood Limits Where Applicable
- ☒ Underground water study
- ☒ Affidavit for Groundwater Availability (if applying to waive the groundwater study requirement for plats with 10 lots or less)

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- ☐ Final Plat Application (original signatures)
- ☐ Final Plat Drawing (5 paper copies & 1 digital)
- ☐ Drainage Study (5 paper copies & 1 digital)
- ☐ Submit 1 mylar copy and 1 paper copy from county filing
- ☐ Written Metes and Bounds Description
- ☐ Dimensions of All Proposed or Existing Lots
- ☐ Area in acres for each lot
- ☐ Any Existing Structures which Encroach and Setback Lines
- ☐ Parker County Tax Certificate
- ☐ Plans for all water & sewer lines
- ☐ Plans for fire hydrants
- ☐ Plans for all proposed streets and sidewalks
- ☐ Affidavit for Groundwater Availability (if applying to waive the groundwater study requirement for plats with 10 lots or less)

IV. REQUIRED DOCUMENTS FOR A REPLAT

- ☐ Replat Application (original signatures)
- ☐ Plat Drawing (5 paper copies & 1 digital)
- ☐ Original Plat for comparison
- ☐ Drainage Study (5 paper copies & 1 digital copy)
- ☐ Submit 1 mylar copy and 1 paper copy from county filing
- ☐ Written Metes and Bounds Description
- ☐ Dimensions of All Proposed or Existing Lots
- ☐ Area in acres for each lot
- ☐ Any Existing Structures which Encroach and Setback Lines
- ☐ Parker County Tax Certificate
- ☐ Affidavit for Groundwater Availability (if applying to waive the groundwater study requirement for plats with 10 lots or less)

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- ☐ Amended Plat Application (original signatures)
- ☐ Final Plat Drawing (5 paper copies & 1 digital)
- ☐ Original Plat for comparison
- ☐ Drainage Study (5 paper copies & 1 digital copy)
- ☐ Submit 1 mylar copy and 1 paper copy from county filing
- ☐ Written Metes and Bounds Description
- ☐ Dimensions of All Proposed or Existing Lots
- ☐ Area in acres for each lot
- ☐ Any Existing Structures which Encroach and Setback Lines
- ☐ Affidavit for Groundwater Availability (if applying to waive the groundwater study requirement for plats with 10 lots or less)

VI. REQUIREMENTS ON ALL PLATS

- ☐ Adjacent Property Lines, Streets, Easements
- ☐ Names of Owners of Property within 200 feet
- ☐ Names of Adjoining Subdivisions
- ☐ Front and Rear Building Setback Lines
- ☐ Side Setback Lines
- ☐ City Boundaries Where Applicable
- ☐ Date the Drawing was Prepared
- ☐ Location, Width, Purpose of all Existing Easements
- ☐ Location, Width, Purpose of all Proposed Easements
- ☐ Consecutively Numbered or Lettered Lots and Blocks
- ☐ Map Sheet Size of 18"x 24" to 24"x 36"
- ☐ North Arrow
- ☐ Name, Address, Telephone of Property Owner
- ☐ Name, Address, Telephone of Developer
- ☐ Name, Address, Telephone of Surveyor
- ☐ Seal of Registered Land Surveyor
- ☐ Consecutively Numbered Plat Notes and Conditions
- ☐ Town of Brock Plat Dedication Language
- ☐ Affidavit for Groundwater Availability (if applying to waive the groundwater study requirement for plats with 10 lots or less)

- ___ Location and Dimensions of Public Use Area
- ___ Graphic Scale of Not Greater than 1" =200'
- ___ All Existing and Proposed Street Names
- ___ Dimensions of All Existing and Proposed Right-of-way as Specified on Master Thoroughfare Plan
- ___ Subdivision Boundary in Bold Lines
- ___ Subdivision Name
- ___ Title Block Identifying Plat Type
- ___ Key Map at 1" =200'
- ___ Surveyor's Certification of Compliance
- ___ Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)
- ___ Show relationship of plat to existing "water, sewage, and drainage."

VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS

- A. A written and notarized statement describing the minimum Improvements which the subdivider agrees to provide, conditional upon Town Commission approval of the final plat.
- B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to current date. This statement shall be signed by the owner or owners (original and one copy)
- C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property (if applicable).

PLEASE NOTE: After staff approval, additional paper copies may be required for review by the Town Commission.

TOWN HALL CONTACT INFORMATION

Please direct questions to the Town Clerk: townclerk@brocktx.net or (817) 396-5333

Delivery and Correspondence Address (Please schedule an Appointment)

Town of Brock
2451 FM 1189 Ste B
Brock, TX. 76087

RHYOLITE RESOURCES, LLC
6600 Granbury Highway, Suite 102
Weatherford, Texas 76087

Melanie Matheus, MPA
Town Administrator
Town of Brock

RE: Statement of Water Release;
3.7 Acs off of Quanah Hill Rd.;
Rhyolite Resources, LLC Plan Submittal

Ms. Matheus:

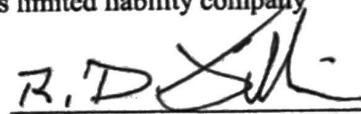
Rhyolite Resources, LLC, as the owner and developer of the referenced property, fully releases the Town of Brock of and from (i) all responsibility to provide water to said property, and (ii) all liability for not providing water to said property.

Thank you for your attention to this matter.

Sincerely,

Rhyolite Resources, LLC,
a Texas limited liability company

By:


R. Dean Williams, Manager



Rio Brazos Plants Brock temporarility known as Quanah Hill 3.7 acres

Tom Struhs <tstruhs@westfordbuilders.com>

Thu, Nov 13, 2025 at 12:29 PM

To: Melanie Matheus <

Cc: "R. Dean Williams" <dean@jointresources.com>

ood Morning Melanie:

On behalf of the owner of the subject property owner, Rhyolite Resources, LLC (R. Dean Williams) I would like to open a discussion regarding our intent to open business operations on the following scenario.

As the Town of Brock is aware, the architecture for the building is in the design stage. A site plan has been drawn and the required documents for a site plan submittal are being gathered at this time. The list of reports and exhibits are in process for a submittal to Bureau Veritas for the review of the building construction.

If all goes well, these elements for the project will be submitted in their entirety during the month of December. Renderings are attached to show the current state of the designs and the site plan.

Assuming that The Town of Brock approves the site plan, the plat is approved, and Bureau Veritas approved the building docs, the building may be in construction in January.

By April, the building would not be completed. However, the scenario alluded to above is that we would like to accept inventory and conduct sale of product beginning as early as April. In order to do this, we would, concurrent with the construction of the building, build the parking lot, develop the site lighting, pour the driveways and sidewalks, construct the loading dock, and build a perimeter fence. Of course, we will apply and receive any required permits before any of this is done.

But that is the crux of this discussion - the permission, if needed, to carry out this plan.

Rio Brazos Plants - Brock has made heavy commitments to purchase plants in West Texas and must be in the position to take possession as early as April. They would thus be in the position to conduct their distribution business to the Metroplex community and surrounding area.

We are excited to do business with the Town of Brock and wish to do so with the best of forward planning in mind.

Please share this with the Council and Mayor and tell me if we are on the right track.

Best Regards,

Tom L. Struhs

Principal

Westford Builders

11255 W. Camp Bowie Blvd, Ste. 105

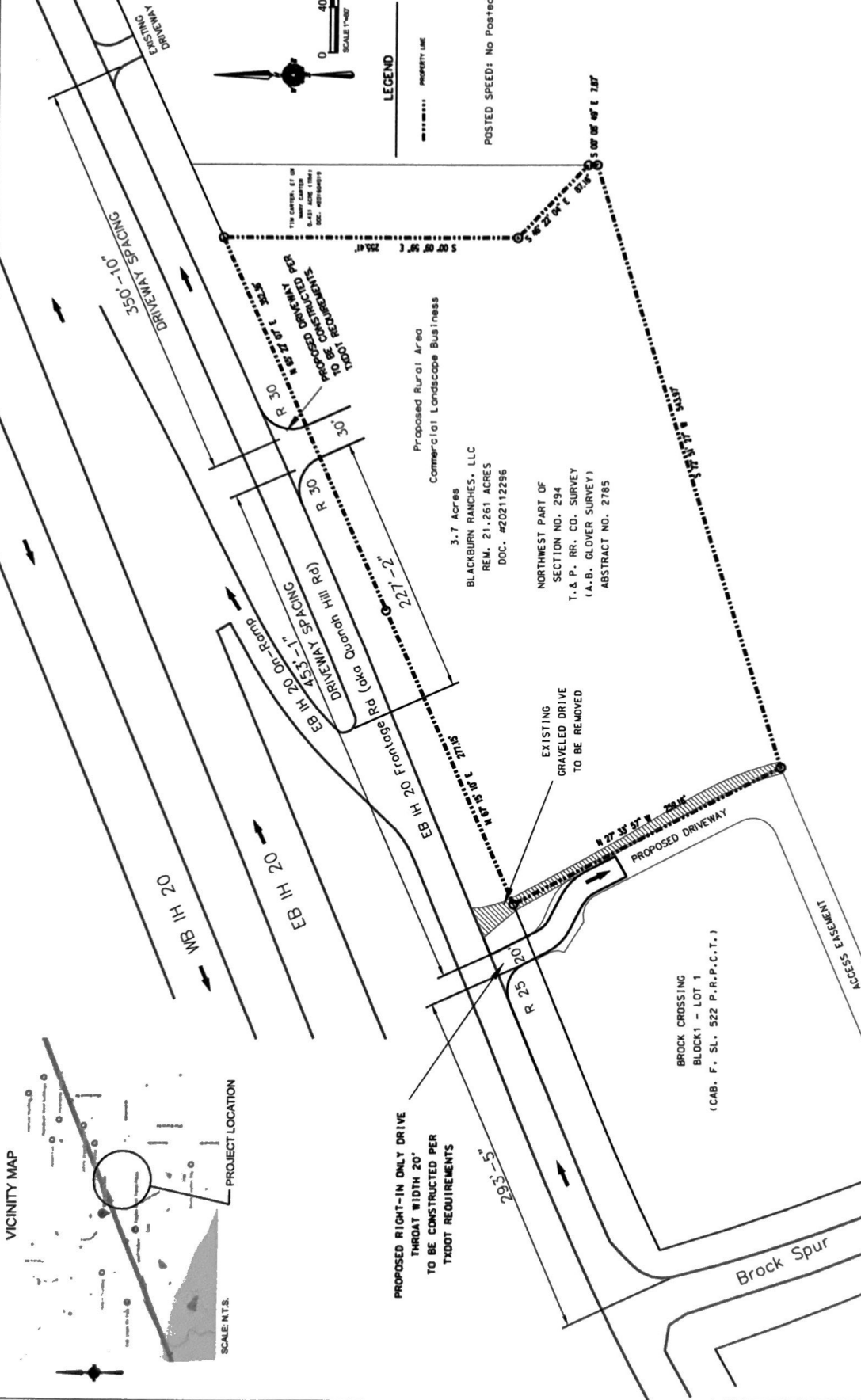








VICINITY MAP



PROJECT OWNER: Reynolds International, LLC 7200 BLOCK OF QUINN HILL RD. WEATHERFORD, TX 76087 817-579-1500 817-579-1501 Email: reynolds@reynoldsintl.com	CONTRACTOR: CHARTERED BY: ELIASHA M. MONTGOMERY 2000 WINDY HILL RD. FORT WORTH, TX 76104 817-579-1500 Email: eliasha@montgomerysurvey.com	PROJECT NO.: 202112296	SHEET NO.: C1
---	---	---------------------------	------------------

PROJECT NAME: A. Williams 7200 BLOCK OF QUINN HILL RD. WEATHERFORD, TX 76087 817-579-1500 817-579-1501 Email: reynolds@reynoldsintl.com	SITE PLAN DATE: OCTOBER 18, 2025 SCALE: 1"=40' DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
--	---



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.4

Title

Resolution

Item Summary

Discuss and possible action on a Resolution of the Town Commission of the Town of Brock, Texas approving an application for a final plat for 3.700 acres of land out of the Northwest Part of Section No. 294, T. & P. RR. CO. Survey (A.B. Glover Survey), Abstract No. 2785; Being the same tract described in document No. 202521047 in the real property records, Parker County, Texas; To be known as Rio Brazos Ranch Brock; and Providing for an effective date.

Attachments

1. Resolution No. R-2025-00_

RESOLUTION NO. R-2025-00__

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING AN APPLICATION FOR A FINAL PLAT FOR 3.700 ACRES OF LAND OUT OF THE NORTHWEST PART OF SECTION NO. 294, T. & P. RR. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785; BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 202521047 IN THE REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; TO BE KNOWN AS RIO BRAZOS RANCH BROCK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for approval of a plat for a subdivision of 3.700 acres of land out of the northwest part of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785; being the same tract described in Document No. 202521047 in the real property records, Parker County, Texas; said land being more particularly described in the plat attached hereto as **Exhibit A** (the "Subject Property");

WHEREAS, the Town Commission ("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 that the requirement for a groundwater study should be waived; and

WHEREAS, the Commission further 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 Commission hereby approves and accepts the plat for the Subject Property attached as **Exhibit A** hereto and waives the requirement for a groundwater study pursuant to Tex. Loc. Gov't Code § 212.0101(a-1). The Commission further authorizes the Mayor to execute the plat for recording in the real property records for Parker County, Texas.

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 November __, 2025.

TOWN OF BROCK, TEXAS

Ben Davis, Mayor

ATTEST:

APPROVED AS TO FORM:

Melanie Matheus, Town Administrator

Alex M. Phipps III, Town Attorney



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.5

Title

Farmers and Merchants Bank

Item Summary

Discuss and possible action on plat application, final plat, and commercial permit application for Farmers and Merchants bank located at TBD Quannah Hill Road

Attachments

1. Final Plat Application
2. Final Plat
3. Commercial Permit Application



TOWN OF BROCK APPLICATION FOR ZONING AND LAND DEVELOPMENT

TYPE OF APPLICATION: (CHECK ALL THAT APPLY)

PLATS	ZONING	DEVELOPMENT PLAN APPROVAL
☐ Preliminary Plat	☐ Zoning Change	☐ Preliminary Site Plan
☒ Final Plat <i>Philip Colvin to</i>	☐ Conditional Use Permit	☒ Site Plan <i>100% CO's</i>
☐ Replat/Amended Plat <i>Submit plat</i>	☐ Planned Development	☐ Other: <i>Building permit review</i>
☐ Subdivision variance	☐ Zoning Variance	

PROPERTY DESCRIPTION:

Submittal Date: 10/6/25 Address (if assigned): Pending

Legal description of subject property (metes & bounds must be described on an attached sheet)

Lot Number 2 Number of Lots: 1 Block _____ Name of Addition A.B. Glover Survey
2 acres

Gross Acreage: 1 Present Zoning Classification Commercial # of New Street Intersections: 2
Eagles Nest

PROPERTY OWNER/APPLICANT:

I hereby certify that the information in this application is true and correct to the best of my knowledge.

PROPERTY OWNER: (Required)

Name: (printed) Farmers and Merchants Bank

Contact: Jeff Stewart

Address: 240 S. Texas St. PO Box 230

Phone: 264 893 2031

City: DeLeon

State: TX

Email: jdstewart@fmbank-tx.com

Zip: 76044

Signature: _____



APPLICANT: (If different from Owner)

Name: (printed) Michael Hoffer
Address: 200 Barley Avenue
City: Fort Worth State: TX
Zip: 76107
Signature: Michael Hoffer

Contact: Grace Design ST.
Phone: 817.371.6728
Email: mhoffer@
Grace-design.
com

SURVEYOR: (Required)

Name: (printed) Philip E. Colvin JR.
Address: _____
City: _____ State: _____
Zip: _____
Signature: _____

Contact: _____
Phone: _____
Email: _____

ENGINEER: (If applicable)

Name: (printed) _____
Address: _____
City: _____ State: _____
Zip: _____
Signature: _____

Contact: _____
Phone: _____
Email: _____

PRINCIPAL CONTACT:

(APPLICABLE DOCUMENTS WILL BE DISTRIBUTED ONLY TO DESIGNATED PRINCIPAL CONTACT)

☒ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

Architect Grace Design

UTILITY PROVIDERS:

Electric Provider: _____
Water Provider: _____
Wastewater Provider: _____
Gas Provider (if applicable): _____

FEES:

See *Town of Brock Master Fee Schedule*. All reasonable fees and/or costs, which are required by the City of Brock for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Project #: _____

Completed Application Received on: _____

Affidavit for Groundwater Availability Received on: _____

Fees Collected: _____ Receipt #: _____ Project #: _____

LEGAL DESCRIPTION

Of a 2,000 acres tract of land out of Section No. 294, T. & P. RR. Co. Survey (A B Glover Survey), Abstract No. 2785, Parker County, Texas, being the same tract described in Document No. 202514991 of said Official Public Records; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the south right of way line of Quannah Hill Road (paved) and in the west line of Brock Spur (paved) for the northeast and beginning corner of this tract. Whence a found 5/8" iron rod at the northeast corner of Lot 1 in Block A of Eagles Nest Commercial Park, according to plat recorded in Cabinet E, Slide 615 of the Plat Records, bears S. 49 deg. 31 min. 53 sec. W. 753.44 feet.

Thence southeasterly along the arc of a 02 deg. 56 min. 18 sec. curve to the left with a radius of 1949.90 feet, a central angle of 08 deg. 52 min. 10 sec., a chord of S. 23 deg. 06 min. 49 sec. E. 301.54 feet and an arc length of 301.84 feet along the west line of said Brock Spur to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 62 deg. 33 min. 36 sec. W. 270.64 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 39 deg. 17 min. 33 sec. W. 261.92 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Quannah Hill Road for the northwest corner of this tract.

Thence northeasterly along the arc of a 03 deg. 03 min. 51 sec. curve to the right with a radius of 1869.86 feet, a central angle of 10 deg. 44 min. 25 sec., a chord of N. 55 deg. 16 min. 53 sec. E. 350.00 feet and an arc length of 350.51 feet along the south right of way line of said Quannah Hill Road to the place of beginning.

OWNER'S CERTIFICATE

That I, F & M BANK, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as EAGLES NEST COMMERCIAL PARK, PHASE 2. This plat being a subdivision of 2,000 acres out of Section No. 294, T. & P. RR. Co. Survey (A B Glover Survey), Abstract No. 2785, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is within the City Limits of Brock, Texas.

EXECUTED THIS THE _____ DAY OF _____, 2025

BY: _____
JEFF D. STEWART, PRESIDENT & CEO

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEFF D. STEWART, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER my hand and seal of office this _____ day of _____, 2025

Signature

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 _____

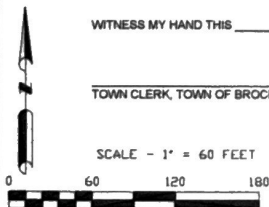
The undersigned, Notary Public of the State of Texas, hereby certifies that the forgoing final plat of EAGLE'S NEST COMMERCIAL PARK, PHASE 2, an addition to the Town of Brock, was submitted to the Town Commission

on the _____ day of _____, 2025, 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 hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2025

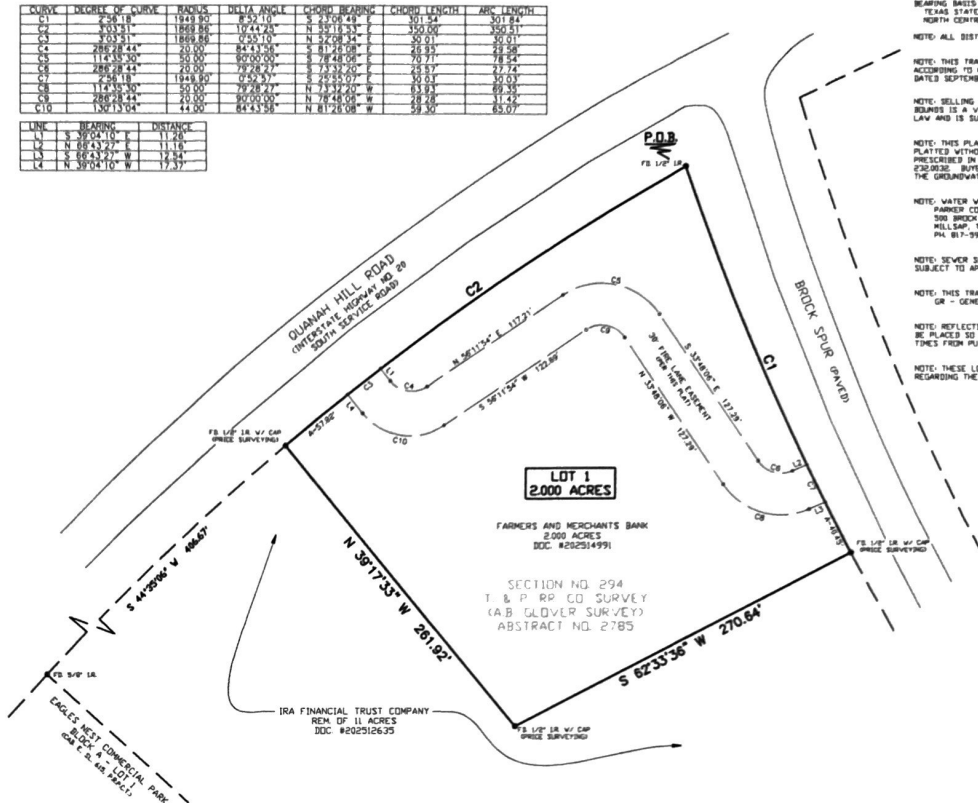
TOWN CLERK, TOWN OF BROCK, TEXAS

SCALE - 1" = 60 FEET



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02.94	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C2	03.03	1869.86	10.44	N. 55.16° E. 350.00'	350.51'	350.51'
C3	02.56	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C4	02.94	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C5	02.56	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C6	02.94	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C7	02.56	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C8	02.94	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C9	02.56	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'
C10	02.94	1949.90	8.50	S. 23.06° E. 301.54'	301.84'	301.84'

LINE	BEARING	DISTANCE
L1	S. 39.17° E. 261.92'	11.28'
L2	S. 62.33° W. 270.64'	12.54'
L3	N. 39.17° W. 261.92'	11.28'
L4	N. 39.17° W. 261.92'	11.28'



BEARING: 2000
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL, TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 4836-10637E,
DATED SEPTEMBER 26, 2009

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE
LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LEGAL GOVERNMENT CODE, SECTION
202.003. BUYER IS ADVISED TO QUESTION THE SELLER AS TO
THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY:
FARMER COUNTY SUDS
500 BROCK SPUR
WELLS, TX 76066
PH. 817-394-2900

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: THIS TRACT IS CURRENTLY ZONED
OR - GENERAL RETAIL

NOTE: REFLECTIVE ADDRESS NUMBERS ARE REQUIRED AND SHALL
BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL
TIMES FROM PUBLIC ROADS

NOTE: THESE LOTS ARE SUBJECT TO TROST REGULATIONS
REGARDING THE INSTALLATION OF A NEW DRIVE

TOWN OF BROCK
PARKER COUNTY, TEXAS

CERTIFICATE OF ACCEPTANCE BY THE TOWN PLANNING AND ZONING COMMISSION:

ACCEPTED THIS _____ DAY OF _____, 2025,
BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF BROCK, TEXAS

CHAIRMAN, Brock Planning and Zoning Commission

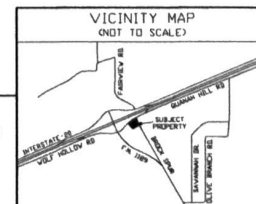
ATTEST: _____
SECRETARY, Brock Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 30, 2025.

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

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25525 25525A.dwg 20720.crd FN251017



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____

OWNER INFORMATION

FARMER & MERCHANTS BANK
JEFF STEWART, PRESIDENT
240 S TEXAS ST
BELEDON, TX 76444
254-893-2031

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PRELIMINARY PLAT

EAGLES NEST
COMMERCIAL PARK
PHASE 2 - LOT 1

A SUBDIVISION OF 2,000
ACRES OUT OF SECTION NO.
294, T. & P. RR. CO. SURVEY
(A.B. GLOVER SURVEY)
ABSTRACT NO. 2785
PARKER COUNTY, TX

PLAT DATE: OCTOBER 22, 2025



Commercial Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: One electronically submitted plan via a sharing link of the completed set of construction documents are required for plan review. Construction documents must be submitted along with completed permit application form. Applicant may submit pdf drawings (no dwg or jpeg permitted)

✓ **Note:** Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted for permit application.

✓ **PROFESSIONAL LICENSE:** Each drawing and document shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act.

REQUIRED DRAWINGS AND DOCUMENTS: (City of Brock may request additional information if necessary).

Drawings must be drawn to scale, dimensioned and of sufficient clarity.

1. Site plan ^(a) new building(s) or additions.
2. Finish outs "only": Submit site plan, or key plan: Show building & location of tenant space within building
2. Floor plans and roof plans
3. Exterior elevation
4. Door schedules, window schedules, hardware schedules
5. Construction details; interior elevations and interior finish schedules
6. Structural plans must include: foundation plans, roof and floor framing plans, wall sections and details
7. Mechanical, electrical and plumbing site plans and schedules
8. Plumbing plans (including riser diagram)
9. Mechanical plans
10. Electrical plans (including riser diagrams)
11. Certified Energy Compliance Report ^(b)
12. Asbestos Survey (for renovation or demolition permits) ^(c)
13. Texas Department of Licensing and Regulation architectural barriers project registration information ^(d)

NOTE:

- ✓ a. The Plat must be approved and the Site plan must be released by the Planning/Engineering Department before a permit will be issued.
- ✓ b. U.S. Department of Energy, www.energycodes.gov
- c. ~~Texas Department of Health, Asbestos Program Branch [1-512-834-6600, www.dshs.state.tx.us/asbestos]~~ *NA - NEW building*
- ✓ d. Texas Department of Licensing and Regulation [1-800-803-9202, www.license.state.tx.us]

Brock, Texas



New/Remodel COMMERCIAL Plan Review Checklist

Project Address: QUANAH HILL RD
TBD Wolf Hollow, Brock 710087 Project Name: Farmers and Merchants Bank

New/Remodel: NEW Sq Ft of Building: 3,886 SF Value \$: \$3,250,000

Permit Application with an original signature must be complete and submitted with the following information:

Applicant is encouraged to make an appointment with town clerk to present preliminary design/set of plans prior to finalizing project.

- ☒ (6) Site Plans to include:
 - ☒ Legal Description (lot, block, subdivision)
 - ☒ Property lines and lot dimensions
 - ☒ Proposed structure and all existing buildings
 - ☒ All easements - ON PLAT
 - ☒ North arrow and scale
 - ☒ Existing and proposed location of utility poles, pad mounted transformers
- ☒ (6) Parking lot layout plans
- ☒ (6) Grading plans
- ☒ (6) Commercial Energy Code Compliance
 - To include Lighting Compliance, Mechanical Compliance and Building Envelope, if applicable.
- ☒ (6) International Code Compliance
 - To include Lighting Compliance, Mechanical Compliance and Building Envelope, if applicable.
- ☒ (6) Sets of plans to include floor plan, exterior elevations, roof design, Foundation plan, MEP design, construction details, window/door schedule.
- ☒ Fire lane location and construction plans and details, Fire suppression system plans and documents, Fire alarm system plans. ON PLAT
- ☒ Driveway approaches and drainage culverts – Engineered plans (Driveways accessing State Highways require TXDOT permit)
- ☒ Signage Design, including size, location(s) free standing or on façade, lit or not
still being designed - see sketches attached
- ☒ Digital Copy of All

Fee Paid: Email City clerk at townclerk@brocktx.net for fee

(To be determined by Town of Brock)

Brock, Texas

P: (817) 396-5333

Town of Brock
2451 FM 1189 Ste B
Brock, TX 76087

Commercial Permit Application

Building Permit Number: _____	Valuation: <u>\$3,250,000</u>
Project Name: <u>Farmers and Merchants Bank</u>	Zoning: _____
Project Address: <u>TBD Wolf Hollow, Brock TX 76087</u>	Square Foot: _____
Project Description:	☒ New ☐ Addition ☐ Remodel ☒ Finishout ☒ Sign ☒ Plumbing ☒ Mechanical ☒ Electrical ☐ Other
Scope of Work: <u>new building - commercial - with parking lot + sign</u>	
THIS PROPERTY IS IN A FLOODPLAIN: Yes ☐ No ☒ If yes, provide Flood Plain Certificate to the City	
DOES THIS BUILDING HAVE A FIRE SPRINKLER? Yes ☐ No ☐	

Owner Information: <u>4</u>
Name: <u>Farmers and Merchants Bank</u> Projected Contact Person: <u>Jeff Stewart</u>
Address: <u>240 S. Texas St, PO Box 230, DeLeon TX 76444</u>
Phone Number: _____ Cell Number: <u>940 462 8303</u> Email: <u>jdstewart@fmbank-tx.com</u>

Engineer	Contact Person	Phone #:	Email
<u>FUNA</u>	<u>PAUL LINDSTROM</u>	<u>217 382 1944</u>	<u>plundstrom@funa-eng.com</u>
Architect	Contact Person	Phone #:	Email
<u>Grace Oaks Studio</u>	<u>Michael Hoffer</u>	<u>217 371 6728</u>	<u>mhoffer@grace-oaks.com</u>
General Contractor	Contact Person	Phone #:	Contractor License Number
<u>TBD</u>			
Mechanical Contractor	Contact Person	Phone #:	Contractor License Number
<u>TBD</u>			
Electrical Contractor	Contact Person	Phone #:	Contractor License Number
<u>TBD</u>			
Plumbing Contractor	Contact Person	Phone #:	Contractor License Number
<u>TBD</u>			
TPO Energy Provider	Contact Person	Phone #:	Contractor License Number
<u>TBD</u>			

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: Michael Hoffer Architect

Date: 10/2/25

OFFICE USE ONLY: Approvals are required from all departments prior to issuance of permit

Plan Review	Fire
Public Works	Planning

Building Permit Fee: _____
Plan Review Fee: _____
Water Tap Fee: _____
Sewer Tap Fee: _____

Meter Deposit Fee: _____

Total Fees: _____
Receipt #: _____
Issued Date: _____
BV Project #: _____

Town of Brock, Texas

Project Address: TBD Wolf Hollow, Brock TX 76087

Project Name: Farmers and Merchants Bank Permit Number: _____

Texas Accessibility Standards (TAS)

On application to a local governmental entity for a building construction permit related to the plans and specifications, the owner shall submit to the entity proof that the plans and specifications have been submitted to the Texas Department of Licensing and Regulation (TDLR). Article 9102, Section 5(k) - Senate Bill 959.

I hereby certify that I comply with the requirements of Article 9102, Section 5(k) and have submitted plans and specifications for Texas Accessibility Standards (TAS) review to the TDLR as required or this project is exempt.

Munally A. A. A.
Signature of Owner or Authorized Agent

10/2/25
Date

TDLR Project Number TABS 2026 (may be obtained at <http://www.license.state.tx.us>)

or reason for exemption: 003104

Asbestos Survey Texas Department of Health

Asbestos Program Home Page -- <http://www.dshs.state.tx.us/asbestos/default.shtm>

Asbestos Regulatory Information -- (800) 572-5548 or (512) 834-6787

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP)? - Yes No*

Date of Survey _____ TDH Inspector License No. BUILDING

* If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Brock.



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.6

Title

Resolution

Item Summary

Discuss and take possible action to approve a Resolution of the Town Commission of the Town of Brock, Texas approving an application for a final plat for 2.00 acres of land out of Section No. 294, T. & P. RR. CO. Survey (A. B. Glover Survey), Abstract No. 2785; Being the same tract described in document No. 202514991, and all of certain 2.00 acre tract described in document No. 202514991, both in the real property records, Parker County, Texas: To be known as Eagles Nest Commercial Park, Phase 2; and providing an effective date.

Attachments

1. Resolution

RESOLUTION NO. R-2025-00__

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING AN APPLICATION FOR A FINAL PLAT FOR 2.000 ACRES OF LAND OUT OF SECTION NO. 294, T. & P. RR. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785; BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 202514991, IN THE REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; TO BE KNOWN AS EAGLES NEST COMMERCIAL PARK, PHASE 2; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for approval of a plat for a subdivision of 2.000 acres of land out of Section No. 294, T. & P. RR. Co. survey (A.B. Glover Survey), Abstract No. 2785; being the same tract described in Document No. 202514991 in the real property records, Parker County, Texas; said land being more particularly described in the plat attached hereto as Exhibit A (the "Subject Property");

WHEREAS, the Town Commission ("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 that the requirement for a groundwater study should be waived; and

WHEREAS, the Commission further 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 Commission hereby approves and accepts the plat for the Subject Property attached as Exhibit A hereto and waives the requirement for a groundwater study pursuant to Tex. Loc. Gov't Code § 212.0101(a-1). The Commission further authorizes the Mayor to execute the plat for recording in the real property records for Parker County, Texas.

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 November __, 2025.

TOWN OF BROCK, TEXAS

Ben Davis, Mayor

ATTEST:

APPROVED AS TO FORM:

Melanie Matheus, Town Administrator

Alex M. Phipps III, Town Attorney

LEGAL DESCRIPTION

Of a 2,000 acre tract of land out of Section No. 294, T. 8 P. R. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas, being the same tract described in Document No. 2023-0991 of said Official Public Records, and being further described by the plat being a subdivision of said Section No. 294, T. 8 P. R. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas, 1. by the recordation of the plat, do hereby certify that the tract is within the City Limits of Brock, Texas.

EXECUTED THIS THE ____ DAY OF ____ 2025

OWNERS CERTIFICATE

That I, F. & M. BANK, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the laws, rules, orders and regulations of the State of Texas, and do hereby certify that the same is a true and correct copy of the original as the same appears in the records of the County Clerk of Parker County, Texas, 1. by the recordation of the plat, do hereby certify that the tract is within the City Limits of Brock, Texas.

BY: JEFF D. STEWART, PRESIDENT & CEO

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEFF D. STEWART, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 2025

Signature _____

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: _____

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of EAGLES NEST COMMERCIAL PARK, PHASE 2, an addition to the Town of Brock, was submitted to the Town Commission on the ____ day of ____ 2025, 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 make the acceptance thereof by signing his/her name as hereinafore subscribed.

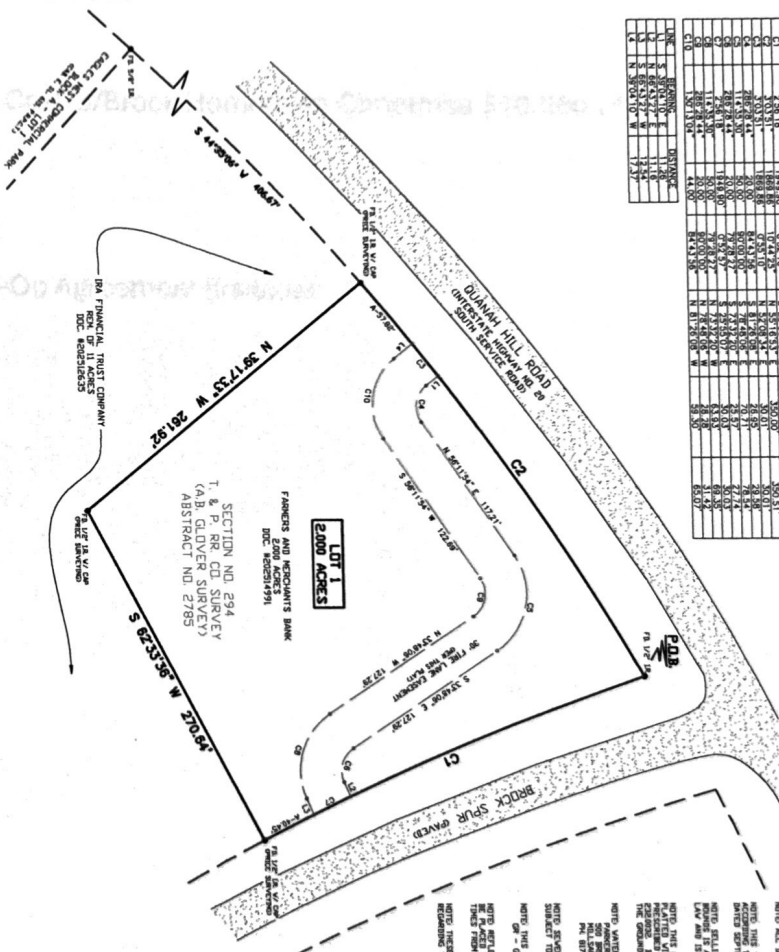
WITNESS MY HAND THIS ____ DAY OF ____ 2025

TOWN CLERK, TOWN OF BROCK, TEXAS _____

SCALE - 1" = 60 FEET

60 120 180

SECTION	ACRES	OWNER	DATE	RECORD	BOOK	PAGE	REMARKS
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	1	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	2	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	3	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	4	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	5	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	6	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	7	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	8	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	9	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	10	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	11	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	12	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	13	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	14	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	15	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	16	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	17	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	18	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	19	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	20	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	21	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	22	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	23	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	24	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	25	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	26	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	27	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	28	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	29	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	30	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	31	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	32	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	33	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	34	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	35	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	36	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	37	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	38	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	39	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	40	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	41	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	42	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	43	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	44	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	45	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	46	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	47	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	48	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	49	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	50	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	51	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	52	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	53	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	54	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	55	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	56	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	57	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	58	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	59	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	60	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	61	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	62	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	63	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	64	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	65	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	66	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	67	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	68	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	69	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	70	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	71	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	72	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	73	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	74	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	75	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	76	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	77	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	78	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	79	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	80	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	81	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	82	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	83	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	84	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	85	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	86	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	87	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	88	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	89	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	90	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	91	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	92	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	93	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	94	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	95	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	96	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	97	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	98	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	99	ORIGINAL RECORD
294	2,000	F. & M. BANK	11/17/2023	2023-0991	1	100	ORIGINAL RECORD



SURVEYORS CERTIFICATE

This is to certify that I, Phil E. Coan, Jr., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all bearings, angles, points, and points of curves are properly marked on the ground, and that the survey represents that survey made by me or under my direct supervision on June 30, 2023.

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.

Phil E. Coan, Jr., R.P.L.S. No. 6258
JNS525 25525A.dwg 2020.crd FMS1017

ATTEST: SECRETARY, Brock Planning and Zoning Commission

CHAIRMAN, Brock Planning and Zoning Commission

TOWN OF BROCK
PARKER COUNTY, TEXAS
CERTIFICATE OF ACCEPTANCE BY THE TOWN PLANNING AND ZONING COMMISSION:
ACCEPTED THIS ____ DAY OF ____ 2025
BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF BROCK, TEXAS

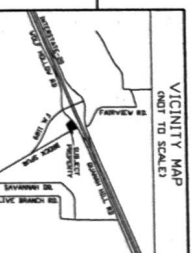
PRELIMINARY PLAT
EAGLES NEST
COMMERCIAL PARK
PHASE 2 - LOT 1

A SUBDIVISION OF 2,000
ACRES OUT OF SECTION NO.
294, T. 8 P. R. CO. SURVEY
(A.B. GLOVER SURVEY)
ABSTRACT NO. 2785
PARKER COUNTY, TX

PLAT DATE: OCTOBER 22, 2025

OWNER INFORMATION
FARMER & MERCHANTS BANK
JEFF STEWART, PRESIDENT
240 S TEXAS ST
DECK 4
554-993-0031

SURVEYOR
PHILIP E. COAN, JR.
PRICE SURVEYING
FIRM 810034200
213 SOUTH DAW AVENUE
MINERAL WELLS, TX 76667
940-285-0041



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET _____ SLIDE _____
DATE: _____



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.7

Title

Brock Co-Op/Brock Hometown Christmas Donation

Item Summary

Discuss and possible action on Brock Co-Op/Brock Hometown Christmas \$10,000.00 donation for the Town Christmas Tree

Attachments

1. Christmas by Zenith/Brock Co-Op Agreement (invoice)



3200 W. Bolt St.
Fort Worth Texas 76110

Invoice

Phone: 817-467-3620

Fax: 214-754-0007

Date

Invoice #

9/26/2025

CZ082511

Bill To

Brock Co-Op
1130 FM 1189
Millsap, TX 76066

Job Address

Brock Co-Op
1130 FM 1189
Millsap, TX 76066

P.O. No.	Terms	Due Date	Rep	Service Date	Maint. Type
	Due on receipt	9/26/2025	KR	11/24/2025	

Description

Amount

Per Contract CZ0823006A

*** 3 Year Lease - Year 3 ***

5,250.00

Install, decorate, takedown and store CBZ owned PRELIT 20' (Twenty foot)

Sequoia tower Christmas tree.

Install/Takedown Price \$7,500.00

Ornament package based on customer choice of color.

COLORS: BLUE AND GOLD (High School colors) Install/Takedown Price \$1,750.00

(one time charge)

\$7,500.00 (Tax Exempt)

Total Contract Price

\$5,250.00 (Tax Exempt)

70% due upon contract execution

\$2,250.00 (Tax Exempt)

30% due upon takedown - January 2024

Non Taxable

0.00

Happy Holidays and thank you for giving us this opportunity to work with you this holiday season. We appreciate your business!

Please visit our website at: www.christmasbyzenith.com

Total \$5,250.00

Payments \$0.00

Balance Due \$5,250.00

Like us on Facebook !!

For your convenience Christmas by Zenith now accepts Visa, Mastercard, American Express and Discover Credit Cards.
Just call our office if you wish to pay using your credit card and thank you again for choosing Christmas by Zenith.



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.8

Title

Resolution

Item Summary

Discussion and possible action for a Resolution of the Town Commission of the Town of Brock, Texas approving a donation for the 2025 Brock Hometown Christmas Event; and providing an effective date.

Attachments

1. Resolution 2025-____

RESOLUTION NO. R-2025-00__

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING A DONATION FOR THE 2025 BROCK HOMETOWN CHRISTMAS EVENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brock Business Co-Op ("BBC"), a local non-profit organization, hosts the annual Brock Hometown Christmas event to support and promote local businesses within the Brock community; and

WHEREAS, the Town Commission desires to make a donation to the BBC for the 2025 Brock Hometown Christmas event to help support and promote local businesses within the Town of Brock, and

WHEREAS, the Town has determined that the foregoing donation will provide a public benefit the Town by promoting local businesses and stimulating local sales tax revenues.

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

SECTION 1. That the Town Commission hereby authorizes a donation to the BBC in the amount of \$10,000.00 from the Town's lawful public funds not otherwise allocated to programs or purposes in the adopted budget, and authorizes the Town Secretary/Administrator to execute such documents as may be necessary to effectuate the same.

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 November __, 2025.

TOWN OF BROCK, TEXAS

Ben Davis, Mayor

ATTEST:

APPROVED AS TO FORM:

Melanie Matheus, Town Secretary

Alex M. Phipps III, Town Attorney



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

AGENDA ITEM 4.9

Title

Permit Applications

Item Summary

Discussion and possible action for the following permit applications

Texas Dough Slinger-mobile food vendor

Saddlerock Safaris-sign permit

The Spot -offsite sign permit

Attachments

1. Texas Dough Slinger application packet
2. Saddlerock Safaris application packet
3. The Spot application packet



Town of
Brock, Texas

Mobile Food Vendor
Permit Application

Mobile Unit Business Name: <u>Texas Dough Slinger, LLC</u>	
Mobile Unit Owner's Name and Mailing Address: <u>Cary & Tonya Van Loh 2298 Grindstone Rd. Millsap, TX 76066</u>	
Mobile Unit Owner Email Address: <u>cvanloh@mac.com</u> <u>tmvanloh@gmail.com</u>	Mobile Unit Owner Phone Number: <u>817-694-2111 - Cary</u> <u>817-578-7311 - Tonya</u>
Location(s) or Placement of Unit for Operation: <u>Chefs Pantry</u>	Operating Hours & Days: <u>Occasional</u> <u>Saturdays 4:30-8:00 pm</u>
Property Owner Name & Mailing Address: <u>John Vanderlans</u> <u>1891 FM 1189</u> <u>Brock</u>	Property Owner Email Address: <u>jr.vanderlans@gmail.com</u>
Mobile Food Unit Make/Model/Year: <u>Forno Bravo Mobile Pizza Oven</u>	
Mobile Unit Color: <u>Red</u>	Mobile Unit Plate Number & State: <u>963 664J Texas</u>
Mobile Unit VIN Number:	
Town of Brock, TX Sales & Use Permit Number: <u>3-20833-8039-7</u>	☐ * Attach a Copy of a valid mobile food unit health permit issued by the State of TX or the County
☒ Attach a Copy of Texas Sales and Use Tax Permit for Brock, TX	
Please provide a brief description of the type(s) of food and services to be offered: <u>Wood-fired personal size pizzas</u> <u>Everything is pre made /cooked, We make</u> <u>pizzas on site and cook in woodfired oven</u>	
By signing and submitting this application, I attest that all the information contained in this application is true and correct to the best of my knowledge. I acknowledge that the permit applied for is subject to all provisions and orders and ordinances of the City of Brock and subject to the statutes and rules adopted under the statutes of the State of Texas governing mobile food vendors. A permit may be revoked for non-compliance.	
<u><i>Tonya VanLoh</i></u> Applicant Signature	<u>Tonya VanLoh</u> Printed Name
	<u>10/20/2025</u> Date

OCT 20 2025
mmh



Town of
Brock, Texas

Mobile Food Vendor Permit Application Cont.

MOBILE FOOD VENDOR PERMIT APPLICATION CHECKLIST

This Mobile Food Vendor Permit Application Checklist shall be used to ensure that all applications are turned in with the required documentation. Applications turned in without the required documentation and this signed Mobile Food Vendor Permit Application Checklist will not be processed. Please allow 3 to 5 business days for processing.

- ☒ Completed Mobile Food Vendor Permit Application. *10/20/25*
- ☒ Zoning designation of property where Mobile Food Unit will operate (must be in compliance with City of Brock zoning requirements) *10/20/25*
- ☒ Copy of Texas Sales and Use Tax Permit showing Brock as a reporting City. *2248 Grindstone Rd.*
- ☒ Copy of current Parker County Health Department Permit for the Mobile Food Unit. *n/a*
- ☒ Statement signed by the owner of the property acknowledging that said owner has reviewed the completed application form and has granted permission to the applicant for the use of the property for the purpose set forth and for the time duration stated.
- ☒ Description of the specific location where the Mobile Food Unit will be placed on the property.
- ☒ Access to restrooms available for use by operators, employees, and customers of a food truck site must be provided no farther than 1,000 feet from the location of the mobile food unit.

I have read the City of Brock Ordinance No. O-2023-008 regarding the operation of a Mobile Food Unit. In the event of any violation of the code of Ordinances, the Mobile Food Vendor Permit shall be subject to suspension or revocation. A person violating any provision or term of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$500, unless the violation relates to fire safety or public health and sanitation, the fine shall not exceed a sum of \$2,000.

Tonya VanLoh

Signature of Applicant

Tonya VanLoh

Printed name of Applicant

10/20/2025

Date

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.
TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

TEXAS DOUGH SLINGER LLC

TEXAS DOUGH SLINGER
2298 GRINDSTONE RD
MILLSAP
PARKER COUNTY

TX 76066-3522

You must obtain a new permit if there is a change of ownership, location, or business location name.

Type of permit	SALES AND USE TAX
Taxpayer number	3-20833-8039-7
Location number	00001
First business date of location	04/18/2022

NAICS: 454390 Other Direct Selling Establishments

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

COUNTY: PARKER

EFF: 04/18/2022


Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.
For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Detach here and prominently display your permit only. Retain the portion below for your records.

Is the Information Printed on this Permit Correct?

The information printed on your permit is public information. It must be accurate and current. If there is an error, make corrections on the form below. Enter the correct information for incorrect items only. Detach the form and mail it to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, TX 78774-0100

More helpful information about your permit is on the back of this document.

Texas Sales and Use Tax Permit Corrections Form

Taxpayer name shown on the permit TEXAS DOUGH SLINGER LLC		If you need to make changes to your local sales tax authorities or to the NAICS code printed on your permit, see information on the back of this form.	
Taxpayer number shown on the permit 32083380397	Location number shown on the permit 00001		
Correct business location name .			
Correct business location (no P.O. Box or directions accepted) .			
City .	State .	ZIP code .	County .
Correct taxpayer name .		Daytime phone (Area code and number) .	
Correct mailing address .			
City .	State .	ZIP code .	Federal Employer Identification Number .
If you are no longer in business, enter the date of your last business transaction. _____			



- ★ Please contact this office immediately if any information on this permit is incorrect.
- ★ This permit must be displayed at the address permitted.
- ★ The permit renewal application and fee are due every two years BEFORE the anniversary date. Please note that it is the responsibility of the permit holder to remit the permit fee before the expiration date, whether a payment notice is received or not. Failure to submit the renewal fee before the expiration date will result in a \$100.00 delinquency fee for each location and must be remitted before the permit will be issued.
- ★ A license that is amended, including a change of name, ownership, legal entity, or a notification of a change in the location of a licensed place of business will require submission of new application and fee. Applications for these changes can be downloaded from our website at www.dshs.texas.gov.
- ★ Please submit written notice if you close or sell your business. You can email us at drugs-foodsafety@dshs.texas.gov.
- ★ If you have any questions or desire additional information concerning the application process or this license, please contact the Foods Business Filing and Verification Unit at (512) 834-6626. In order to serve you better, DSHS would like you to complete the short online survey at: <https://www.surveymonkey.com/r/RLUsurvey>. The information you provide will assist DSHS in its efforts to continually improve and become more responsive to the needs of its customers. Thank you in advance for your cooperation.

CARY VAN LOH / TEXAS DOUGH SLINGER
2298 GRINDSTONE RD
MILLSAP TX 76066



TEXAS DEPARTMENT OF STATE HEALTH SERVICES
REGULATORY LICENSING UNIT



CARY VAN LOH DBA
TEXAS DOUGH SLINGER
2298 GRINDSTONE RD
MILLSAP, TX 76066

Pursuant to Health and Safety Code Chapter 437 (Regulation of Food Service Establishments, Retail Food Stores, Mobile Food Units, and Roadside Vendors) and Title 25 of the Texas Administrative Code, and in reliance on statements and representations made by licensee, the licensee shall be subject to all applicable rules, regulations and orders of the Texas Department of State Health Services now or hereafter in effect. The above licensee is authorized to engage in the following activities:

TEMPORARY RETAIL FOOD OPERATION
MULTIPLE TEMPORARY EVENTS

Permit # 1011647
Expires: 09/26/2027

J. H. Sted, MD

NON TRANSFERABLE

512480



Town of
Brock, Texas

Mobile Food Vendor Permit Application Cont.

Written Permission from Property Owner

I am the owner of one or more of the properties described in the attached application for a Mobile Food Vendor Permit issued by the City of Brock. I confirm that I have given my express permission to the Mobile Food Unit operator submitting the application to operate accordingly at the following property or properties that I own:

Property #1:

Address(es) 1891 FM 1189 BROCK
Property Owner Printed Name: John Vanderlans
Property Owner Signature: John Vanderlans
Mailing Address: 1891 FM 1189 BROCK
Email Address: jrVanderlans@gmail.com Phone Number: 951 306 2510

Property #2:

Address(es) _____
Property Owner Printed Name: _____
Property Owner Signature: _____
Mailing Address: _____
Email Address: _____ Phone Number: _____

Property #3:

Address(es) _____
Property Owner Printed Name: _____
Property Owner Signature: _____
Mailing Address: _____
Email Address: _____ Phone Number: _____

****Attach additional sheet if necessary.****

For City Use Only:

Completed Application Received on: 10/20/2025
Fees Collected: 150.00 Receipt #: _____ Project #: n/a

Town of Brock

2491 FM 1189

Brock, TX 76087-5602 USA

8173965333

townclerk@brocktx.net



BILL TO

Texas Dough Slinger

2298 Grindstone Road

Millsap, TX 76066

INVOICE 001988940

DATE 10/20/2025 TERMS Due on receipt

DUE DATE 10/20/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Mobile Food Vendor Permit (annual)	1	150.00	150.00
PAYMENT				150.00
TOTAL DUE				\$0.00

PAID



**Town of
Brock, Texas**

Sign Permit Application

NOTICE: One application per sign is required. All blanks must be filled in for application to be complete.

Type of Sign: ☐ Temporary ☒ Permanent

☐ Political ☐ Commercial ☒ Real Estate ☐ Construction ☐ Special Event

Address and location of Proposed Sign: 137 Olive Branch Road, Brock TX 76087

Legal Description: Safari Wine Tour

Zoning Classification of Property: PD

Applicant: Saddlerock Vineyards & Safari ☐ Owner ☒ Agent

Applicant's Address: 137 Olive Branch Road

City, State: Brock, TX **Zip:** 76087 **Phone No.** 682-367-5860

Email Address: francesca@saddlerocksafaris.com

Owner: 2012 RHS Children's Trust, 2012 LAS Children's Trust ☒ Owner ☐ Agent

Owner's Address: 219 Olive Branch Road

City, State: Brock, TX **Zip:** 76087 **Phone No.** 817-771-3477

Email Address: rhs@semmlercompanies.com

Style of Sign: ☒ Monument ☐ Façade ☐ Hanging

The following must be submitted along with the completed petition before processing and scheduling:

- 1.) Two Maps. A 1/4" scaled location map clearly showing the placement of the proposed sign in relation to adjacent streets and distance to adjacent streets and other signs on property
- 2.) 1/4" Scaled drawing of proposed sign w/dimensions of the front of the building
- 3.) Description of materials used in construction of sign
- 4.) Filing Fee

Signature of Applicant: [Signature] **Date:** 10/7/25

Signature of Owner: [Signature] **Date:** _____

OFFICE USE ONLY

Date completed application received: 10/7/25 **Amount Due:** \$ 150.00 **Check #:** 1006

Approval Signature: _____ **Date:** _____

PHONE: (817) 396 - 5333

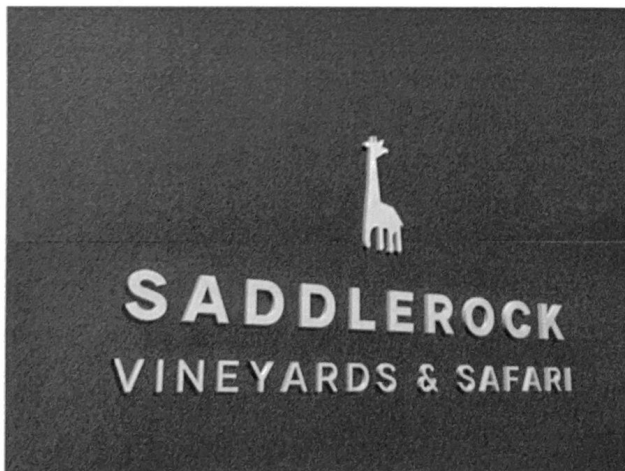
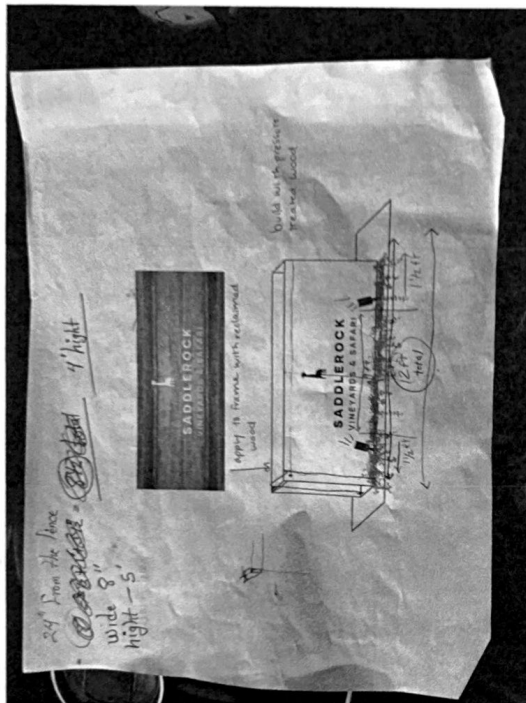
MAILING ADDRESS: 2451 FM 1189, Ste.B, Brock, TX 76087

EMAIL: townclerk@brocktx.net

SADDLEROCK SAFARIS SIGN INFO

Please find the list of materials for the sign below.
The size of the sign is 12Lx5Hx1W

3 posts 4x4x8 treated wood.
7 pieces 2x4x12 treated wood.
9 pieces 1x6x12 old barn wood
27 1x6x6 old barn wood
6 bags of concrete.





Town of
Brock, Texas

Sign Permit Application

NOTICE: One application per sign is required. All blanks must be filled in for application to be complete.

Type of Sign: ☐ Temporary ☒ Permanent

☐ Political ☒ Commercial ☐ Real Estate ☐ Construction ☐ Special Event

Address and location of Proposed Sign: 110 Young Blvd Brock TX

Legal Description: Commercial

Zoning Classification of Property: GTJ

Applicant: John King ☒ Owner ☐ Agent

Applicant's Address: 112 Myler

City, State: Brock Zip: 76087 Phone No. 817-312-4417

Email Address: John King @ theSpotBrock.com

Owner: John King ☐ Owner ☐ Agent

Owner's Address: _____

City, State: _____ Zip: _____ Phone No. _____

Email Address: _____

Style of Sign: ☐ Monument ☐ Façade ☐ Hanging

The following must be submitted along with the completed petition before processing and scheduling:

- 1.) Two Maps. A 1/4" scaled location map clearly showing the placement of the proposed sign in relation to adjacent streets and distance to adjacent streets and other signs on property
- 2.) 1/4" Scaled drawing of proposed sign w/dimensions of the front of the building
- 3.) Description of materials used in construction of sign
- 4.) Filing Fee

Signature of Applicant: [Signature] Date: 9/16/25

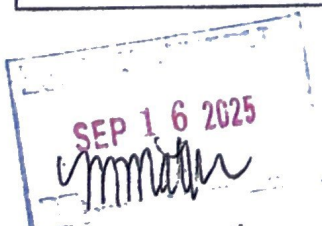
Signature of Owner: _____ Date: _____

OFFICE USE ONLY

Date completed application received: 9/16/25 Amount Due: _____ Check #: _____

Approval Signature: NOT APPROVED PER ORDINANCE 2020-003 Date: 9/22/25

by Commissioner
on 9/22/25



PHONE: (817) 396 - 5333

MAILING ADDRESS: 2451 FM 1189, Ste.B, Brock, TX 76087

EMAIL: townclerk@brocktx.net



TOWN OF BROCK COMMISSION MEETING EXECUTIVE SESSION

NOVEMBER 17, 2015



**TOWN OF BROCK
COMMISSION MEETING
EXECUTIVE SESSION**

NOVEMBER 17, 2025



**TOWN OF BROCK
COMMISSION MEETING AGENDA BRIEFING
NOVEMBER 17, 2025**

Title

Executive Session

Item Summary

Discussion of future Town of Brock staffing needs

Attachments

1. n/a