



**TOWN OF BROCK  
COMMISSION MEETING  
AGENDA PACKET**

**FEBRUARY 9, 2026**



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

MAYOR BEN DAVIS  
COMMISSIONER CODY NELSON  
COMMISSIONER JAMES CARROLL  
ATTORNEY WHITT L. WYATT

**MEETING DATE AND TIME:**  
MONDAY, FEBRUARY 9, 2026

**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**
- **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) January 12, 2026, Meeting Minutes

**3.2 Review Monthly Financial Reports**

### 3.3 Review Town of Brock accounts payable

1. Provenance Solutions Group (Town Hall January rent) \$855.00
2. TJH Accounting (Town Payroll)- invoice #2643 \$75.00
3. BMY (2024 Audit) \$8,000.00
4. Victor Insurance Managers DBA: Victor Insurance Services (Public Official Bond) \$130.00
5. Victor Insurance Managers DBA: Victor Insurance Services (Public Official Bond) \$130.00
6. Bureau Veritas (PCHD Commercial Plan Review and Commercial Inspection) \$2,648.84
7. Brock Community Center (2026 Commission Meetings) \$550.00
8. Wyatt Findlay Hamilton invoice #360 \$4,315.00
9. Jamie Tierce (Plat Review Services) invoice #108 \$600.00
10. Provenance Engineering (Water/Wastewater Plan Study/ARPA) -invoice #007.23.01-15  
\$19,100.00
11. Nextlink (Phone Services) \$105.34

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

**4.1** Discuss and take possible action to approve the following permit applications:

- (A) Piamonte Coffee- Sign Permit
- (B) Brock Liquor-Alcohol Permit
- (C) D-Day Warehousing LLC/Generac- Sign Permit

**4.2** ARPA/Brock Water/Wastewater Plan Study update from Provenance Engineering (PE) Kent Riker

**4.3** Discuss and take possible action regarding the proposed Town of Brock Water/Wastewater Plan

**4.4** Discuss and take possible action to approve Parker County Fire Services Interlocal Agreement

**4.5** Discuss and take possible action to approve TJH Accounting contract

**4.6** Discuss and take action to approve Rhyolite Resources/Rio Brazos Plants- Brock Commercial Permit

**4.7** Discuss and take action to approve Fathom Ink invoice to create website photograph banner for upcoming townofbrocktx.gov website

### REPORTS:

2024 Financial Audit- BMY report

**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 Town of Brock future real estate needs

## 8. ADJOURN

### CERTIFICATION

I hereby certify that the above notice of the meeting was posted on or before February 3, 2026, 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 STE 400, Weatherford, Texas, 76087.

*Aubrey Carter*

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Aubrey Carter  
Town Clerk

### 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 or townclerk@brocktx.net.*



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 3.1**

**Title**

Meeting Minutes

**Item Summary**

Discuss and take possible action to approve the following meeting minutes:

(A) January 12, 2026

**Attachments**

1. January 12, 2026, meeting minutes



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

MAYOR BEN DAVIS  
COMMISSIONER CODY NELSON  
COMMISSIONER JAMES CARROLL  
ATTORNEY WHITT L. WYATT

**MEETING DATE AND TIME:**  
MONDAY, JANUARY 12, 2026

**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 and announced a quorum at 6:37 P.M.**
- INVOCATION  
**Mayor Davis led the community in prayer.**
- PLEDGES OF ALLEGIANCE  
**The Commission led the community in 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) December 15, 2025, Meeting Minutes

**3.2 Review Monthly Financial Reports**

**3.3 Review Town of Brock accounts payable**

1. Provenance Solutions Group (Town Hall January rent) \$855.00
2. Wyatt Hamilton Findlay (Legal Services) invoice #323 \$6,420.00
3. TJH Accounting (Town Payroll)- invoice #2576 \$75.00
4. Nextlink (Phone Service/phone installation new office) \$157.30
5. CivicPlus (Website upgrade/standard annual fees) invoice #359521 \$6,916.00
6. BMV (2024 Audit fee) invoice #253699 \$8,000.00
7. Victor Insurance Managers DBA Victor Insurance Services (Public Official Bond) \$130.00

**Commissioner Nelson made a motion to approve the Consent Agenda (3.1, 3.2, 3.3) except for approval of the BMV invoice #253699 for \$8,000.00, seconded by Commissioner Carroll. Motion approved 3-0.**

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

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

**No project update was presented as Mr. Riker was not in attendance. The Town of Brock Commission scheduled a Special Commission meeting to be held on Tuesday, January 27, 2026 @ 6:00 P.M., located at Town Hall office, to hear the final water plan study from Provenance Engineering as well as discuss future Water/Wastewater Infrastructure needs for the Brock Community.**

4.2. Discuss and take action to approve Provenance Engineering invoice # 007.23.01-15 \$19,100.00

**Commissioner Nelson made a motion to approve funding for invoice # 007.23.01-15 for \$19,100.00, seconded by Commissioner Carroll. Motion approved 3-0.**

4.3. Discuss and take action to approve an Ordinance for the Town of Brock, Texas Establishing a Permit Requirement for Special Events; Providing for the establishment of a fee applicable to special events; Authorizing the Mayor or their designee to administer the special event permit; Providing a Severability Clause, repealing and savings clause, and an effective date.

**Commissioner Carroll made the motion to approve the Ordinance establishing a permit requirement for special events, seconded by Commissioner Nelson. Motion approved 3-0.**

4.4 Discussion and possible action on an ordinance formally establishing the office of Town Clerk, designating the powers and duties of the office, and approving the incumbent Melanie Matheus to serve as the Town Clerk.

**Mayor Davis discussed this ordinance of formally establishing the Office of the Town Clerk. Commissioner Nelson made the motion to approve the Ordinance, seconded by Commissioner Carroll. Motion approved 3-0.**

4.5 Future meeting items and date

**The next Town of Brock Commission meeting was scheduled for Monday, February 9<sup>th</sup>, 2026, at Brock Community Center.**

**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.

**The Commission entered Executive Session at 6:57 P. M. to discuss future Town of Brock real estate needs. The Commission returned to open session at 7:29 P.M. No votes were taken.**

· Discuss Future Real Estate needs for the Town of Brock

**8. ADJOURN**

**Commissioner Carroll made the motion to adjourn the Town of Brock Commission meeting at 7:31 P.M., seconded by Commissioner Nelson. Motion approved 3-0.**

**CERTIFICATION**

I hereby certify that the above notice of the meeting was posted on or before January 6, 2026, 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

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Melanie Matheus  
Town Administrator

Accessibility Statement

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**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 3.2**

**Title**

Monthly Financial Reports

**Item Summary**

Discuss and take possible action to approve the following monthly financial reports:

- (A) First Financial EOM Report
- (B) Public Funds Report

**Attachments**

1. First Financial EOM Report
2. Public Funds Report

# Reportfolio

First Financial Bankshares Inc, Abilene, TX  
 Published: 2/2/2026 12:36:31 PM

Management Report  
 Pledged To: TOWN OF BROCK

Date: 31-Jan-26  
 Page: 23  
 Section V-C

## Safekeeping

Code	Cusip Trans#	Description Maturity Prerefund	Pool Coupon	Moody StdPoor	Original Face Pledged Percent	Pledged Original Face Value	Pledged Par Value	Pledged Book Value	Pledged Market Value
FNBK1	3140XBTR1 622164202108111	FNMA Pool #FM7759 7/1/2036 AFS	FM7759 2.000		\$19,155,639.00 1.83%	\$350,000.00	\$202,071.36	\$207,184.74	\$186,768.49
FROST NATIONAL BANK									
FNBK1	3140XBTR1 622164202108111	FNMA Pool #FM7759 7/1/2036 AFS	FM7759 2.000		\$19,155,639.00 1.04%	\$200,000.00	\$115,469.35	\$118,391.28	\$106,724.85
FROST NATIONAL BANK									
FNBK1	3132D9F33 639689202111151	FHLMC Pool #SC0186 9/1/2041 AFS	SC0186 2.500		\$19,550,145.00 2.56%	\$500,000.00	\$328,105.16	\$339,568.03	\$296,774.40
FROST NATIONAL BANK									
FNBK1	3140XCWG9 633248202110121	FNMA Pool #FM8746 9/1/2041 AFS	FM8746 2.500		\$26,845,280.00 3.73%	\$1,000,000.00	\$692,004.39	\$715,177.19	\$626,983.66
FROST NATIONAL BANK									
<b>4 MBS - Fixed Rate</b>						<b>\$2,050,000.00</b>	<b>\$1,337,650.26</b>	<b>\$1,380,321.24</b>	<b>\$1,217,251.41</b>
FNBK1	346766WR5 556331202006091	FORT BEND CNTY TX 3/1/2027 AFS	5.000	Aa1	\$2,740,000.00 45.26%	\$1,240,000.00	\$1,240,000.00	\$1,278,988.50	\$1,258,922.40
FROST NATIONAL BANK									
<b>1 Muni Taxable - Fixed Rate</b>						<b>\$1,240,000.00</b>	<b>\$1,240,000.00</b>	<b>\$1,278,988.50</b>	<b>\$1,258,922.40</b>
FNBK1	31392WDL1 333010201308271	FHR 2514 ZA 10/15/2032 AFS	5.500		\$24,500,000.00 5.10%	\$1,250,000.00	\$38,222.51	\$39,485.01	\$39,631.59
FROST NATIONAL BANK									
<b>1 CMOs - Fixed Rate</b>						<b>\$1,250,000.00</b>	<b>\$38,222.51</b>	<b>\$39,485.01</b>	<b>\$39,631.59</b>
FNBK1	3137HAMS2 723884202501091	FHMS K507 A2 9/25/2028 AFS	4.800		\$25,000,000.00 1.00%	\$250,000.00	\$250,000.00	\$250,080.46	\$255,296.05
FROST NATIONAL BANK									
<b>1 CMBS - Fixed CMO</b>						<b>\$250,000.00</b>	<b>\$250,000.00</b>	<b>\$250,080.46</b>	<b>\$255,296.05</b>
<b>Total Pledged</b>						<b>\$4,790,000.00</b>	<b>\$2,865,872.77</b>	<b>\$2,948,875.20</b>	<b>\$2,771,101.45</b>
		\$1,240,000.00	Munis with Maturity Under 2 Years		\$0.00	Other securities with Stated Maturity Under 2 Years			
		\$0.00	Munis with Maturity Over 2 Years		\$1,625,872.77	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 - Public Funds Checking Account**  
**11/01/2025-01/30/2026**

Per Bank Activity:

<b>Beginning Balance (as of November 1, 2025)</b>	<b>\$1,701,321.53</b>
Deposits	\$75,313.54
Sales Tax Income	\$46,723.63
Franchise Tax Income	27,262.94
Permit Revenue	\$1,100.00
Interest Deposit	\$4,414.46
Disbursements	\$35,349.39
ARPA Funding Release	
<b>Ending Balance (As of November 30, 2025)</b>	<b>\$1,745,700.14</b>

<b>Beginning Balance (as of December 1, 2025)</b>	<b>\$1,745,700.14</b>
Deposits	\$59,105.63
Sales Tax Income	\$58,600.63
Franchise Tax Income	
Permit Revenue	\$505.00
Interest Deposit	\$4,969.83
Disbursements	\$9,352.95
ARPA Funding Release	
<b>Ending Balance (As of December 31, 2025)</b>	<b>\$1,800,422.65</b>

<b>Beginning Balance (as of January 1, 2026)</b>	<b>\$1,800,422.65</b>
Deposits	\$52,243.09
Sales Tax Income	\$39,569.25
Franchise Tax Income	
Permit Revenue	\$12,673.84
Interest Deposit	\$5,077.98
Disbursements	\$17,387.13
ARPA Funding Release	
<b>Ending Balance (As of January 30, 2026)</b>	<b>\$1,840,356.59</b>



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 3.3**

**Title**

Monthly Accounts Payable

**Item Summary**

Discuss and take possible action to approve the following accounts payable:

- (A) Provenance Solutions Group
- (B) TJH Accounting
- (C) BMY
- (D) Victor Insurance Managers DBA: Victor Insurance Services
- (E) Victor Insurance Managers DBA: Victor Insurance Services
- (F) Bureau Veritas
- (G) Brock Community Center
- (H) Wyatt Findlay Hamilton
- (I) Jamie Tierce
- (K) Provenance Engineering
- (L) Nextlink

**Attachments**

1. Provenance Solutions Group (Town Hall January rent) \$855.00
2. TJH Accounting (Town Payroll)- invoice # \$75.00
3. BMY (2024 Audit) \$8,000.00
4. Victor Insurance Managers DBA: Victor Insurance Services (Public Official Bond) \$130.00
5. Victor Insurance Managers DBA: Victor Insurance Services (Public Official Bond) \$130.00
6. Bureau Veritas (PCHD Commercial Plan Review and Commercial Inspection) \$2,648.84
7. Brock Community Center (2026 Commission Meetings) \$550.00
8. Wyatt Findlay Hamilton invoice #360 \$
9. Jamie Tierce (Plat Review Services) invoice #108 \$600.00
10. Provenance Engineering (Water/Wastewater Plan Study/ARPA) -invoice #007.23.01-15  
\$19,100.00
11. Nextlink (Phone Services) \$105.34

# 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.: 2643  
Terms: Net 15  
Invoice date: 01/30/2026  
Due date: 02/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Accounting Services	Jan Payroll	1	\$75.00	\$75.00
<b>Total</b>						<b>\$75.00</b>

## Ways to pay



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

[View and pay](#)

**BMV**  
Certified Public Accountants  
P O Box 203  
Stephenville, TX 76401

Phone: (254) 965-7321

E-mail: mweber@bmy-cpa.com

Web: www.bmy-cpa.com

Invoice: 253699

Date: 11/30/2025

ID: 98037

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

For professional service rendered as follows:

Assurance Services- Progress Bill 2024 Audit

8,000.00

Billed Time & Expenses

\$8,000.00

Invoice Total

\$8,000.00

11/30/2025  
8,000.00

10/31/2025  
0.00

09/30/2025  
0.00

08/31/2025  
0.00

07/31/2025+  
0.00

Total  
\$8,000.00

Please return this portion with payment.

Invoice: 253699

ID: 98037  
Town of Brock

Date: 11/30/2025

Mastercard or Visa: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Card #: \_\_\_\_\_ V Code: \_\_\_\_\_

Amount Enclosed: \$ \_\_\_\_\_

Signature: \_\_\_\_\_

**Due Upon Receipt. A finance charge will be added to invoices not paid within 30 days from date of invoice.**

**A surcharge of 3% will be added to all credit card transactions.**

INVOICE

Victor Insurance Managers  
 DBA: Victor Insurance Services  
 PO Box 855979  
 Minneapolis, MN 55485-5979



Customer:	CI1290992
Invoice Number:	40713883
Invoice Date:	20-JAN-2026
Invoice Total:	130.00

Town of Brock  
 2491 FM 1189  
 Brock, TX 76087

MAKE CHECK PAYABLE TO:  
 Victor Insurance Managers

Policy Information

Policy Number:	61BSBJL7224	Customer:	CI1290992
Policy Desc:	PE Public Official Bond	Invoice Number:	40713883
Insurance Company:	Hartford Casualty Insurance Company	Invoice Date:	20-JAN-2026
Customer:	Town of Brock	Invoice Total:	130.00
Policy Period:	15-JAN-2026 to 15-JAN-2029		
Transaction Desc:	New Policy		
Effective Date:	15-JAN-2026		

	Amount
PE POBond - Cody Nelson	130.00
Due on or before: 03-FEB-2026	
<b>Total:</b>	<b>130.00</b>

Victor Insurance Managers earns and retains interest on premium payments held by Victor Insurance Managers on behalf of insurers during the period between receipt of such payments from clients and the time such payments are remitted to the applicable insurer, where permitted by law. If you would like to opt out of receiving invoices electronically, please contact us at [Accounting.US@victorinsurance.com](mailto:Accounting.US@victorinsurance.com).

Victor Insurance Managers (fka Victor O. Schinnerer & Company, Inc.) recently filed in all U.S. jurisdictions to re-brand and change its name. This name change has become effective in almost all states while still pending in several states, which we expect will complete their approval processes shortly. In CA, dba Victor Insurance Services | CA Ins. Lic. # 0156109 301-961-9800 • [info.us@victorinsurance.com](mailto:info.us@victorinsurance.com) • 7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

@DS: 163843300

Invoice prepared by: SCLARK  
 Your Contact is: Sharon Clark 713-276-8164

Victor Insurance Managers  
 DBA: Victor Insurance Services  
 PO Box 855979  
 Minneapolis, MN 55485-5979

INVOICE



Customer:	CI1290992
Invoice Number:	40713997
Invoice Date:	20-JAN-2026
Invoice Total:	130.00

Town of Brock  
 2491 FM 1189  
 Brock, TX 76087

MAKE CHECK PAYABLE TO:  
 Victor Insurance Managers

Policy Information			
Policy Number:	61BSBJL7221	Customer:	CI1290992
Policy Desc:	PE Public Official Bond	Invoice Number:	40713997
Insurance Company:	Hartford Casualty Insurance Company	Invoice Date:	20-JAN-2026
Customer:	Town of Brock	Invoice Total:	130.00
Policy Period:	15-JAN-2026 to 15-JAN-2029		
Transaction Desc:	New Policy		
Effective Date:	15-JAN-2026		

	Amount
PE POBond - James C. Carroll II	130.00
Due on or before: 03-FEB-2026	
<b>Total:</b>	<b>130.00</b>

Victor Insurance Managers earns and retains interest on premium payments held by Victor Insurance Managers on behalf of insurers during the period between receipt of such payments from clients and the time such payments are remitted to the applicable insurer, where permitted by law. If you would like to opt out of receiving invoices electronically, please contact us at Accounting.US@victorinsurance.com.

Victor Insurance Managers (fka Victor O. Schinnerer & Company, Inc.) recently filed in all U.S. jurisdictions to re-brand and change its name. This name change has become effective in almost all states while still pending in several states, which we expect will complete their approval processes shortly. In CA, dba Victor Insurance Services | CA Ins. Lic. # 0156109  
 301-961-9800 • info.us@victorinsurance.com • 7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

@DS: 163843685

Invoice prepared by: SCLARK  
 Your Contact is: Sharon Clark 713-276-8164

# Invoice RI 25057232

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

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

Customer no: 4136162  
 Invoice Date: 12/26/2025  
 Net Due Date: 01/25/2026

28580141 2025-024946 D/FW  
 Project: 2025-024946  
 444 Brock Spur  
 Brock TX 76087  
 Parker County; ParcelID:  
 Legal info:  
 Business Name: PCHD EMS Station 4 ;Scope: renovations include replacement of exterior canopy, bathroom shower repairs, full re-roofing with me  
 Description: Commercial Alter Package  
 PO Number:  
 Plan:EPR - PCHD EMS Station 4 - renovations include rep ; Project Valuation: \$400000; Total Project Square Footage: 4600

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

Description	Quantity	Rate	Net Amount
Commercial Plan Review	1.00	1,044.590	1,044.59
Commercial Inspection Only	1.00	1,604.250	1,604.25
<b>Invoice Subtotal</b>			<b>2,648.84</b>

Payment Terms: 30 DAYS NET	<b>Total</b>	<b>USD</b>	<b>2,648.84</b>
Please Reference Our Invoice Number With Your Payment			
	<b>Total at Due Date</b>	<b>USD</b>	<b>2,648.84</b>

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# BROCK - DENNIS COMMUNITY CENTER

## INVOICE

817-368-0388  
sbrockm@gmail.com

2115 FM 1189  
Brock, TX 76087

Town of Brock  
attn: Melanie Matheus

Date: 1-20-2026

Town of Brock Meetings for the year 2026

Scheduled meeting dates for Year 2026

Description	Quantity	Unit Price	Cost
Town Hall mtg - 2026	11	\$50.00	\$550.00
Jan 26, Feb 23, Mar 23			
April 20, May 18, Jun 15			
Jul 20, Aug 17, Sept 21			
Oct 19, Nov 16, Dec 21			
Subtotal			\$550.00
Total			\$550.00

**Thank you for your business!**

Please make check payable to: Brock Community Center

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

Stephanie Brock-McCullough  
817-368-0388

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# Wyatt Hamilton Findlay, PLLC

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

## INVOICE

Invoice # 360  
Date: 01/31/2026  
Due Upon Receipt

Invoice Number	Total
360	\$4,315.00
	Subtotal \$4,315.00
	Tax \$0.00
	<b>Amount Due \$4,315.00</b>

Jamie Tierce

# INVOICE

1103 Charles Street  
Weatherford, Texas 76086  
Phone: 817-694-6031

INVOICE # 108  
DATE: JANUARY 29, 2026

**TO:**  
Melanie Matheus  
Town Administrator  
Town of Brock  
2491 FM 1189, Ste #400  
Weatherford, Texas 76087  
(817)396-5333

October-December Invoices

**COMMENTS OR SPECIAL INSTRUCTIONS:**  
No Rush Charge on plat review.

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Plat Review Canyon West Phase Four	1	200.00
1	Plat Review Rio Brazos Ranch	1	200.00
1	Plat Review Eagles Nest Commercial Park Phase Two	1	200.00

<b>SUBTOTAL</b>	<b>600.00</b>
SALES TAX	0.00
SHIPPING & HANDLING	0.00
<b>TOTAL DUE</b>	<b>600.00</b>

Make all checks payable to Jamie Tierce  
If you have any questions concerning this invoice, contact [jamie\\_tierce@yahoo.com](mailto:jamie_tierce@yahoo.com)

**THANK YOU FOR YOUR BUSINESS!**



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

## INVOICE

INVOICE #007.23.01 - 15  
DATE: 11/16/25

**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	99%	\$38,000.00	\$1,600.00	\$39,600.00
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%	\$250,000.00	\$0.00	\$250,000.00
5.0 - Capital Improvements Plan	\$100,000.00	100%	\$97,000.00	\$3,000.00	\$100,000.00
6.0 - Rate Study Analysis	\$35,000.00	95%	\$26,250.00	\$7,000.00	\$33,250.00
7.0 - Regulatory and Stakeholder Coordination	\$30,000.00	100%	\$22,500.00	\$7,500.00	\$30,000.00
	<b>\$500,000.00</b>	<b>99%</b>	<b>\$478,750.00</b>	<b>\$19,100.00</b>	<b>\$497,850.00</b>

We appreciate the opportunity to serve you and your staff.  
Thank you in advance for payment of **\$19,100.00**  
TERMS Net 30 days

Thank you for your business!

Kent Riker, PE  
President | Servant Leader



BILLING STATEMENT

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

Melanie Mattheus  
Town Of Brock  
2451 FM 1189, STE B,  
BROCK, TX 76087-5602

**Billing Statement Summary**

Account 125199003  
Reference Billing Statement  
B125199003-64  
Date 01/06/2026  
Beginning Balance (\$) 157.30  
**Amount Due (\$)** 262.64  
**Due Date** 02/05/2026  
Login to your account online at  
[nextlinkinternet.com/my-account](http://nextlinkinternet.com/my-account)

**SALES**

Late Fee 3.57  
Late Fee 21.43  
Regulatory Recovery Fee 3.12  
VoIP Line 19.95  
Service Dates: 01/06/2026 to 02/05/2026  
Phone Rental 11.00  
Service Dates: 01/06/2026 to 02/05/2026  
Phone Rental 0.00  
Service Dates: 01/06/2026 to 02/05/2026  
Preferred 20.00  
Service Dates: 01/06/2026 to 02/05/2026  
DID 0.00  
Service Dates: 01/06/2026 to 02/05/2026  
Phone Rental 7.00  
Service Dates: 01/06/2026 to 02/05/2026

**Sub Total 86.07**

**TAXES AND FEES**

FUSF (VoIP) 3.18  
FCC Regulatory Fee (VoIP) 0.04  
TX Sales Tax 4.40  
TX E911 Equalization Surcharge 0.12  
TX Texas Universal Service 3.46

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

Melanie Mattheus  
Town Of Brock  
2451 FM 1189  
BROCK, TX 76087-5602



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

**Payment Summary**

Account 125199003  
Reference Billing Statement  
B125199003-64  
**Due Date** 02/05/2026  
**Amount Due (\$)** 262.64  
Amount Enclosed  
Check Number

Please make checks payable to NextLink Internet





BILLING STATEMENT

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

Melanie Mattheus  
Town Of Brock  
2451 FM 1189, STE B,  
BROCK, TX 76087-5602

**Billing Statement Summary**

Account	125199003
Reference	Billing Statement B125199003-64
Date	01/06/2026
Beginning Balance (\$)	157.30
<b>Amount Due (\$)</b>	<b>262.64</b>
<b>Due Date</b>	<b>02/05/2026</b>
Login to your account online at <a href="http://nextlinkinternet.com/my-account">nextlinkinternet.com/my-account</a>	

**TAXES AND FEES**

County Sales Tax	0.35
County E-911 (VoIP Business)	1.00
City Sales Tax	1.05
E911 Recovery Fee	1.98
Paper Statement Fee	2.99
State Cost - Recovery Fee	0.70
<b>Sub Total</b>	<b>19.27</b>

<b>TOTAL DUE</b>	<b>262.64</b>
------------------	---------------



## DOWNLOAD THE NEXTLINK CONNECT APP

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**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.1**

**Title**

Permit Applications

**Item Summary**

Discuss and take possible action to approve the following applications:

- (A) Piamonte Coffee Sign Permit
- (B) Brock Liquor Alcohol Permit
- (C) D-Day Warehousing LLC/Generac Sign Permit

**Attachments**

1. Piamonte Coffee Sign Permit Application
2. Brock Liquor Alcohol Permit Application
3. D-Day Warehousing LLC/Generac 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: 2451 FM 1189

Legal Description: \_\_\_\_\_

Zoning Classification of Property: \_\_\_\_\_

Applicant: Richard Hill  Owner  Agent

Applicant's Address: 112 Gilmore Ct

City, State: Lipan Tx Zip: 76462 Phone No. 806 548 2931

Email Address: r.richardexpats57@gmail.com

Owner: Richard + Nelly Hill  Owner  Agent

Owner's Address: 112 Gilmore Ct

City, State: Lipan Zip: 76087 Phone No. 806 239-0407

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: Richard Hill Date: 1/8/2020

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

OFFICE USE ONLY

Date completed application received: 1/8/20 Amount Due: 100.00 Check #: 1005

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_

m. mather

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Town of Brock  
2491 FM 1189  
Brock, TX 76087-5602 USA  
8173965333  
townclerk@brocktx.net



**BILL TO**  
Piamonte Coffee  
2451 FM 1189  
Brock, TX 76087

**INVOICE 001988945**

**DATE 01/08/2026 TERMS Due on receipt**

**DUE DATE 01/08/2026**

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Sign Permit	1	100.00	100.00
	PAYMENT			100.00
	<b>TOTAL DUE</b>			<b>\$0.00</b>

PAID



Town of Brock, Texas

1 JAN 29 2026

AL

# Annual Alcoholic Beverage Permit Application

Date: 1-29-26 Business Known As: Brock Liquor  
(Name of Business as you would like it to appear on the Permit)

Applicant Name: Mohammed Bachoo - STM Core Inc  
(Name of person authorized to apply for permit or permit service)

Applicant's Address: P.O. Box 1884

City, State: Aledo TX Zip: 76008 Phone No. 817-845-8987

Email Address: beyondbrock@gmail.com

Owner: Mohammed Bachoo  Same as Applicant  
(Legal Name of Business Owner)

Owner's Address: P.O. Box 1884, Aledo TX 76008

Owner's Email Address: beyondbrock@gmail.com

Business Address: 1421 FM 1189 Ste 7 Phone No. 682-789-6783  
(Location of the Business)

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Placard/Permit Mailed To:  Applicant  Owner  Business (Please check one)

Brock Local Alcohol Permit Number(s): \_\_\_\_\_ (for annual renewals)

Application is for:

- Original/New Permit (Certificate of Occupancy Needed)
- Annual Renewal Permit (Copy of Current TABC License Needed)

Type of Permit(s): P (see list of permits on Page 2/2)

Total Fee(s): \$ 500.00 (see list of fees on Page 2/2)

For Town of Brock Use Only:

Permit Issue Date: \_\_\_\_\_ Permit #: \_\_\_\_\_ Permit Expiration Date: \_\_\_\_\_

**COMPLETED APPLICATIONS SHOULD BE FILED WITH THE OFFICE OF THE TOWN CLERK, AT THE TOWN OF BROCK, 2451 FM 1189, STE. B, BROCK, TX 76087 OR MAILED TO THE SAME ADDRESS.**  
**PLEASE EMAIL [TOWNCLERK@BROCKTX.NET](mailto:TOWNCLERK@BROCKTX.NET) WITH QUESTIONS**

Town of Brock  
2491 FM 1189  
Brock, TX 76087-5602 USA  
8173965333  
townclerk@brocktx.net



**BILL TO**  
BROCK LIQUOR  
C/O Mohammed Bachoo  
P O BOX 1884  
Aledo, TX 76008 USA

**INVOICE 001988948**

**DATE 01/29/2026 TERMS Due on receipt**

**DUE DATE 01/29/2026**

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Alcohol Permit	1	500.00	500.00
Please remit payment via check to: Town of Brock 2491 FM 1189 STE 400 Weatherford, TX 76087				500.00
<b>PAYMENT</b>				500.00
<b>TOTAL DUE</b>				<b>\$0.00</b>

Office hours: Tuesdays/Thursdays 9am-5pm  
Please call before stopping by to ensure we are here!  
Thank you!



Town of  
Brock, Texas

# Sign Permit Application

**NOTICE:** One application per sign is required. All blanks must be filled on the application to be complete.

Type of Sign:  Temporary  Permanent

Political  Commercial  Real Estate  Construction  Special Event

Address and location of Proposed Sign: 116 Winners Circle,  
Weatherford, TX 76087

Legal Description: Subd: Day 2 Day Business Park PH1, BLK: 2  
Lot: 2R Area: 2.04

Zoning Classification of Property: Commercial

Applicant: D-Day Warehousing, LLC  Owner  Agent

Applicant's Address: 1233 Cougar Road

City, State: Lipan, TX Zip: 76462 Phone No. 817-247-2000

Email Address: kent@outwestmail.com

Owner: Dan Day  Owner  Agent

Owner's Address: 1233 Cougar Road

City, State: Lipan, TX Zip: 76462 Phone No. 817-247-2000

Email Address: dan@dandaymail.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: Kat Duke Date: 1/14/25

Signature of Owner: [Signature] Date: 1/14/26

**OFFICE USE ONLY**

Date completed application received: 1/22/26 Amount Due: 150.00 Check #: 9175.00

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Town of Brock  
2491 FM 1189  
Brock, TX 76087-5602 USA  
8173965333  
townclerk@brocktx.net



**BILL TO**  
D-Day Warehousing  
116 Winners Circle  
Weatherford, TX 76087  
USA

**INVOICE 001988949**

**DATE 01/29/2026 TERMS Due on receipt**

**DUE DATE 01/29/2026**

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Sign Permit			
	Monument Sign	1	150.00	150.00
Please remit payment via check to: Town of Brock 2491 FM 1189 STE 400 Weatherford, TX 76087				
	PAYMENT			150.00
	TOTAL DUE			\$0.00

Office Hours: Tuesday/Thursday  
9am-5pm

PAID



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.2**

**Title**

ARPA/Brock Water/ Wastewater Plan Study

**Item Summary**

Water/Wastewater Plan study update from Provenance Engineering (PE) Kent Riker

**Attachments**

1. Water PSR-December 2025
2. Wastewater PSR- December 2025



January 22, 2026

Mr. Ben Davis  
Town of Brock  
2481 FM 1189  
Brock, Texas 76087

Subject: Brock Water Master Plan – Project Status Report December 2025

Dear Mr. Ben Davis:

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

Task	Prior % Complete	Current % Complete	Status
1 Project Management	99%	99%	In Progress
2 Data Gathering & Review	100%	100%	Completed
3 Demand Projections	100%	100%	Completed
4 Water Supply Planning	100%	100%	Completed
5 Capital Improvements Plan	100%	100%	Completed
6 Rate Study Analysis	95%	95%	In Progress
7 Regulatory & Stakeholder Coordination	100%	100%	Completed
<b>Total Project</b>	<b>99%</b>	<b>99%</b>	<b>In Progress</b>

We have completed the water supply options analysis task; we completed the water distribution system model. We did not make additional progress in December. Should you have any questions, please do not hesitate to call me to discuss further.

Sincerely,

Kent Riker, PE  
President | Servant Leader



January 22, 2025

Mr. Ben Davis  
Town of Brock  
2481 FM 1189  
Brock, Texas 76087

Subject: Brock Wastewater Master Plan – Project Status Report December 2025

Dear Mr. Ben Davis:

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

Task	Prior % Complete	Current % Complete	Status
1 Project Management	99%	99%	In Progress
2 Data Gathering & Review	100%	100%	Completed
3 Wastewater Flow Projections	100%	100%	Completed
4 Wastewater Infrastructure Analysis	100%	100%	Completed
5 Wastewater Treatment & Disposal Analysis	100%	100%	Completed
6 Capital Improvements Plan	100%	100%	Completed
7 Rate Study Analysis	96%	96%	In Progress
8 Regulatory & Stakeholder Coordination	96%	96%	In Progress
Total Project	99%	99%	In Progress

The main wastewater infrastructure needed for over 20,000 acres of the Brock community has been laid out in GIS and broken down into different phases into a capital improvements plan. We were idyl on the Wastewater Master Plan this month. Should you have any questions, please do not hesitate to call me.

Sincerely,

Kent Riker, PE  
President | Servant Leader



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.3**

**Title**

Town of Brock Water/Wastewater Plan

**Item Summary**

Discuss and take possible action regarding the proposed Town of Brock Water/Wastewater Plan

**Attachments**

1. Water/Wastewater Plan Study Executive Summary provided by Provenance Engineering

## EXECUTIVE SUMMARY

### Introduction

The Town of Brock Wastewater Master Plan (WWMP) establishes a 50-year roadmap for moving the community from total reliance on onsite sewage facilities (septic tanks) to a fully centralized, 1.9 MGD municipal wastewater system. The study evaluates existing conditions, projects long-term flows, and recommends phased collection, treatment, and funding strategies that are technically defensible and financially achievable.

### Growth Context and Land Use

Brock was incorporated in 2016 but sits in the growth corridor between Interstate 20 and the Brazos River west of Fort Worth. Most of its 6,620-acre jurisdiction (city limits + extraterritorial jurisdiction (ETJ)) is still rural, yet residential building permits and school enrollment indicate sustained suburbanization.

- **Current Development Pattern.** All homes and businesses discharge wastewater to individual sewage systems; two Brock ISD package plants (7,500 gpd and 10,000 gpd) handle only on-campus flow and cannot accept external connections.
- **Study Area.** The WWMP ultimately serves ~17,250 acres, enabling infill, higher-density subdivision and commercial frontage redevelopment.
- **Population & Land-Use Forecast.** Residential acreage is projected to overtake agricultural land by 2034, while commercial acreage expands along FM 1189 and I-20 frontage (Table 2-1 – Land Use by Acreage and Infrastructure).

### Wastewater Flow Projections

Parcel-level land-use modeling and benchmark unit-flow rates produce the following system-wide design values displayed in Table ES-1 below (all flows are average daily unless noted):

*Table ES-1: Wastewater Flow Projections*

Design Horizon	Service Population	AADF (MGD)	Peaking Factor	Peak Design Flow (MGD)	Connections	Flow/Connection (gpd)
Start-Up (2028)	~1,500	0.05	x 4 x 1.25	0.25	150	335
20 yr (2045)	~15,000	0.75	x 4 x 1.25	3.75	2,200	335
Build-out (2075)	~32,000	1.9	x 4 x 1.25	9.5	5,626	335

\*(Source: Section 3; see Figure 3-5 – Projected AADF Curve, 2025-2075). Average flow density at build-out is ~110 gpd/acre, confirming the rural development patterns in the Town. Peaking factor assumes a max flow multiplier of 4 with a 25% safety factor.

## Phased Infrastructure Strategy

Five implementation phases balance return-on-investment, hydraulic scalability, and funding capacity (Table ES-2 – Phase-by-Phase Summary):

*Table ES-2: Phase-by-Phase Summary*

Phase	Calendar Window	Principal Assets	Cumulative Capacity (AADF)
1	2028-2030	50,000 gpd packaged plant, Brock Spur lift station, 8-in trunk sewer	50,000 gpd
2	2030-2035	250,000 gpd packaged plant at Patrick Creek, 16-in Young Bend trunk sewer, force main upgrades	300,000 gpd
3	2045-2055	0.8 MGD central WWTP, 24-in Patrick Creek trunk sewer	0.8 MGD
4	2050-2060	WWTP expansion to 2.4 MGD, 16-in Lazy Bend trunk sewer, Tidwell lift station	2.4 MGD
5	2055-2060	Twin 12-in Patrick Creek extensions & neighborhood collectors	2.4 MGD (no new treatment)

\* Years not shown do not reflect lack of operation, rather lack of proposed infrastructure development in that period. For example, between 2035 and 2045, the system is expected to be creating revenue to be invested in 2045.

By TCEQ regulations, wastewater treatment facilities must begin planning expansions once they reach 75% of their permitted capacity. This requirement guided the final system sizing of 2.4 MGD, ensuring that each planned expansion achieves its full useful life before approaching the 75% threshold. Phase progression is triggered either by flow (reaching 75% of the prior phase's capacity) or by service-area development milestones. To reduce long-term costs, all trunk sewers are sized for ultimate build-out, avoiding the need for future upsizing.

## Treatment Approach

A stepped treatment plan provides early capacity while preserving long-term efficiency:

- Brock Spur Packaged Plant – 50,000 gpd. Uses the transferred private permit to fast-track service; decommissioned after ~20 years.
- Patrick Creek Packaged Plant – 250,000 gpd. Adds redundancy and intercepts flows from upstream development until the central plant is financed.
- Central WWTP – 0.8 MGD expandable to 2.4 MGD. Three parallel 0.8-MGD trains with space for advanced nutrient removal and reclaimed water options; sited near Patrick Creek for gravity discharge.

## Capital Improvement Plan (CIP)

Order-of-magnitude 2025-dollar costs—including engineering, contingencies, and development allowances—sum to ≈ \$243 million over five phases (Table ES-3 – CIP Cost Summary). Each phase focuses on critical infrastructure needed to meet its primary objectives, while selected developmental projects are also included to support broader service-area expansion. For a more in depth cost analysis, see Section 6: Capital Improvements Plan.

Table ES-3: CIP Cost Summary

Phase	Critical (\$M)	Development (\$M)	Total (\$M)
1	\$4.5	\$1.5	\$6.0
2	\$16.0	\$1.0	\$17.0
3	\$80.0	\$5.0	\$85.0
4	\$118.0	—	\$118.0
5	\$18.0	—	\$18.0
<b>Total</b>	<b>\$236.5</b>	<b>\$7.0</b>	<b>\$243.5</b>

Early phases focus on revenue-positive corridors to seed cash flow; later phases leverage debt once user-fee coverage improves.

## Funding and Rate Strategy

Section 7 couples the CIP with a rate model that:

- Maintains minimum 1.25× debt-service coverage while phasing in system-development charges.
- Closes an early-phase funding gap through a mix of Texas Water Development Board (TWDB) loans, USDA Rural Utilities grants, and local impact fees.
- Keeps projected residential rates below central medians through 2075.

A formal bond-program schedule should be prepared during preliminary design.

## Regulatory and Stakeholder Coordination

The Town should secure a Certificate of Convenience and Necessity (CCN), transfer the existing TPDES discharge permit, and obtain new TPDES permits for Patrick Creek and the central WWTP. Outreach meetings with TCEQ, TWDB, Parker County, and adjacent municipalities should begin immediately to explore regional partnerships and effluent-reuse markets.

## Key Benefits

- **Environmental:** Eliminates thousands of onsite sewage systems, reducing nutrient loading to Patrick and Grindstone Creeks.

- **Growth Enablement:** Centralized sewer supports smaller residential lots and higher-value commercial development, broadening the tax base.
- **Scalability and Resilience:** Modular treatment trains and build-out-sized conveyance ensure capacity stays one planning window ahead of demand.
- **Financial Viability:** Front-loaded service to high-density corridors generates early revenue, cushioning later capital outlays.

The topographic map in Figure ES-1 served as the foundational reference for all collection-system planning in the WWMP. Drainage divides, ridgelines, and natural flow paths identified on the map established the preliminary sewer-shed boundaries, guided trunk-sewer routing, and dictated where lift stations would be required to overcome elevation breaks. These same topographic controls also structured the phasing strategy, since gravity-favored basins could be economically served early while higher-elevation or hydraulically isolated areas were deferred to later phases. In this way, the topographic map provided both the spatial logic and sequencing framework for the full 50-year build-out plan.

## EXECUTIVE SUMMARY

### Introduction

The Town of Brock Water Supply Master Plan (WSMP) establishes a 50-year roadmap for transitioning from reliance on private wells and limited potable water providers to a fully centralized, municipally directed water system. The study evaluates existing conditions, projects long-term demands, and recommends phased conveyance, storage, and financing strategies that are technically defensible and financially achievable.

### Growth Context and Land Use

Brock, incorporated in 2016, lies within the high-growth corridor between Interstate 20 and the Brazos River west of Fort Worth. While much of the 6,620-acre jurisdiction remains rural, residential permits and school enrollment indicate sustained suburbanization.

- **Current Development Pattern.** Most households and businesses rely on private wells; Parker County SUD's CCN covers the area but treatment, conveyance, and storage capacity are insufficient to support the Town's projected growth.
- **Study Area.** The WSMP ultimately serves ~4,781 acres, encompassing both infill and expansion corridors along FM 1189 and the I-20 frontage (See **Figure ES-2: Assumed Land Use and Service Area.**)
- **Population and Land-Use Forecast.** Residential acreage is expected to dominate by the 2030s while commercial acreage expands along highway and arterial corridors. (See **Table ES-1: Population and Acreage Forecast.**)

Table ES-1: Population and Acreage Forecast

Year	Population	Residential Acreage	Commercial Acreage	Agricultural Acreage
2025	967	2,708	181	2,536
2035	1,610	2,979	228	2,218
2045	2,373	3,277	287	1,861
2055	3,272	3,604	362	1,459
2065	4,326	3,965	456	1,004
2075	5,559	4,758	575	92

**Density assumption and method.** The updated population forecast assumes a steady intensification of residential land use within the Town and ETJ, reflecting continued subdivision of large tracts, incremental infill along FM 1189 corridors, and gradual adoption of smaller rural-estate lot patterns. Starting from the observed 2025 baseline density implied by existing residential acreage and population, persons per residential acre are escalated by 10 percent per decade while holding the residential acreage path from the land use plan constant. This approach preserves the rural character in the near term but recognizes that, as parcels subdivide and utilities extend, the average acres per household will decline, increasing occupants per residential acre over the planning horizon. The result is a higher population trajectory than the ISD-based baseline for the same land inventory, with the effect growing over time as densification compounds. If annexation, zoning amendments, or utility capital phases accelerate small-lot approvals relative to this assumption, realized densities will exceed these values; conversely, if on-site wastewater, floodplain constraints, or access spacing policies limit subdivision, densities will underperform the assumed trend.

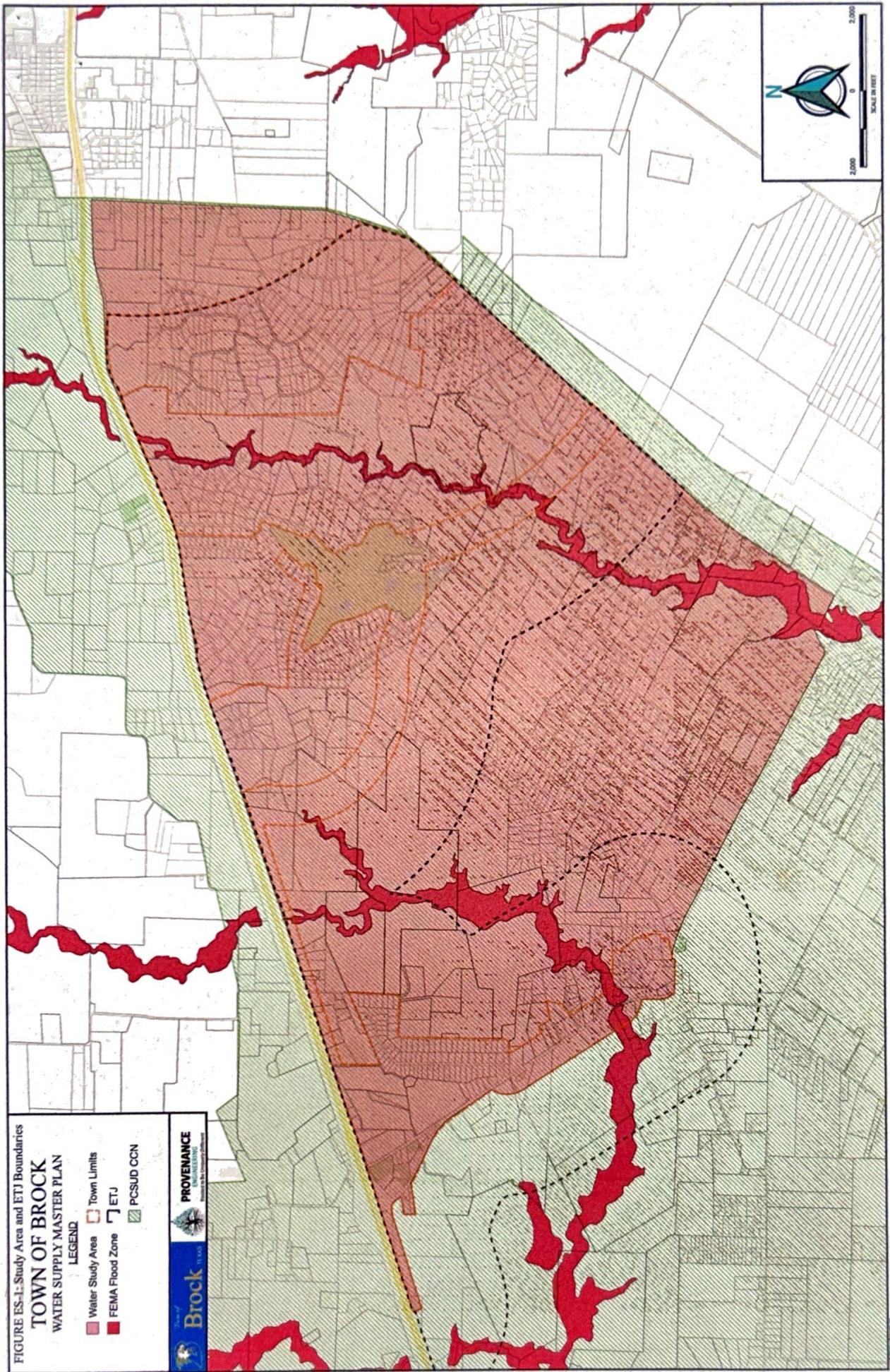


FIGURE ES-1- Study Area and ETJ Boundaries

**TOWN OF BROCK**  
**WATER SUPPLY MASTER PLAN**

- LEGEND
- Water Study Area
  - Town Limits
  - ETJ
  - PCSUD CCN
  - FEMA Flood Zone

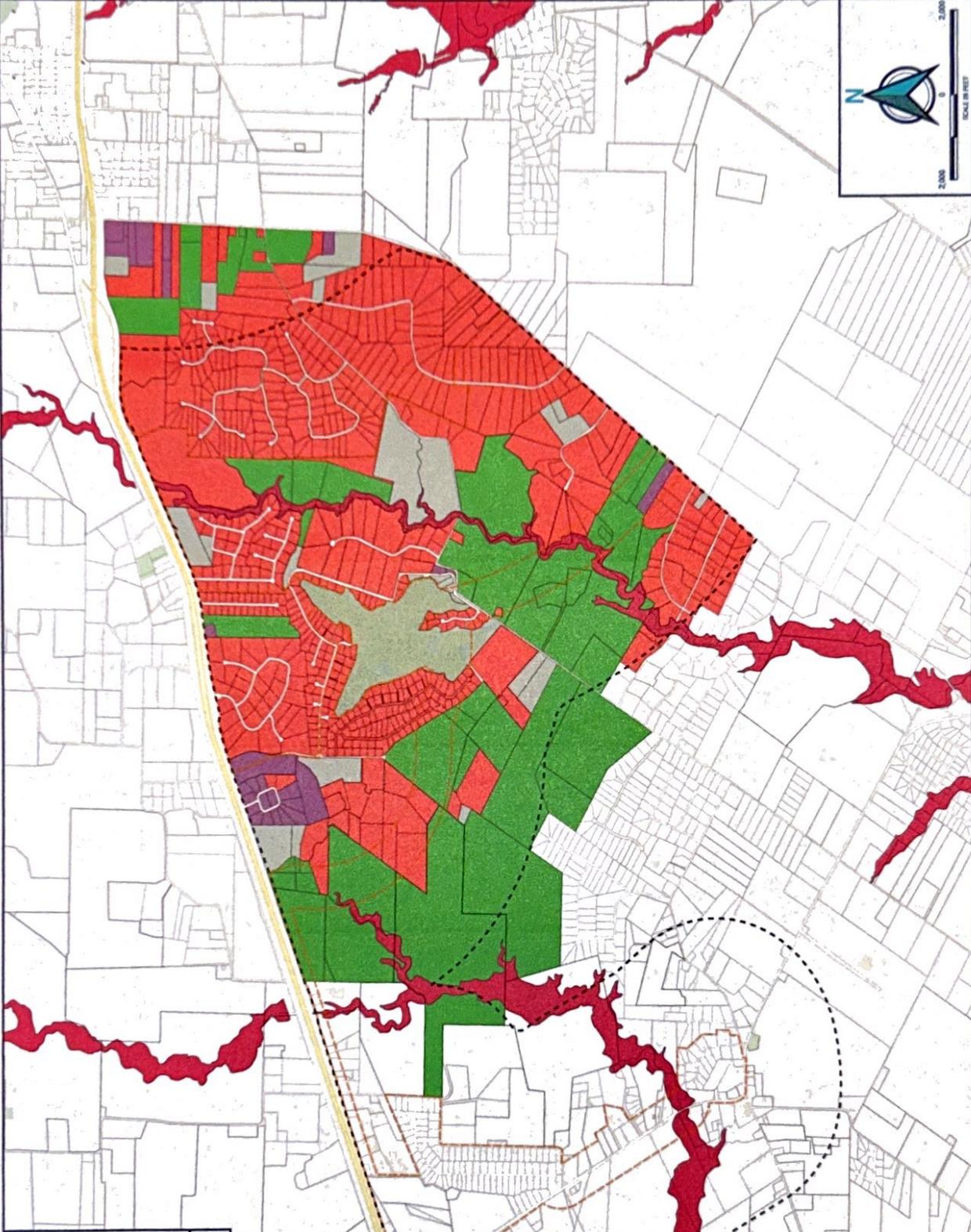


FIGURE ES-2. Assumed Land Use and Service Area

### TOWN OF BROCK WATER SUPPLY MASTER PLAN

LEGEND

- Single Family Residential
- Commercial
- Agriculture
- Not Used
- FEMA Flood Zone
- Town Limits
- ETJ



## Water Demand Projections

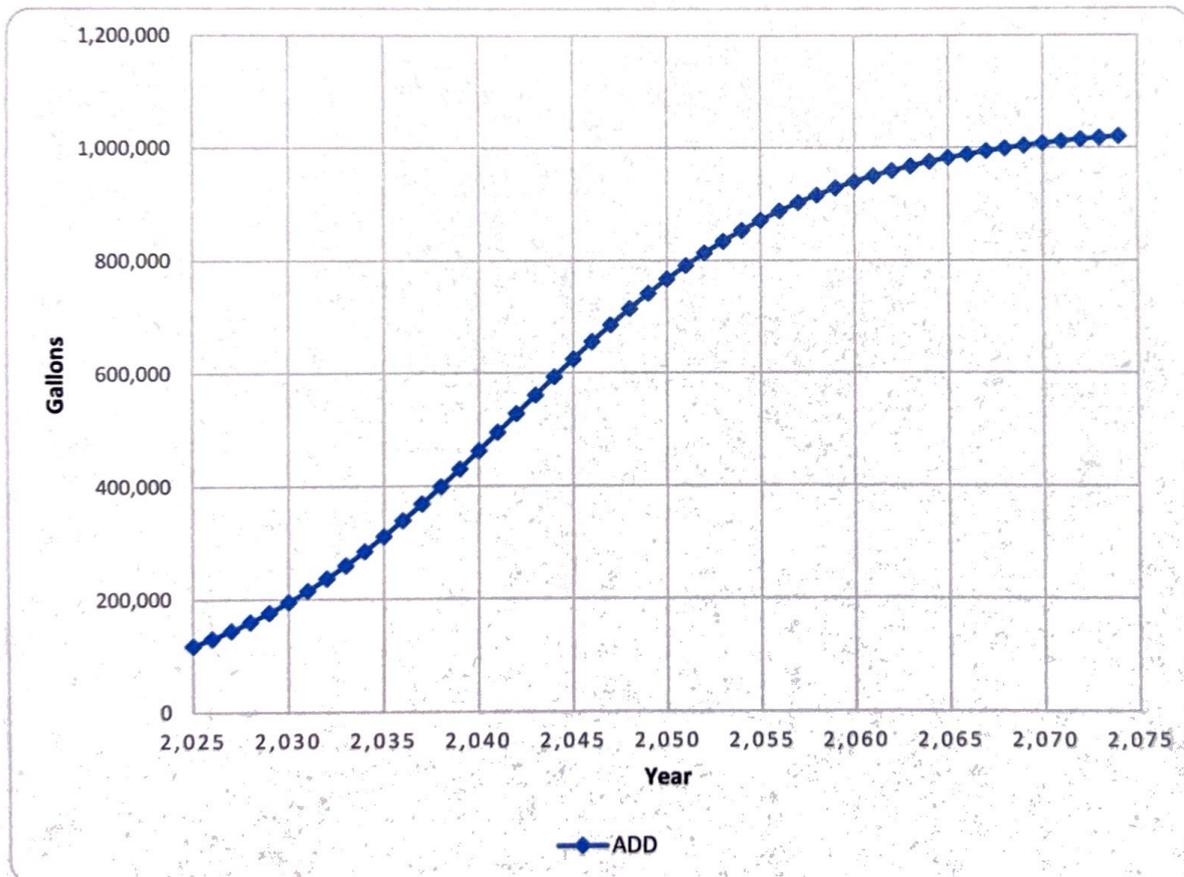
Parcel-level land-use modelling and benchmark unit-demand rates yield the following system-wide design values (all flows are average daily unless otherwise noted):

Table ES-2: Water Demand Projections

Design Horizon	ADD (MGD)	Peaking Factor	Design Day Demand (MGD)	Connections	Flow/Connections (gpd)
Start Up (2028)	0.05	2.0 + 25 %	0.13	150	~335
20 yr (2045)	0.75	2.0 + 25 %	1.9	2,200	~335
Buildout (2075)	1.05	2.0 + 25 %	2.6	5,626	~335

(Source: Section 3; see **Figure ES-3: Projected ADD Curve, 2025-2075**). Average flow density at buildout is ~219 gpd/acre, confirming that a looped, pressure-zoned distribution grid with strategic PRVs can serve the gently rolling topography.

Figure ES-3: Projected ADD Curve, 2025-2075



## Phased Infrastructure Strategy

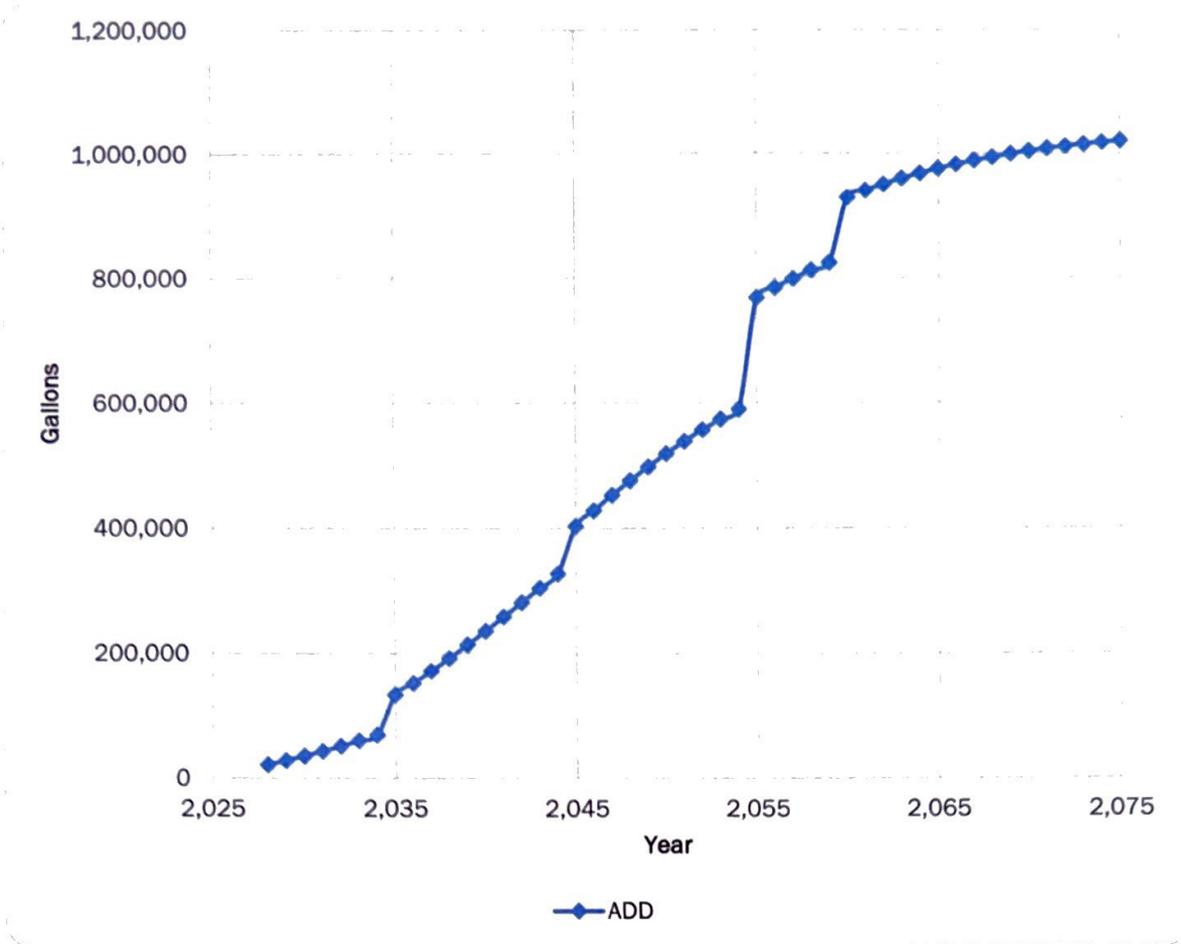
Five implementation phases balance return-on-investment, hydraulic scalability, and funding capacity (see **Table ES-3: Phase-by-Phase Summary** and **Figure ES-4: System ADD**).

*Table ES-3: Phase-by-Phase Summary*

Phase	Calendar Window	Principal Assets	Cumulative Capacity
1	2028-2030	16-in trunk main (Old Brock Rd), 200,000-gallon GST, duplex VFD booster, 10,000-gallon hydropneumatic tank.	0.21 MGD
2	2030-2035	Extend trunk to I-20, 10-in loop via Grindstone Creek, ridge-crest hydropneumatic tank, PRVs.	0.5 MGD
3	2045-2055	Second 200,000-gallon GST, low-zone reinforcement mains.	1.25 MGD
4	2050-2060	Long-term conversion of Canyon West / Canyon Creek, full grid looping.	2.00 MGD
5	2055-2065	Comprehensive 16-in transmission ring, interties with PRVs	2.60 MGD

Phases advance when maturity triggers are met (e.g. 75 % of prior-phase capacity or service-area uptake). All trunk conveyance is sized for build-out to avoid costly upsizing.

Figure ES-4: System ADD Curve, 2025-2075



### Storage and Pressure Zoning

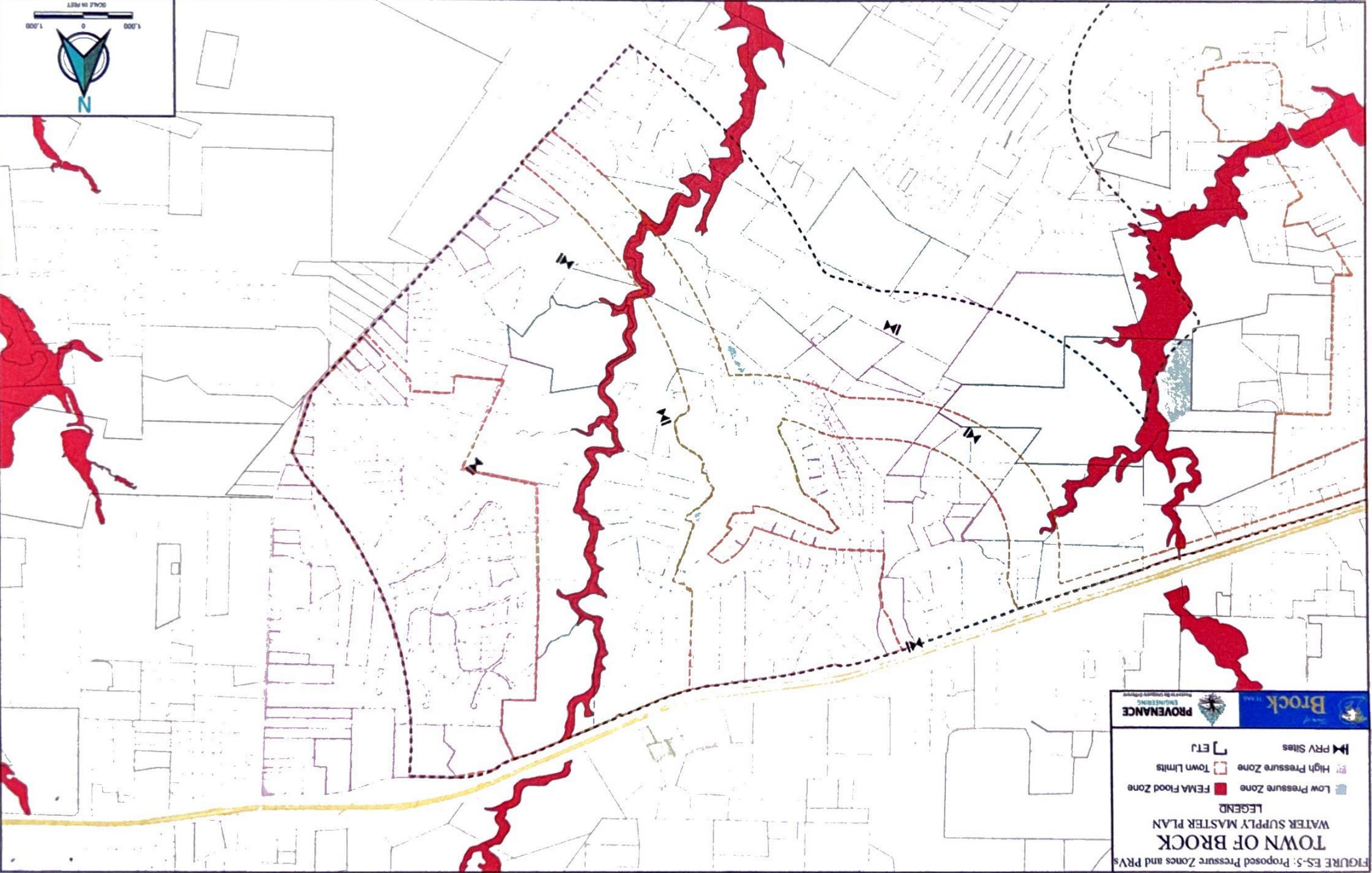
Topography supports a High Zone along the ridge and two Low Zones in the valleys, tied by PRVs and an emergency intertie. Modeling confirms compliance with 30 TAC § 290.46(r), which requires that under normal operating conditions a public water system maintain a minimum pressure of 35 psi in the distribution system, and under fire flow or other elevated demand conditions that pressure not fall below 20 psi. Fire protection is sized at 1,000 gpm for two hours—this demand is considered in pressure simulations to verify that no node drops below 20 psi during the fire event.

FIGURE ES-5: Proposed Pressure Zones and PRV

### TOWN OF BROCK WATER SUPPLY MASTER PLAN

#### LEGEND

- Low Pressure Zone
- FEMA Flood Zone
- High Pressure Zone
- Town Limits
- PRV Siles
- ETJ



## Capital Improvements Plan (CIP)

Opinion-of-probable-costs in 2025 dollars — including engineering, contingencies, and expansion allowances — sum to roughly \$41.8 million over five phases (Table ES-4: CIP Cost Summary).

Table ES-4: CIP Cost Summary

Phase	Estimated Cost (\$M)
1	4.34
2	7.75
3	9.78
4	9.07
5	10.89
<b>Total</b>	<b>41.83</b>

Early phases target revenue-positive corridors to catalyze cash flow; later phases leverage debt once user-fee coverage improves.

### Funding and Rate Strategy

Section 7 links the CIP to a rate model that:

- Maintains a > 1.25 x debt-service ratio coverage while introducing system-development charges.
- Uses a mix of TWDB loans, USDA grants, and local impact fees to close early-phase funding gaps.
- Keeps projected residential rates below regional medians through 2075.

A formal bond-program schedule should be prepared during preliminary design.

### Regulatory and Stakeholder Coordination

The Town should secure a Certificate of Convenience and Necessity (CCN), negotiate intertie agreements with potential treated water vendors, and coordinate with TCEQ on compliance with Chapter 290 standards. Outreach meetings with TWDB, Parker County, and adjacent municipalities should begin immediately to explore partnerships and financing opportunities.

### Key Benefits

- **Environmental.** Provides a reliable potable supply, reducing aquifer drawdown and vulnerability to drought.
- **Growth Enablement.** Centralized water service supports higher-density residential and commercial development, strengthening the tax base.
- **Scalability and Resilience.** Modular storage and build-out-sized conveyance ensure service stays one planning window ahead of demand.
- **Financial Viability.** Early-phase investment in high-demand corridors generates revenue to cushion later capital outlays.

The water system topographic map provided the primary basis for defining feasible pressure zones, sizing transmission mains, and identifying suitable elevated and ground storage sites. Elevation bands visible on the map established the hydraulic grades necessary to maintain reliable pressures across the service area, allowing Provenance to delineate zone boundaries that minimize pumping while avoiding excessive high-side pressures. High points and ridgelines highlighted priority locations for elevated storage, while low-lying basins indicated where ground storage and pump stations could be most efficiently placed. Together, these topographic controls shaped the recommended pressure-zone layout, guided long-range main extensions, and ensured that system expansion remains hydraulically efficient and resilient through full build-out.

FIGURE ES-6: Study Area Topography

# TOWN OF BROCK WATER SUPPLY MASTER PLAN

LEGEND

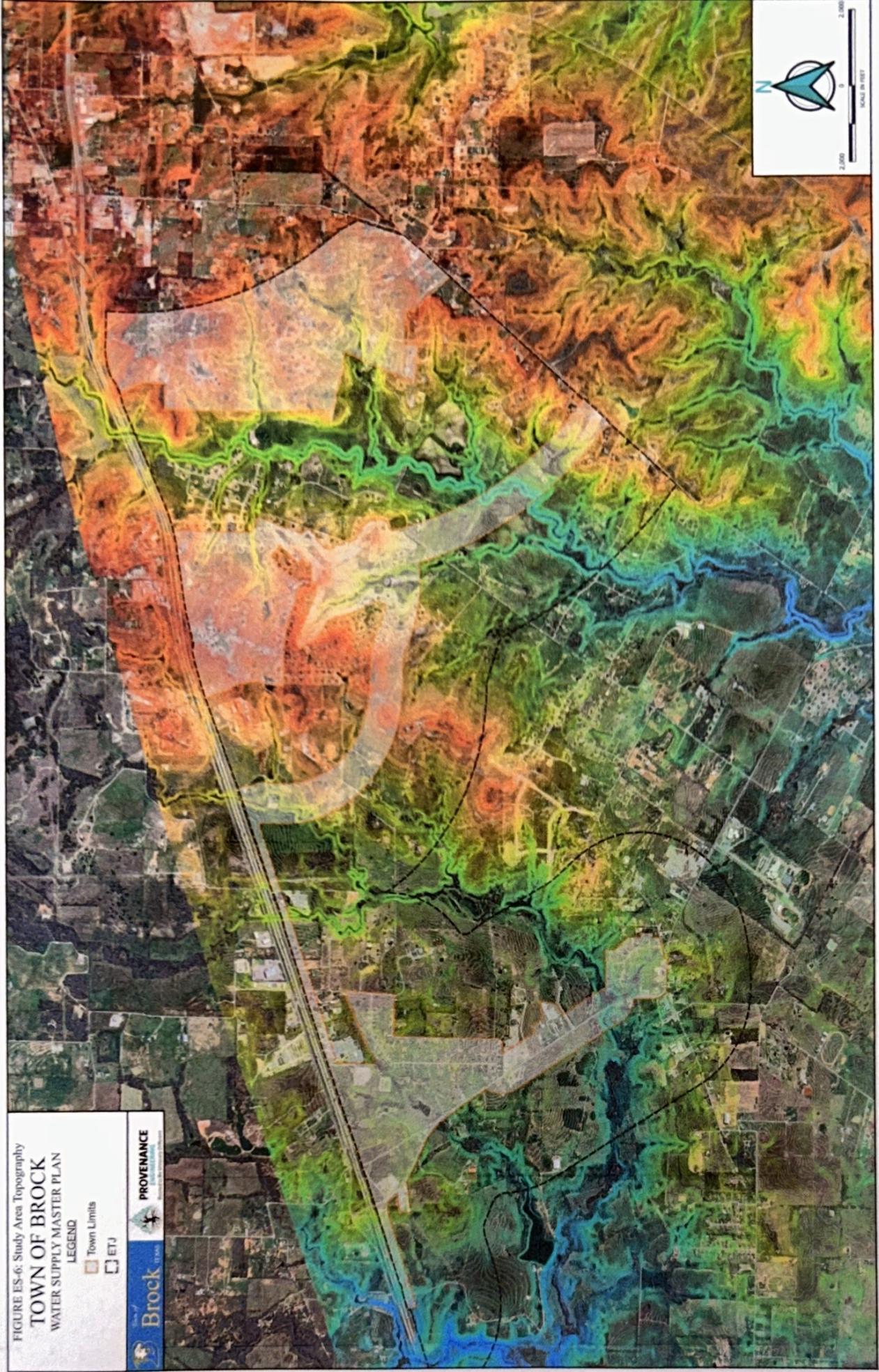
- Town Limits
- ETJ



**Brock**  
TOWN OF BROCK



**PROVENANCE**  
CONSULTANTS





**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.4**

**Title**

Parker County Interlocal Agreement

**Item Summary**

Parker County Fire Marshal Frank Watson to update Commission on proposed Parker County Interlocal Agreement

**Attachments**

1. None



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.5**

**Title**

Town Payroll Contract from TJH Accounting

**Item Summary**

Discuss and take action to approve the updated TJH Accounting contract

**Attachments**

1. TJH Accounting Contract

## CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (the "Agreement") dated this 28th day of January, 2026 to take effect on 1st day of February 2026.

BETWEEN

Town of Brock  
(the "Company")

-AND-

TJH Accounting LLC  
(the "Consultant").

BACKGROUND:

- A. The Company is of the opinion that the Consultant has the necessary qualifications, experience and abilities to provide services to the Company.
- B. The Consultant is agreeable to providing such services to the Company on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Company and the Consultant (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

### **Services Provided**

1. The Company hereby agrees to engage the Consultant to provide the Company with services (the "Services") consisting of:
  - a. Payroll –
    - i. Semi-Monthly Payroll processing for the town clerk and town manager (15<sup>th</sup> and EOM)
    - ii. Electronic Quarterly & Annual Payroll Tax
2. The Services will also include any other related tasks which the Parties may agree upon. The Consultant hereby agrees to provide such Services to the Company.

### **Term of Agreement**

3. The term of this Agreement (the "Term") will begin on the date of the Agreement and will remain in full force and effect indefinitely until terminated as provided in this Agreement.

4. In the event that either Party wishes to terminate this Agreement, that Party will be required to provide a thirty (30) day notice to the other Party.
5. Except as otherwise provided in this Agreement, the obligations of the Consultant will end upon the termination of this Agreement.

#### **Performance**

6. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

#### **Currency**

7. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

#### **Compensation**

8. For the services rendered by the Consultant as required by this Agreement, the Company will provide compensation (the "Compensation") to the Consultant of \$100 to be invoiced and paid monthly, totaling \$1200 per year.
9. The agreed upon rate will be reviewed every 24 months after the contract is in force.
10. The Compensation for out of scope services, including any additional accounting tasks, will be discussed prior to completion and billed at a rate of \$75 per hour.

#### **Provision of Extras**

11. The Company agrees to provide, for the use of the Consultant in providing the Services, the following extras:
  - a. The Company will provide access to their QuickBooks Online account so work can be done remotely.
  - b. The Company will guarantee the cash account has adequate funds to cover payroll as necessary for Consultant to complete required accounting services.
  - c. The Company will be responsible for payment for the necessary software and access needed for the Consultant to perform the tasks they have been assigned, including but not limited to QuickBooks Online subscription and any future payroll or bill pay services.

#### **Confidentiality**

12. Confidential information (the "Confidential Information") refers to any data or information relating to the business of the Company which would reasonably be considered to be proprietary to the Company including, but not limited to, accounting records, business processes, and client records and that is not generally known in the industry of the Company

and where the release of that Confidential Information could reasonably be expected to cause harm to the Company.

13. The Consultant agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Confidential Information which the Consultant has obtained, except as authorized by the Company. This obligation will survive for a period of one (1) year from the termination of this Agreement.
14. All written and oral information and materials disclosed or provided by the Company to the Consultant under this Agreement is Confidential Information regardless of whether it was provided before or after the date of this Agreement or how it was provided to the Consultant.

#### **Non-Solicitation**

15. Any attempt on the part of the Consultant to induce to leave the Company's employ, or any effort by the Consultant to interfere with the Company's relationship with its employees or other service providers would be harmful and damaging to the Company.
16. The Consultant agrees that, during the term of this Agreement, and for a period of one (1) year after the termination of the Agreement, the Consultant will not in any way directly or indirectly:
  - a. Induce or attempt to induce any employee or other service provider of the Company to quit employment or retainer with the Company;
  - b. Otherwise interfere with or disrupt the Company's relationship with its employees or other service providers;
  - c. Discuss employment opportunities or provide information about competitive employment to any of the Company's employees or other service providers; or
  - d. Solicit, entice, or hire away any employee or other service provider of the Company.

#### **Ownership of Materials and Intellectual Property**

17. All intellectual property and related materials (the "Intellectual Property") including any related work in progress that is developed or produced under this Agreement, will be the sole property of the Company. The use of the Intellectual Property by the Company will not be restricted in any manner.
18. The Consultant may not use the Intellectual Property for any purpose other than that contracted for in this Agreement except with the written consent of the Company. The Consultant will be responsible for all damages resulting from the unauthorized use of the Intellectual Property.

#### **Return of Property**

19. Upon the expiry or termination of this Agreement, the Consultant will return to the Company any property, documentation, records, or Confidential Information which is the property of the Company.

### **Capacity/Independent Contractor**

20. In providing the Services under this Agreement it is expressly agreed that the Consultant is acting as an independent contractor and not as an employee. The Consultant and the Company acknowledge that this Agreement does not create a partnership or joint venture between them and is exclusively a contract for service.

### **Notice**

21. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of this Agreement as follows:

- a. Melanie Matheus  
Town Manager, Town of Brock  
2451 FM 1189, Suite 400  
Weatherford, TX 76087  
townclerk@brocktx.net
  
- b. Teresa Hand  
TJH Accounting LLC  
131 Coldwater Creek Lane  
Weatherford, TX 76088  
Email: Teresa.Hand@TJHaccounting.com

Or to such other address as any Party may from time to time notify the other.

### **Limitation of Liability**

22. It is understood and agreed that the Consultant will not be liable to the Company, or any agent or associate of the Company for any mistake or error in judgment or for any act or omission done in good faith and believed to be within the scope of authority conferred or implied by this Agreement. A professional E&O liability policy will be in place at the Consultant's expense within 30 days from the effective date of this agreement.

### **Modification of Agreement**

23. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

### **Assignment**

24. The Consultant will not voluntarily or by operation of law assign or otherwise transfer its obligation under this Agreement to another Firm without the prior written consent of the

Company. Assignments may be redirected to other individuals within the Consultant's firm after discussions with the Company.

**Entire Agreement**

25. It is agreed that there is no representation, warranty, collateral agreement, or condition affecting this Agreement except as expressly provided in this Agreement.

**Enurement**

26. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators, successors and permitted assigns.

**Titles/Headings**

27. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

**Governing Law**

28. It is the intention of the Parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Texas, without regard to the jurisdiction in which any action or special proceeding may be instituted.

**Severability**

29. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

**Waiver**

30. The waiver by either Party of a breach, default, delay, or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures.

Town of Brock (Company)

TJH Accounting LLC (Consultant) by owner

Benjamin Davis, Mayor

Teresa J. Hand

\_\_\_\_\_ (Printed)

\_\_\_\_\_ Teresa J. Hand \_\_\_\_\_ (Printed)

\_\_\_\_\_ (Signature)

Teresa J Hand (Signature)



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4.6**

**Title**

Rhyolite Resources/Rio Brazos Ranch Plants- Brock Commercial Permit

**Item Summary**

Discuss and take action to approve Rhyolite Resources/Rio Brazos Plants- Brock Commercial Permit conditional on Bureau Veritas approval of plans and submission of development services payments

**Attachments**

1. Commercial Permit Application Packet



## New/Remodel COMMERCIAL Plan Review Checklist

Project Address: \_\_\_\_\_ Project Name: Rio Brazos Plants - Brock

New/Remodel: New Sq Ft of Building: 5803 sqft Value \$: \$ 1,096,000

**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
  - 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.**
- 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
- Digital Copy of All**

## Town of Brock, Texas

Project Address: 7405 quannah Hill Rd. Weatherford, TX 76087

Project Name: Rio Brazos Plants - Brock 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.



\_\_\_\_\_  
Signature of Owner or Authorized Agent

1/26/26

\_\_\_\_\_  
Date

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

or reason for exemption: applied for

### 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 n/a (new construction) TDH Inspector License No. \_\_\_\_\_

\* 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.

**Commercial Permit Application**

Building Permit Number: \_\_\_\_\_ Valuation: \$ 1,096,000

Project Name: Rio Brazos Plants - Brock Zoning: \_\_\_\_\_

Project Address: 7405 quannah Hill Rd. Weatherford, TX 76087 Square Foot: AUR 5803 sqft

Project Description: New  Addition  Remodel  Finishout   
 Sign  Plumbing  Mechanical  Electrical  Other

Scope of Work: New construction building consisting of: retail, shop, greenhouse, paving, fencing

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: Rhyolite Resources, LLC

Name: Dean Williams Projected Contact Person: Dean Williams

Address: 6600 Granbury Hwy, Weatherford TX 76087

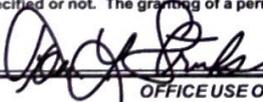
Phone Number: 817 946-1158 Cell Number: 817 946-1158 Email: dean@jointresources.com

Engineer	Contact Person	Phone #:	Email
Millett Engineering	John Millett	817 810-9094	johnm@millett-eng.com
Architect	Contact Person	Phone #:	Email
Elevate Urban	Jeff Payne	817 929-2389	jeff@elevateurban.net
General Contractor	Contact Person	Phone #:	Contractor License Number
Westford Builders	Tom Struhs	817 980-3834	n/a
Mechanical Contractor	Contact Person	Phone #:	Contractor License Number
MidAir, Inc.	Donnie Broom	817 485-7281	donnieb@midairinc.com TACLA2260c expires 10/26
Electrical Contractor	Contact Person	Phone #:	Contractor License Number
Volt-Amp Electric	Dave Mees	817 800-9709	dmees50@gmail.com #28603 expires 12/26
Plumbing Contractor	Contact Person	Phone #:	Contractor License Number
G's Construction	Gerardo Merino	817 771-6200	geramerino@gmail.com Master 46402 expires 3/31/27
TPO Energy Provider	Contact Person	Phone #:	Contractor License Number

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:  Date: 1/26/26

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

Plan Review		Fire	
Public Works		Planning	

Building Permit Fee: \_\_\_\_\_ Meter Deposit Fee: \_\_\_\_\_ Total Fees: \_\_\_\_\_  
 Plan Review Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Water Tap Fee: \_\_\_\_\_ Issued Date: \_\_\_\_\_  
 Sewer Tap Fee: \_\_\_\_\_ BV Project #: \_\_\_\_\_

# Brock, Texas

## CONTRACTOR REGISTRATION FORM

### TYPE OF CONTRACTOR LICENSE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> ELECTRICAL CONTRACTOR | <input checked="" type="checkbox"/> MECHANICAL (HVAC)            |
| <input checked="" type="checkbox"/> MASTER ELECTRICIAN    | <input type="checkbox"/> IRRIGATOR (LANDSCAPE)                   |
| <input type="checkbox"/> JOURNEYMAN ELECTRICIAN           | <input type="checkbox"/> BACKFLOW <i>(special form required)</i> |
| <input type="checkbox"/> MASTER SIGN ELECTRICIAN          |  |
| <input checked="" type="checkbox"/> MASTER PLUMBER        | <input type="checkbox"/> OTHER                                   |
| <input type="checkbox"/> JOURNEYMAN PLUMBER               |  |

### CONTRACTOR INFORMATION

COMPANY NAME: Westford Builders PHONE: 817 980-3834

EMAIL ADDRESS: tstruhs@westfordbuilders.com

COMPANY ADDRESS: 11255 Camp Bowie West Blvd., Suite 105

CITY, STATE, ZIP: Aledo, TX 76008

LICENSEE NAME: n/a

LICENSEE NUMBER: n/a PHONE: \_\_\_\_\_

ADDRESS (MAILING): same

CITY, STATE, ZIP: \_\_\_\_\_

SIGNATURE:  DATE: 1/26/26

**PLEASE PROVIDE COPY OF DRIVER'S LICENSE AND STATE LICENSE**

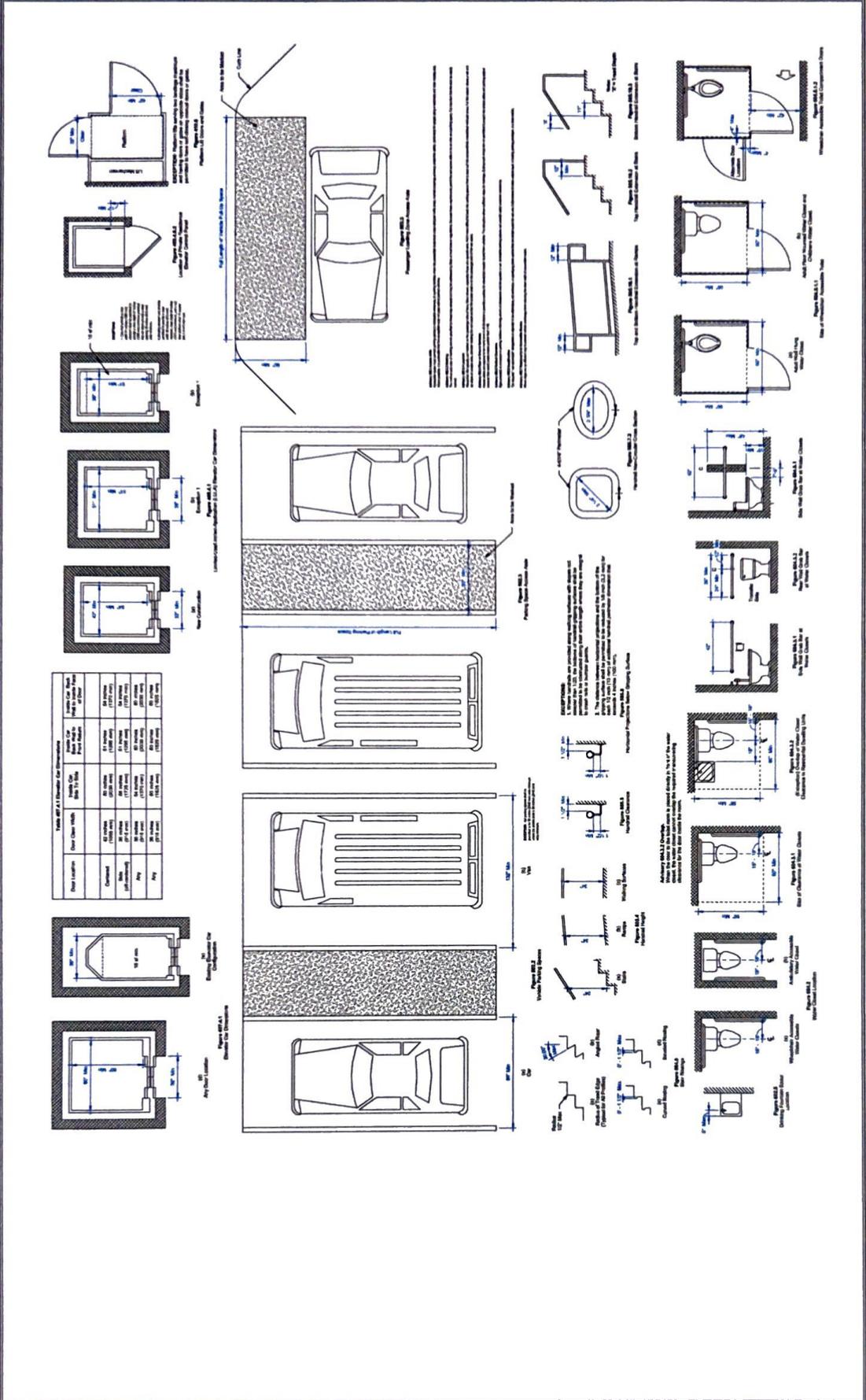
For City use only











1. The drawings are to be used for the construction of the project. 2. The drawings are to be used for the construction of the project. 3. The drawings are to be used for the construction of the project.

**INFORMATIONAL NOTES**

1. The drawings are to be used for the construction of the project. 2. The drawings are to be used for the construction of the project. 3. The drawings are to be used for the construction of the project.

**elevate urban**

ARCHITECTS

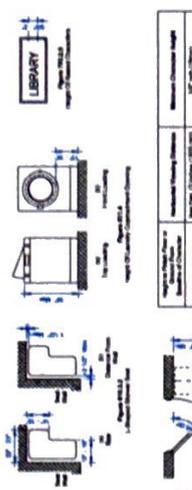
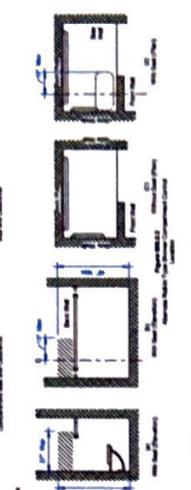
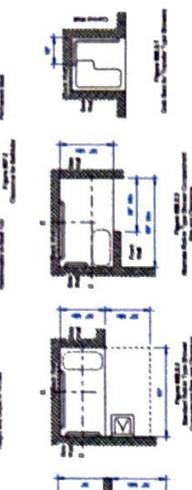
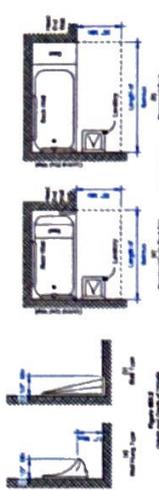
1000 EXHIBIT DRIVE  
SUITE 100  
CITY OF BRACK, TEXAS  
75113

**Rio Brazos Plants, Brock**

LOT 1  
RIO BRAZOS PLANT, BROCK  
CITY OF BRACK, TEXAS  
FAYATEN COUNTY

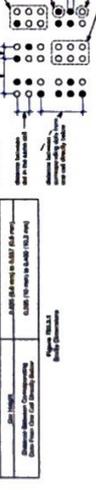
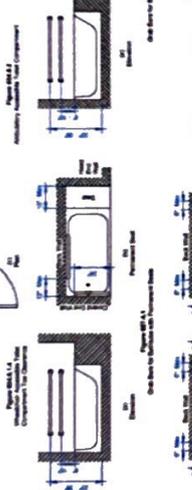
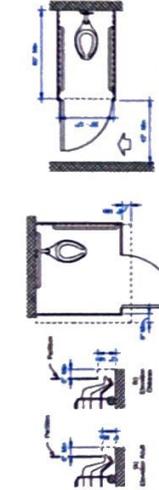
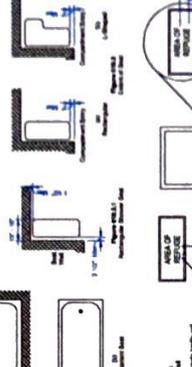
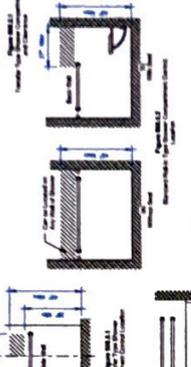
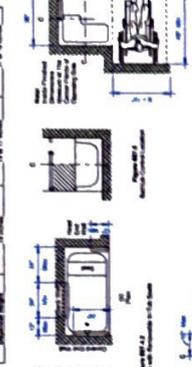
DATE: 01/15/18  
PROJECT: RIO BRAZOS PLANT, BROCK  
SHEET: 01-101

PROJECT: RIO BRAZOS PLANT, BROCK  
SHEET: 01-101  
DATE: 01/15/18



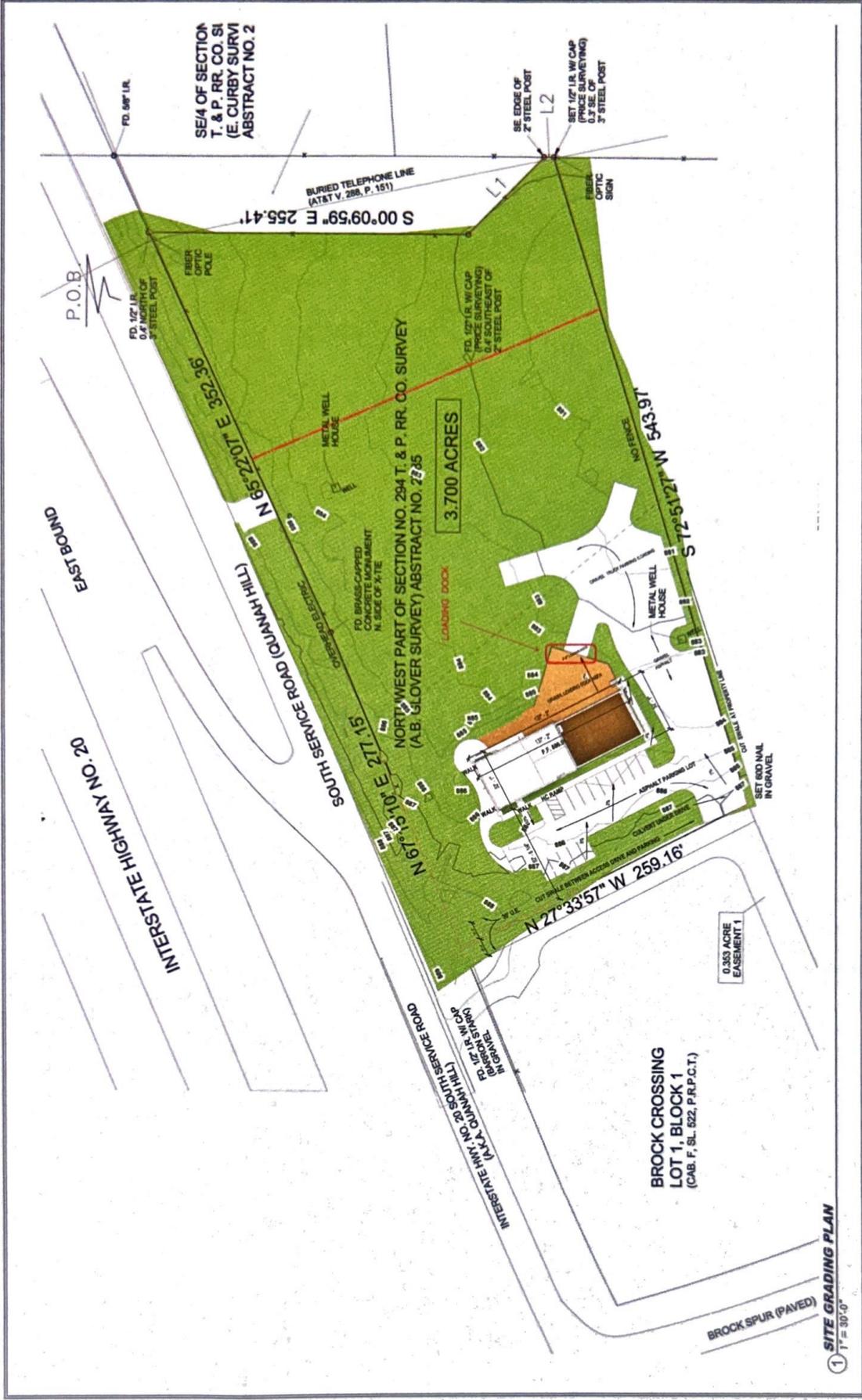
Item	Description	Quantity	Unit
1	TOILET	1	EA
2	SINK	1	EA
3	VANITY	1	EA
4	MIRROR	1	EA
5	STOVE	1	EA
6	REFRIG	1	EA
7	DISHWASHER	1	EA
8	WASHER	1	EA
9	DRYER	1	EA
10	STOVE	1	EA
11	REFRIG	1	EA
12	DISHWASHER	1	EA
13	WASHER	1	EA
14	DRYER	1	EA
15	STOVE	1	EA
16	REFRIG	1	EA
17	DISHWASHER	1	EA
18	WASHER	1	EA
19	DRYER	1	EA
20	STOVE	1	EA
21	REFRIG	1	EA
22	DISHWASHER	1	EA
23	WASHER	1	EA
24	DRYER	1	EA
25	STOVE	1	EA
26	REFRIG	1	EA
27	DISHWASHER	1	EA
28	WASHER	1	EA
29	DRYER	1	EA
30	STOVE	1	EA
31	REFRIG	1	EA
32	DISHWASHER	1	EA
33	WASHER	1	EA
34	DRYER	1	EA
35	STOVE	1	EA
36	REFRIG	1	EA
37	DISHWASHER	1	EA
38	WASHER	1	EA
39	DRYER	1	EA
40	STOVE	1	EA
41	REFRIG	1	EA
42	DISHWASHER	1	EA
43	WASHER	1	EA
44	DRYER	1	EA
45	STOVE	1	EA
46	REFRIG	1	EA
47	DISHWASHER	1	EA
48	WASHER	1	EA
49	DRYER	1	EA
50	STOVE	1	EA

Item	Description	Quantity	Unit
1	TOILET	1	EA
2	SINK	1	EA
3	VANITY	1	EA
4	MIRROR	1	EA
5	STOVE	1	EA
6	REFRIG	1	EA
7	DISHWASHER	1	EA
8	WASHER	1	EA
9	DRYER	1	EA
10	STOVE	1	EA
11	REFRIG	1	EA
12	DISHWASHER	1	EA
13	WASHER	1	EA
14	DRYER	1	EA
15	STOVE	1	EA
16	REFRIG	1	EA
17	DISHWASHER	1	EA
18	WASHER	1	EA
19	DRYER	1	EA
20	STOVE	1	EA
21	REFRIG	1	EA
22	DISHWASHER	1	EA
23	WASHER	1	EA
24	DRYER	1	EA
25	STOVE	1	EA
26	REFRIG	1	EA
27	DISHWASHER	1	EA
28	WASHER	1	EA
29	DRYER	1	EA
30	STOVE	1	EA
31	REFRIG	1	EA
32	DISHWASHER	1	EA
33	WASHER	1	EA
34	DRYER	1	EA
35	STOVE	1	EA
36	REFRIG	1	EA
37	DISHWASHER	1	EA
38	WASHER	1	EA
39	DRYER	1	EA
40	STOVE	1	EA
41	REFRIG	1	EA
42	DISHWASHER	1	EA
43	WASHER	1	EA
44	DRYER	1	EA
45	STOVE	1	EA
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48	WASHER	1	EA
49	DRYER	1	EA
50	STOVE	1	EA

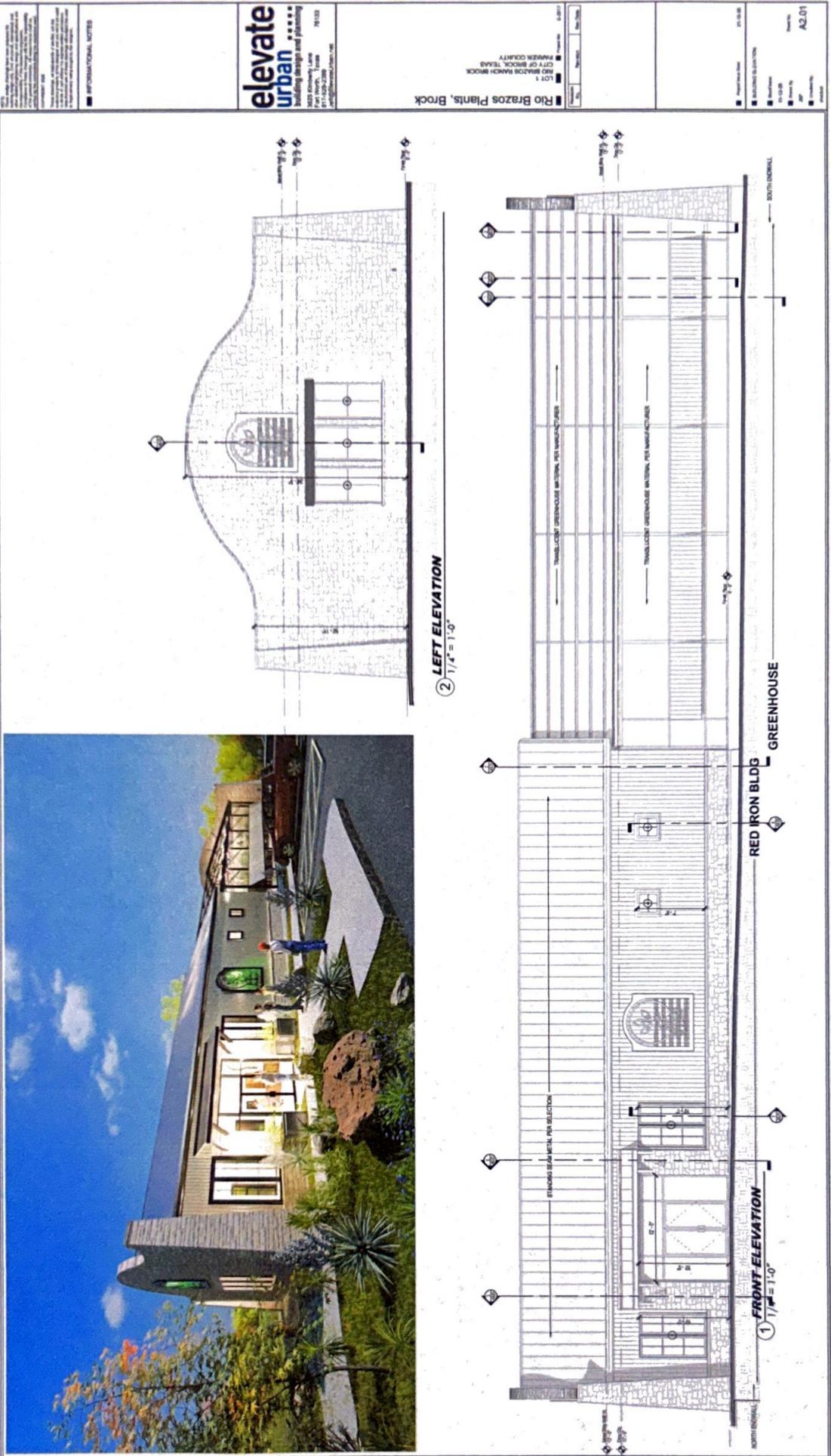












**INFORMATIONAL NOTES**

1. All work shall be in accordance with the City of Brock, Texas, Building Code and all applicable codes and regulations.
2. All work shall be in accordance with the City of Brock, Texas, Building Code and all applicable codes and regulations.
3. All work shall be in accordance with the City of Brock, Texas, Building Code and all applicable codes and regulations.
4. All work shall be in accordance with the City of Brock, Texas, Building Code and all applicable codes and regulations.
5. All work shall be in accordance with the City of Brock, Texas, Building Code and all applicable codes and regulations.

**elevate urban** building design and planning

3225 EXETER, LANE  
 FORT BRACKEN, TEXAS 75113  
 817.430.2208  
 www.elevateurban.com

**Rio Brazos Plants, Brock**

LOT 1  
 RIO BRAZOS PLANTS BROCK  
 FINGER COUNTY

DATE: 04/20/2023  
 TIME: 10:00 AM

PROJECT NO: 23-001  
 SHEET NO: A2.01

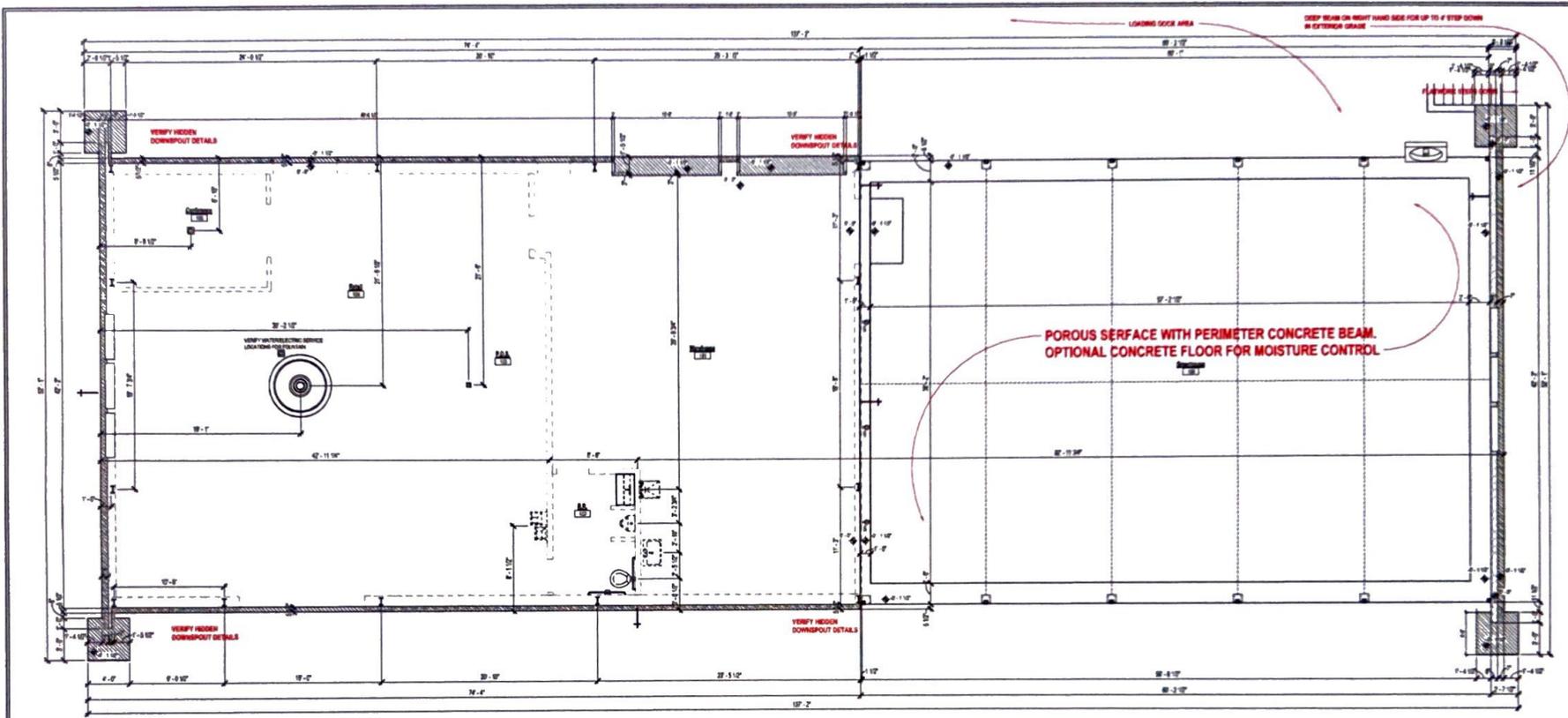
DATE: 04/20/2023  
 TIME: 10:00 AM











1 FOUNDATION PROFILE  
1/4" = 1'-0"

This drawing is the property of Rio Brazos Plants, Brock. It is to be used only for the project and site shown. It is not to be used for any other project or site without the written consent of Rio Brazos Plants, Brock. All dimensions are in feet and inches unless otherwise noted.

**INFORMATIONAL NOTES**

**elevate**  
**urban** .....  
 building design and planning  
 3825 Kimberly Lane  
 Fort Worth, Texas 76133  
 817-499-0208  
 info@elevateplan.com

**Rio Brazos Plants, Brock**  
 LOT 1 - RANCHO RANCHO BROCK  
 CITY OF BROCK, TEXAS  
 FINNEY COUNTY

Revision No.	Description	Date
1	Issue for Bid	05-03-20

FOUNDATION PROFILES  
 01-12-20  
 AS.01















S2

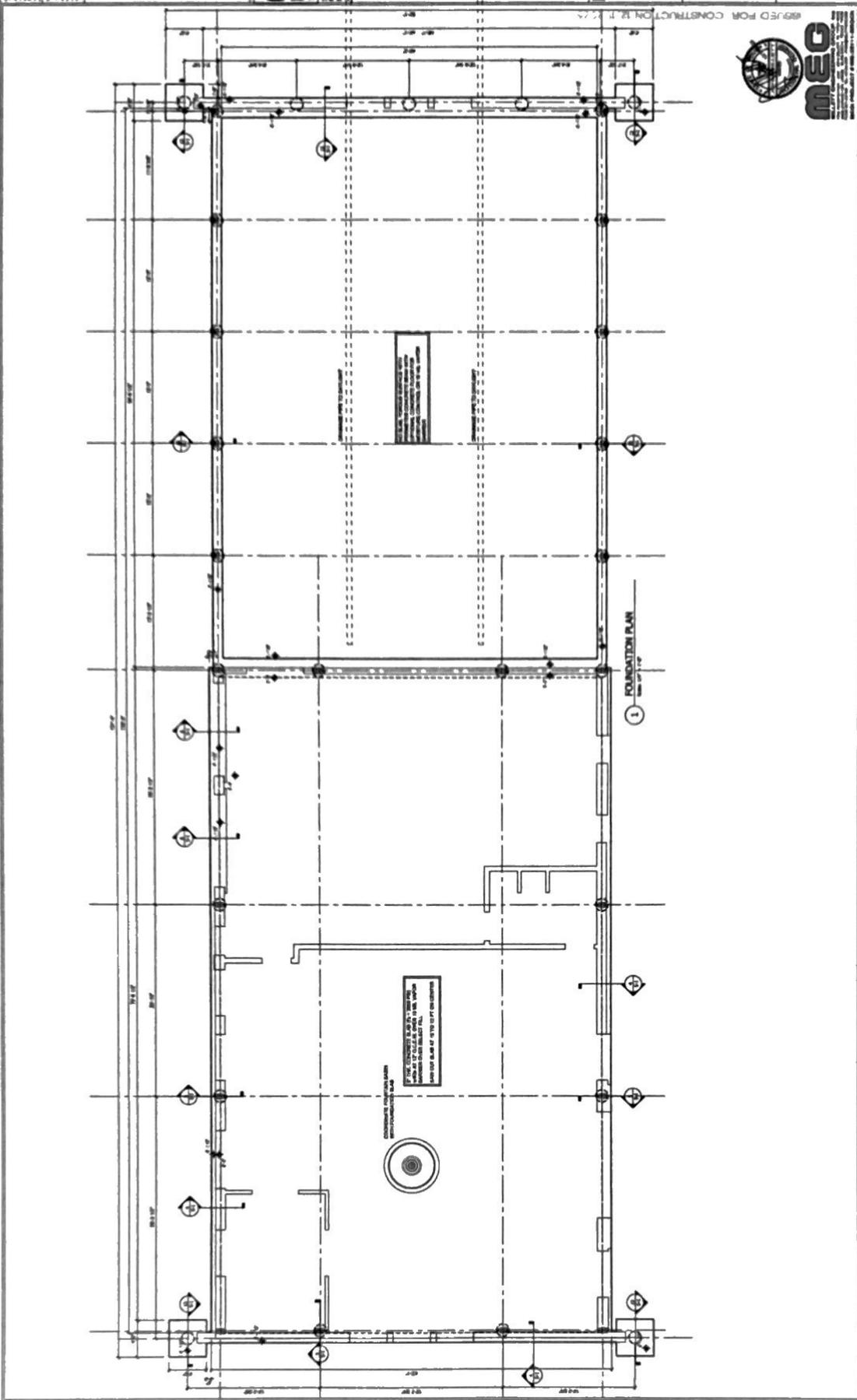
- 1. FOUNDATION PLAN
- 2. FLOOR PLAN
- 3. ROOF PLAN
- 4. SECTION
- 5. ELEVATION
- 6. DETAIL
- 7. SCHEDULE
- 8. SPECIFICATIONS
- 9. NOTES

Rio Brazos Ranch Brock  
1000 S. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
FAX: 303.733.1101  
WWW.MEG-ENG.COM

**elevate**  
**urban**  
building design and planning

**INFORMATIONAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. FINISH FLOOR IS 1" ABOVE GRADE UNLESS OTHERWISE NOTED.
3. FOUNDATION IS TO BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
4. ALL FOUNDATION WALLS ARE TO BE 12" THICK UNLESS OTHERWISE NOTED.
5. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.
6. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.
7. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.
8. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.
9. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.
10. ALL FOUNDATION WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR AND INTERIOR SURFACES UNLESS OTHERWISE NOTED.





# COMcheck Software Version COMcheckWeb Envelope Compliance Certificate

## Project Information

Energy Code: 2018 IECC  
 Project Title: Rio Brazos Ranch - Lot 1  
 Location: Weatherford, Texas  
 Climate Zone: 3a  
 Project Type: New Construction  
 Vertical Glazing / Wall Area: 22%

Construction Site:  
 Rio Brazos Plants  
 Brock, Texas 76087

Owner/Agent:

Designer/Contractor:  
 Jeff Payne  
 Schaumburg Architects, PLLC  
 8432 Blue Heron Court  
 Fort Worth, Texas 76108  
 817-991-0132  
 jeff@schaumburgarchitects.com

## Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed  
 Enhanced Envelope Performance, 1.0 credit

Building Area	Floor Area
1-Retail : Nonresidential	2790

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor <sup>(a)</sup>
Roof: Attic Roof, Steel Joists, [Bldg. Use 1 - Retail]	2790	0.0	30.0	0.032	0.027
Floor: Unheated Slab-On-Grade, Vertical 1 ft., [Bldg. Use 1 - Retail] (c)	232	—	10.0	0.580	0.580
<b><u>NORTH</u></b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	876	13.0	0.0	0.089	0.064
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID Double-Pane, Lowe-E, Vinyl Windows, SHGC 0.23, [Bldg. Use 1 - Retail] (b)	118	—	—	0.330	0.600
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Metal Poly/Core French Glass Door, SHGC 0.23, [Bldg. Use 1 - Retail] (b)	115	—	—	0.330	0.770
<b><u>EAST</u></b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	516	13.0	0.0	0.089	0.064
Door: Glass (over 50% glazing): Metal Frame, Non-Entrance Door, Perf. Specs.: Product ID Metal Poly/Core French Glass Door, SHGC 0.23, [Bldg. Use 1 - Retail] (b)	42	—	—	0.330	0.600
<b><u>SOUTH</u></b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	876	13.0	0.0	0.089	0.064
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Metal Poly-Core French Glass Door, SHGC 0.23, [Bldg. Use 1 - Retail] (b)	63	—	—	0.330	0.770
Door: Insulated Metal, Garage door 14% glazing, [Bldg. Use 1 - Retail]	200	—	—	0.330	0.310
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID	177	—	—	0.330	0.600

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor <sup>(a)</sup>
Double-Pane, Low-E, Vinyl Windows, SHGC 0.23, [Bldg. Use 1 - Retail] (b)					
<b>WEST</b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	516	13.0	0.0	0.089	0.064
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID	84	—	—	0.330	0.600
Double-Pane, Low-E, Vinyl Windows, SHGC 0.23, [Bldg. Use 1 - Retail] (b)					

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
- (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

**Envelope PASSES: Design 1% better than code**

**Envelope Compliance Statement**

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Richard L. Rue - Certified HERS Rater & Energy Star Provider - HERS # 2671418 Richard L. Rue 12/28/2025  
 Name - Title Signature Date



# Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] <sup>1</sup>	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR10] <sup>1</sup>	The vertical fenestration area $\leq$ 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR11] <sup>1</sup>	The skylight area $\leq$ 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.2 [PR14] <sup>1</sup>	In enclosed spaces > 2,500 ft <sup>2</sup> directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is $\geq$ half the floor area; (b) the skylight area to daylight zone is $\geq$ 3 percent with a skylight VT $\geq$ 0.40; or a minimum skylight effective aperture $\geq$ 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] <sup>2</sup>	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [FO6] <sup>1</sup>	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C105 [FO3] <sup>2</sup>	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.4 [FO7] <sup>2</sup>	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or $\geq$ 10 inches of soil.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)   
  2 Medium Impact (Tier 2)   
  3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] <sup>2</sup>	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1.3 [FR13] <sup>1</sup>	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.3 [FR10] <sup>1</sup>	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.3, C402.4.3.4 [FR8] <sup>1</sup>	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [FR16] <sup>1</sup>	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.2, C402.5.4 [FR18] <sup>3</sup>	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.7 [FR17] <sup>3</sup>	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-in Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4, 3 [ME3] <sup>3</sup>	Stair and elevator shaft vents have motorized dampers that automatically close. Reference section C403.7.7 for operational details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)  
  2 Medium Impact (Tier 2)  
  3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26] <sup>2</sup>	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL27] <sup>2</sup>	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8.2. C405.8.2. 1 [EL28] <sup>2</sup>	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9 [EL29] <sup>2</sup>	Total voltage drop across the combination of feeders and branch circuits $\leq$ 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] <sup>1</sup>	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is $\leq 3$ in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN20] <sup>1</sup>	Insulation installed on a suspended ceiling having ceiling tiles is not being specified for roof/ceiling assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1 [IN10] <sup>2</sup>	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN7] <sup>1</sup>	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C105 [IN6] <sup>1</sup>	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.3 [IN8] <sup>2</sup>	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] <sup>3</sup>	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.3 [IN5] <sup>3</sup>	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance $\geq 0.55$ and thermal emittance $\geq 0.75$ or 3-year-aged solar reflectance index $\geq 64.0$ .	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C105 [IN2] <sup>1</sup>	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.1 [IN1] <sup>1</sup>	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.6 [F137] <sup>1</sup>	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.8 [F126] <sup>2</sup>	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.1.1 [F157] <sup>1</sup>	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

**TRI-COUNTY ELECTRIC COOPERATIVE, INC.**  
**ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY**

STATE OF TEXAS

COUNTY OF PARKER

DATE: 10/24/2025

Work Order No. PT46994

GRANTOR: RHYOLITE RESOURCES, LLC, A TEXAS LIMITED LIABILITY COMPANY

GRANTOR'S MAILING ADDRESS: 6600 GRANBURY HWY., SUITE 102  
(including county) WEATHERFORD, TX 76087  
PARKER COUNTY

GRANTEE: TRI-COUNTY ELECTRIC COOPERATIVE, INC.

GRANTEE'S MAILING ADDRESS: 600 Northwest Pkwy  
Azle, Texas 76020

CONSIDERATION: The provision of electrical service and/or other benefits inuring to GRANTOR and/or Ten and No/100's dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of some consideration deemed valuable to GRANTOR being hereby expressly acknowledged and accepted by GRANTOR.

EASEMENT PROPERTY (check either Defined Easement or Blanket Easement):

~~Defined Easement~~ The EASEMENT PROPERTY is a tract of land consisting of \_\_\_\_\_ acres, more or less, more particularly described in the attached Exhibit A, field note description and plat, incorporated herein for all purposes.

Blanket Easement The EASEMENT PROPERTY is a tract of land described as follows (check one):

~~Platted Property~~  
Lot(s) \_\_\_\_\_, in Block \_\_\_\_\_, \_\_\_\_\_ Addition, an addition in the city of \_\_\_\_\_, (cross out "City of" if property is not within city limits); \_\_\_\_\_ County, Texas, according to the map or plat thereof recorded in the Plat Records of such county.

Unplatted Property 3.700 acres of land, more or less, out of the T. & P. RR. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785 in PARKER County, Texas, as more fully described in an instrument recorded under Document Number 202521047 of the deed records of PARKER County, Texas.

GEOGRAPHIC ID: 22785.016.003.00

PROPERTY ID: R000131023

For blanket easements, upon location by GRANTEE of its transmission/distribution lines, poles and/or other facilities on said property, the EASEMENT PROPERTY shall be limited to that portion of the property within 10 feet in all directions of GRANTEE'S lines, poles, guys, anchors, or other facilities on the tract of land described above.

The **EASEMENT PROPERTY** shall include use of the subsurface below and air space above for the **PURPOSE** herein stated. This easement shall also include such portions of adjoining property owned by **GRANTOR** as is necessary for the **PURPOSES** stated below.

**PROJECT:** Electric transmission and/or electric distribution line or lines, consisting of a variable number and sizes of wires, cables, poles, towers and circuits, and all necessary or desirable appurtenances, appliances, facilities and equipment (including but not limited to supporting structures, insulators, transformers, guy wires, anchorages and other facilities whether made of wood, metal, or other materials).

**GRANT:** **GRANTOR**, for the **CONSIDERATION** received by **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE** an **EASEMENT** appurtenant and Right-of-Way in, upon, and across the **EASEMENT PROPERTY**, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to **GRANTEE** and **GRANTEE**'s successors and assigns forever. **GRANTOR** also grants to **GRANTEE** the right and authority to license, permit or otherwise agree to the joint use or occupancy of the line system, or facilities by any other person or entity for electrification, telephone, telegraph, television or other similar purposes.

**PURPOSE:** The **EASEMENT**, right-of-way, rights, and privileges herein granted shall be used for the purpose of providing electric utility service, constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading, removing, inspecting, patrolling, and/or repairing the **PROJECT** or any part of the **PROJECT**, and making connections therewith, and to undertake the same for any of the other joint uses authorized herein. The purpose shall also include use of the **EASEMENT**, right-of-way, rights and privileges granted herein for any use directly related to the **PROJECT** or financing of the **PROJECT**, including but not limited to performing archeological, historical, environmental, or other studies. **GRANTEE** shall have the right to place temporary poles, towers, anchorages, guys, and supporting structures for use in erecting or repairing the **PROJECT**. **GRANTEE** shall have the right to use such portion of the property along and adjacent to the **EASEMENT PROPERTY** and right-of-way as may be reasonably necessary in connection with the **PURPOSES** stated, or any one or more of them relating to the **PROJECT**, or any part thereof.

**ACCESS:** **GRANTEE** shall have the right of pedestrian, equipment, and vehicular ingress and egress at all times upon and across the **EASEMENT PROPERTY** for the above stated **PURPOSE**. **GRANTEE** shall also have the right of ingress and egress over existing roads across the adjacent or remainder property of **GRANTOR** for the purpose of obtaining access. In the event that access is not reasonably available over existing roads, **GRANTEE** shall have the right of reasonable ingress and egress over the adjacent property of **GRANTOR** along any route that is reasonable and appropriate under the circumstances then existing in order to obtain access. **GRANTEE** shall have the right to use such portion of the property along and adjacent to the **EASEMENT PROPERTY** and right-of-way as may be reasonably necessary in connection with the construction, reconstruction, repair or other Purpose stated above relating to the **PROJECT**, or any part thereof.

**TERM:** The **EASEMENT** and access rights granted herein, as well as the covenants made herein, shall be perpetual and appurtenant to the land, unless abandoned by the **GRANTEE** for a period of 10 years.

**TREES:** **GRANTEE** shall have the right to cut, trim, chemically treat with herbicides, and/or remove trees, shrubs, bushes, brush and vegetation within or adjacent to the **EASEMENT PROPERTY** or otherwise necessary to realize the **PURPOSE** herein stated.

**STRUCTURES:** **GRANTOR** shall not construct or locate on the **EASEMENT PROPERTY** any structure, obstruction or improvement. **GRANTEE** shall have the right to remove from the **EASEMENT PROPERTY** any structure, improvement, or obstruction and **GRANTOR** agrees to pay **GRANTEE** the reasonable cost of such removal and this agreement shall be a covenant running with the land for the benefit of **GRANTEE**.

**DAMAGES:** It is understood and agreed that the **CONSIDERATION** received by **GRANTOR** includes adequate compensation for all damages for the initial construction and all operation and maintenance of the **PROJECT** as well as all damages, if any, to **GRANTOR**'s property which may occur in the future after the original construction of the **PROJECT**, directly resulting from **GRANTEE**'s exercise of any **PURPOSE**. **GRANTEE** shall not be liable for damages caused by keeping the **EASEMENT PROPERTY** clear of trees, undergrowth, brush, and obstructions.

**MINERALS:** **GRANTOR** expressly reserves all oil, gas, and other minerals owned by **GRANTOR**, in, on, and under the **EASEMENT PROPERTY**, provided that **GRANTOR** shall not be permitted to, and shall not allow any party to, drill or excavate for minerals on or from the surface of the **EASEMENT PROPERTY**, but **GRANTOR** may extract oil, gas, or other minerals from and under the **EASEMENT PROPERTY** by directional drilling or other means which do not interfere with or disturb **GRANTEE**'s use of the **EASEMENT PROPERTY**.

**OWNERSHIP:** **GRANTOR** agrees that all poles, wires, cables, circuits, appurtenances, facilities, appliances and equipment installed upon the **EASEMENT PROPERTY** shall at all times remain the property of the **GRANTEE** and is removable at the option of the **GRANTEE**.

**ASSIGNMENT AND MISCELLANEOUS:** This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal representatives, successors, and assigns. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees, contractors, and authorized agents of GRANTEE.

**WARRANTY:** GRANTOR warrants and shall forever defend the EASEMENT to GRANTEE against anyone lawfully claiming or to claim the EASEMENT or any part thereof.

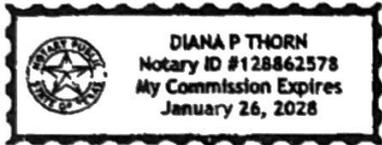
**GRANTOR:**

BY: *R.D.W.*  
R. DEAN WILLIAMS, MANAGER OF RHYOLITE RESOURCES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

**INDIVIDUAL ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF *Parker*

This instrument was acknowledged before me on this *24<sup>th</sup>* day of *October*, *2025*, by R. DEAN WILLIAMS, MANAGER OF RHYOLITE RESOURCES, LLC, A TEXAS LIMITED LIABILITY COMPANY, GRANTOR.



*Diana P. Thorn*  
Notary Public, State of Texas

**After Recording, Return this Document to:**  
Tri-County Electric Cooperative, Inc.  
600 Northwest Pkwy.  
Azle, Texas 76020

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Lila Deakle*

202530905  
11/13/2025 02:30:06 PM  
Fee: \$33.00  
Lila Deakle, County Clerk  
Parker County, Texas  
EASEMENT

Date 11/12/25

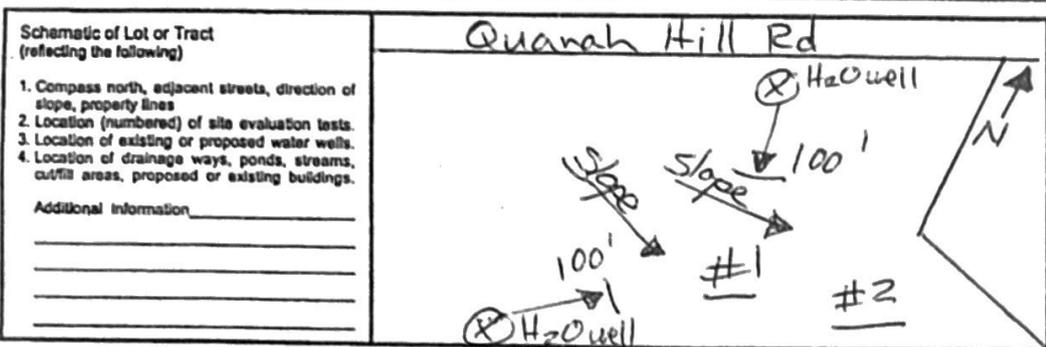
**SITE EVALUATION REPORT**

**APPLICANT:**

Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Permanent Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**PROPERTY LOCATION:**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition / Subdivision \_\_\_\_\_  
 Street Address Quannah Hill Road  
 Unincorporated Area \_\_\_\_\_ or City Weatherford  
 Additional Information Parker County



**SITE EVALUATION RESULTS**

- SITE ANALYSIS:** 3.7
- Total site area 3.7 ac
  - Proposed depth of OSSF excavation 18"-36"
  - Restrictive horizon present No
  - Depth to restrictive horizon N/A
  - Presence or evidence of groundwater No
  - Existing or proposed well within 100 feet of OSSF No
  - Estimated slope (%) in OSSF area 3-5%
  - Presence of nearby ponds, streams drainage ways No
  - Is the proposed OSSF in FEMA 100 year floodplain No
10. COMMENTS \_\_\_\_\_

SOIL TEXTURE ANALYSIS					
BORING (Number)	SOIL DEPTH	CLASS	COLOR	CLASSIFICATION	STRUCTURE
#1	0-24"	Ib	Brown	Loamy Sand	Granular
	24"-60"	III	Tan	Sandy Clay Loam	Granular
#2	0-24"	Ib	Brown	Loamy Sand	Granular
	24"-60"	III	Tan	Sandy Clay Loam	Granular

**OVERALL SITE SUITABILITY**  
 SOIL CRITERIA S (Suitable/Unsuitable)  
 SITE CRITERIA S (Suitable/Unsuitable)  
 Unsuitable Soils, See Marked Alternative Systems.

- ALTERNATIVE SYSTEMS FOR NON-SUITABLE SOILS**
- Aerobic Surface Discharge.  Aerobic Treatment with Pressure Emitters.  
 Low Pressure Dosing.  Low Pressure Dosing with Aerobic Treatment.  
 Leach Chamber Systems.  Lined Evapotranspiration beds.

NOTE: The test data and other information contained in this report does not imply approval of the proposed OSSF. The design, construction and installation of each OSSF is based on specific site conditions peculiar to the site in question. This report must be reviewed and approved.

ATTESTED BY: Signature [Signature] RS, SE





## Permit to Construct Access Driveway Facilities on Highway Right of Way

<b>PERMIT NUMBER: 184-PR-2-26</b>			
<b>REQUESTOR</b>	<b>* Attach kmz or kml file, OR provide GPS Lat./Long.</b>	<b>ROADWAY</b>	
	32.702841, -97.953817	<b>HWY NAME</b>	<b>IH</b> 20
<b>FOR TxDOT'S USE</b>			
<b>NAME</b> RHYOLITE RESOURCES, LLC.		<b>CONTROL</b>	0314
<b>MAILING ADDRESS</b> 7405 QUANNAH HILL ROAD		<b>SECTION</b>	01
<b>CITY, STATE, ZIP</b> WEATHERFORD, TEXAS, 76087			
<b>PHONE NUMBER</b> 817-946-1158			
<b>EMAIL ADDRESS</b> dean@jointresources.com			

**\*LOCATION OR COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY**

The Texas Department of Transportation, hereinafter called the State, hereby authorizes RHYOLITE RESOURCES, LLC. - DEAN WILLIAMS, hereinafter called the Permittee (i.e., property owner)  construct /  reconstruct a COMMERCIAL EXIT ONLY (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number 20 in PARKER County, located USE GPS COORDINATES.

USE ADDITIONAL SHEETS AS NEEDED

- Is this parcel in current litigation with the State of Texas?  YES  NO (If Yes, TxDOT will coordinate with District ROW Office.)
- Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation?  YES  NO  
(If Yes, name of employee or official \_\_\_\_\_)
- Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee?  YES  NO (If Yes, name of employee or official \_\_\_\_\_)

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached design sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State. The department shall maintain all portions of public driveways that lie within the state highway right of way and that connect to highways that are the maintenance responsibility of the department.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within one year from the issuance date of this permit.
10. The Permittee will contact the State's representative MATTHEW KIRBY telephone, (682 ) 229-2800, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State. Note, a driveway involving an Access Denial Line (ADL) does not have a right to appeal.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 1/22/2026

Signed: \_\_\_\_\_

Signed by:  
*R. Dean Williams*  
8C9B340F808E4F4  
(Property owner or owner's representative)

**Access Driveway Policy**

Title 43 Texas Administrative Code (Transportation), Part 1 (Texas Department of Transportation) Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

As to driveway permits that are issued under §11.59 of Subchapter C (Access Connections To State Highways), no rights of access are conveyed by issuance of a driveway permit. Issuance of a driveway permit under this section does not convey any property right, including a right of access to the highway facility. The department, in its sole discretion, may revoke a permit issued under this section on its determination that the access location is needed for a highway purpose. Such a revocation may not be the basis for any claim of a constitutional taking of property for the loss of access to the highway facility.

**TxDOT Driveway Permit Request Contact**

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can select the respective District, and then select the District Contacts which will include the applicable Area Engineers.

**Other Conditions**

In addition to Items 1 thru 11 on page 1 of this permit, the driveway facility shall also be in accordance with the attached design sketch and subject to the following additional conditions stated below:

Construct, 1-30' commercial exit only drive, by adding 1-36' x18" Corrugated metal pipe with a 25' turning radius. The preparation of sub grade shall include 4" of excavation at the edge of existing pavement, and replaced with 4" of road base. Access driveways shall be paved with a stabilized all weather surface material acceptable to TxDOT (ASPHALT) to prevent tracking mud onto the highway and to prevent damage to the edge of the roadway from vehicles using the driveway. The finished grade of the drive shall be 2% lower than the existing edge of the pavement so that water may flow freely off the roadway. Two 6:1 prefabricated sloped safety end treatments are required and shall be on both sides of the road no more than 15 days from the start of the work (NO HEAD WALLS). CALL 811 TO LOCATE UTILITIES.

**Variance Documentation Justification**

**(A variance to any requirement contained in the access management standards may be granted if justified in accordance with an item below and approved by the district engineer, or the district engineer's designee.)**

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

**For TXDOT use below:**

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

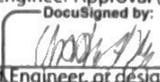
For driveway permits to be issued under TAC §11.59:

Is this driveway crossing an access denial line?  YES  NO

(If Yes, is this a  private driveway or a  commercial driveway?)

Private Driveway Fee:  \$250

Commercial Driveway Fee:  \$2,500  \$10,000  \$25,000

Date of Issuance of permit that crosses an access denial line 1/23/2026	District Engineer Approval (No Delegation) DocuSigned by: 
Date of Issuance of permit that does not cross an access denial line	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

**Attachments:**  
 Sketch of Installation  
 All Variance Documentation



**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**AGENDA ITEM 4:7**

**TITLE**

Town of Brock Government Website

**ITEM SUMMARY**

Discuss and take action to approve the following:

(A) Fathom Ink Invoice

**Attachments**

1. None

**TOWN OF BROCK  
COMMISSION MEETING AGENDA BRIEFING  
FEBRUARY 9, 2026**

**EXECUTIVE SESSION**

**Title**

Future Town of Brock Real Estate Needs

**Item Summary**

Discuss Town of Brock Future Real Estate Needs

**Attachments**

None