

**ORDINANCE NO. O-2023-002**

**AN ORDINANCE OF THE TOWN OF BROCK, TEXAS ANNEXING 129.768 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 6021 QUANAH HILL ROAD, 140 OLIVE BRANCH ROAD, AND 219 OLIVE BRANCH ROAD, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A TO THE TOWN OF BROCK, PARKER COUNTY, TEXAS (THE “SUBJECT PROPERTY”); AMENDING THE OFFICIAL MAP AND BOUNDARY LIMITS OF SAID TOWN SO AS TO INCLUDE SAID SUBJECT PROPERTY WITHIN SAID TOWN LIMITS; BINDING THE SUBJECT PROPERTY TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; GRANTING TO ALL THE INHABITANTS OF THE SUBJECT PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; APPROVING A SERVICE PLAN AGREEMENT WITH SEMLER COMPANIES, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME; DIRECTING THE TOWN CLERK TO FILE THIS ORDINANCE WITH THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS;**

**WHEREAS**, the Town of Brock, Texas (the “Town”) is a Type C Texas municipality; and

**WHEREAS**, §43.0671 of the Texas Local Government Code authorizes a Texas municipality to annex land into the Town if each owner of land in the area requests the annexation, subject to the laws of this state; and,

**WHEREAS**, the Town has received a petition from Evan Bardo, representative of the sole property owner, Semler Companies, LLC, requesting annexation of three properties consisting of 129.768 acres of land generally located at 6021 Quannah Hill Rd, 140 Olive Branch Rd and 219 Olive Branch Rd, as more particularly described in EXHIBIT A, attached hereto and incorporated herein (collectively, the “Subject Property”); and,

**WHEREAS**, the Subject Property lies exclusively within the extraterritorial jurisdiction of the Town; and,

**WHEREAS**, an offer of a development agreement pursuant to §43.016 of the Texas Local Government Code has been made and rejected for the Subject Property; and

**WHEREAS**, a public hearing was noticed and held in conformance with §43.0673 of the Texas Local Government Code; and

**WHEREAS**, the Town has complied with the requisites and procedures of annexing a sparsely occupied area on the petition of landowners, as prescribed by Chapter 43 of the Texas Local Government Code, and the laws of this state have been duly followed with respect to the Subject Property; and,

**WHEREAS**, the Town Commission for the Town of Brock has concluded that it is in the best interest of the Town that the Subject Property be annexed into the Town of Brock, Texas and enter into a Service Plan Agreement with Semler Companies, LLC, the owner of the Subject Property.

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

**SECTION 1.** That the recitals are true and correct and incorporated herein.

**SECTION 2.** That the Subject Property is hereby annexed into the Town of Brock, Parker County, Texas.

**SECTION 3.** That the official maps and boundary of the Town of Brock, Texas are hereby amended to include the Subject Property within the Town limits of the Town of Brock, Texas. The Town Clerk is hereby directed and authorized to perform or cause to be performed all acts necessary to amend the official map of the Town to add the Subject Property as required by law.

**SECTION 4.** That the Subject Property shall be bound by the acts, ordinances, resolutions and regulations of the Town of Brock, Texas.

**SECTION 5.** That the inhabitants of the Subject Property shall hereafter be entitled to all the rights and privileges of other citizens of the Town; and shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

**SECTION 6.** That, as required by §43.0672 of the Local Government Code, the Service Plan for the Subject Property, attached hereto and incorporated herein as **EXHIBIT B**, is hereby approved.

**SECTION 7.** That the Town Clerk of the Town of Brock, Texas is hereby directed to file a certified copy of this ordinance at the Office of the County Clerk of Parker County, Texas.

**SECTION 8.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 9.** This ordinance shall take effect immediately from and after its passage.

**DULY PASSED AND APPROVED BY** the Town Commission of the Town of Brock, Texas, on May 31, 2023.

**APPROVED:**



Jay Hamilton, Mayor

**ATTEST:**

Alyssa Vanesler  
Alyssa Vanesler, Town Clerk





**EXHIBIT A**

**DESCRIPTION OF SUBJECT PROPERTY**

**Property 1**

**METES AND BOUNDS**

**6021 QUANAH HILL ROAD:**

BEING A 4.754 ACRES TRACT OF LAND OUT OF THE J. HEWITT SURVEY, ABSTRACT NO. 607, PARKER COUNTY, TEXAS; BEING ALL OF THAT CALLED 3.77 ACRES TRACT CONVEYED TO DOWLING IN VOLUME 2412, PAGE 31 AND A PORTION OF THAT CERTAIN TRACT CONVEYED TO DOWLING IN CC# 201507078, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A 3" STEEL FENCE POST AT THE SOUTHWEST CORNER OF SAID 3.77 ACRES TRACT AND AT AN ELL CORNER OF THAT CERTAIN TRACT CONVEYED TO DENVER'S CORNER, INC. IN CC# 201524699, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF SAID J. HEWITT SURVEY IS CALLED BY DEED TO BEAR WEST 825 FEET.

THENCE N 00°22'01" W 842.57 FEET ALONG THE WEST LINE OF SAID 3.77 ACRES TRACT TO A FOUND CONCRETE MONUMENT IN THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 20 SERVICE ROAD AND AT THE NORTHWEST CORNER OF SAID DOWLING TRACT DESCRIBED IN CC# 201507078, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 67°16'20" E 150.48 FEET ALONG SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 20 SERVICE ROAD TO A FOUND 60D NAIL AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THOMPSON IN VOLUME 1405, PAGE 1246, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 12°41'42" E 266.40 FEET ALONG THE WEST LINE OF SAID THOMPSON TRACT TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING INC" IN THE NORTH LINE OF SAID 3.77 ACRES TRACT, FOR A CORNER OF THIS TRACT. WHENCE A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID THOMPSON TRACT BEARS S 12°41'42" E 11.29 FEET.

THENCE N 78°36'21" E 2.98 FEET TO A FOUND 60D NAIL AT THE NORTHEAST CORNER OF SAID 3.77 ACRES TRACT AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO EDDLEMON IN VOLUME 2234, PAGE 1501, FOR A CORNER OF THIS TRACT.

THENCE S 12°32'09" E 314.47 FEET TO A FOUND 60D NAIL AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT I DESCRIBED IN VOLUME 2724, PAGE 1395, FOR A CORNER OF THIS TRACT.

THENCE S 08°05'34" E 338.66 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 3.77 ACRES TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°50'23" W 310.81 FEET ALONG THE SOUTH LINE OF SAID 3.77 ACRES TRACT TO THE POINT OF BEGINNING.



## Property 2

### 140 OLIVE BRANCH ROAD:

8.160 ACRES TRACT OF LAND OUT OF THE ELI CURBY SURVEY, ABSTRACT NO. 2197, PARKER COUNTY, TEXAS; BEING ALL OF THAT CALLED 1.043 ACRES TRACT OF LAND CONVEYED TO Z. SHIRES IN VOLUME 1082, PAGE 1200, AND THAT CALLED 7.06 ACRES TRACT OF LAND CONVEYED TO T. WILLIS, TRUSTEE IN CLERK FILE NO. 202205439, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECTS, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "TEXAS SURVEYING INC", IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20, AT THE NORTHWEST CORNER OF SAID TRUSTEE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO P. SHIRES IN VOLUME 2322, PAGE 122, O.P.R.P.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND TX-DOT MONUMENT BEARS S 69°56'55" W 457.94 FEET AND THE SOUTHEAST CORNER OF THE F.C. BROWN SURVEY, ABSTRACT NO. 77 IS CALLED BY DEED TO BEAR NORTH 34.45 FEET AND WEST 656.55 FEET.

THENCE N 69°56'55" E 356.28 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 TO A SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "TEXAS SURVEYING INC", IN THE WEST LINE OF OLIVE BRANCH ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT. WHENCE A FOUND TX-DOT MONUMENT BEARS N 67°15'32" E 915.47 FEET.

THENCE S 00°09'06" E 995.38 FEET ALONG THE WEST LINE OF SAID OLIVE BRANCH ROAD TO A FOUND 1/2" IRON PIPE, AT THE SOUTHEAST CORNER OF SAID SHIRES TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 6.0 ACRES TRACT OF LAND CONVEYED TO HARRY'S GREENHOUSE IN VOLUME 1497, PAGE 1840, O.P.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE OCCUPIED NORTH LINE OF SAID HARRY'S TRACT AS FOLLOWS:

S 61°19'33" W 217.64 FEET TO A FOUND 80D NAIL, AT THE SOUTHERLY COMMON CORNER OF SAID SHIRES TRACT & SAID TRUSTEE TRACT;

S 62°05'49" W 216.11 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", AT THE SOUTHEAST CORNER OF THAT CALLED 3.0 ACRES TRACT OF LAND CONVEYED TO J. SHIRES IN CLERK FILE NO. 201933582, O.P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT. WHENCE A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID 3.0 ACRES TRACT BEARS S 61°35'32" W 293.48 FEET.

THENCE N 07°57'04" W 394.21 FEET ALONG THE EAST LINE OF SAID 3.0 ACRES TRACT TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", IN THE SOUTH LINE OF THAT CALLED 10.06 ACRES TRACT OF LAND DESCRIBED AS PROPERTY 1 AS CONVEYED TO QUANAH LAND, LTD IN VOLUME 2118, PAGE 949, O.P.R.P.C.T., FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT. WHENCE A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID 3.0 ACRES TRACT BEARS S 76°11'46" W 327.65 FEET.

THENCE N 76°21'40" E 158.46 FEET ALONG THE COMMON LINE OF SAID TRUSTEE TRACT & SAID 10.06 ACRES TRACT TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", FOR AN ELL CORNER OF THIS TRACT.

THENCE N 04°48'59" W ALONG THE COMMON LINE OF SAID TRUSTEE TRACT & SAID 10.06 ACRES TRACT AND SAID TRUSTEE TRACT & SAID 1.000 ACRES TRACT AT 650.2 FEET PASS A FOUND 80D NAIL, CONTINUING FOR A TOTAL DISTANCE OF 653.31 FEET TO THE POINT OF BEGINNING.

### Property 3

#### 219 OLIVE BRANCH ROAD:

Tract 1:

108.048 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, THE B.F. HIGHFILL SURVEY, ABSTRACT No. 1974, THE E. CURBY SURVEY, ABSTRACT No. 2197, AND THE W. UPTON SURVEY, ABSTRACT No. 1582, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF OLIVE BRANCH ROAD, AND BEING THE NORTHWEST CORNER OF A CALLED 261.27 ACRES TRACT DESCRIBED IN DOCUMENT No. 201800299 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF SAID CALLED 116.90 ACRES TRACT;

THENCE ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 02°14'40" E - 626.45 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";

THENCE CONTINUING ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 02°14'03" E - 584.80 FEET TO A 5 INCH STEEL POST FOUND;

THENCE CONTINUING ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 00°31'35" W - 619.53 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF SAID CALLED 116.90 ACRES;

THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, S 89°58'09" E - 303.36 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 2.0 ACRES TRACT DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN,

S 89°59'40" E - 266.71 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CALLED 2.0 ACRES TRACT;

THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, S 89°45'36" E - 247.31 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 9.31 ACRES TRACT DESCRIBED IN DOCUMENT No. 201507078 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°54'09" E - 1003.69 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF A CALLED 15.31 ACRES TRACT DESCRIBED IN VOLUME 1539, PAGE 210 RECORDED IN THE OFFICIAL RECORDS OF SAID PARKER COUNTY;

THENCE S 89°45'02" E - 821.52 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF A CALLED 119.31 ACRES TRACT DESCRIBED IN DOCUMENT No. 201819361 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHEAST CORNER OF A CALLED 24.865 ACRES TRACT DESCRIBED IN VOLUME 2898, PAGE 170 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID CALLED 116.90 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 119.31 ACRES AND SAID TRACT DESCRIBED HEREIN, S 00°07'48" E - 913.30 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 261.27 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 261.27 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

S 00°05'40" E - 278.39 FEET TO A 5 INCH STEEL POST FOUND;

S 33°04'53" W - 459.96 FEET TO A 5 INCH STEEL POST FOUND;

S 11°44'04" W - 185.82 FEET TO A 5 INCH STEEL POST FOUND;

S 75°43'07" W - 54.63 FEET TO A POINT IN CREEK;

S 51°01'00" W - 45.79 FEET TO A 5 INCH STEEL POST FOUND;

S 89°27'14" W - 2309.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.048 ACRES OF LAND.



Tract 2:

3.862 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH STEEL POST FOUND, SAID POINT ALSO BEING AT THE INTERSECTION OF THE EAST LINE OF OLIVE BRANCH ROAD AND THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, AND BEING THE NORTHWEST CORNER OF SAID CALLED 116.90 ACRES TRACT;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, N 67°07'07" E - 317.41 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 2.0 ACRES TRACT

DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 00° 15'54" E- 627.07 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 2.0 ACRES TRACT;

THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, N 89°58'09" W - 303.36 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF SAID CALLED 116.90 ACRES TRACT AND IN THE EAST LINE OF OLIVE BRANCH ROAD;

THENCE ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 00°54'47" E - 503.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.862 ACRES OF LAND.

Tract 3:

4.944 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BRASS CAP TXDOT MONUMENT IN CONCRETE, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 9.51 ACRES TRACT DESCRIBED IN DOCUMENT No. 201507078 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 116.90 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF CALLED 9.51 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 00°22'02" E -842.65 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING AN ELL CORNER OF SAID CALLED 116.90 ACRES TRACT; THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, N 89°45'36" W -247.31 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 2.0 ACRES TRACT DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN N 04°42'33" W -175.66 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 1.788 ACRES TRACT DESCRIBED IN DOCUMENT No. 201327883 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 1.778 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 04°38'41" W -542.36 FEET TO A NAIL FOUND SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, N 67°14'30" E -325.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.944 ACRES OF LAND.



---

**EXHIBIT B**

**SERVICE PLAN AGREEMENT**

Police, fire, trash, building inspection, planning and zoning, street maintenance, stormwater management, water service, sanitary sewer service, solid waste service, and all other applicable municipal services will be provided to the annexed area in accordance with the Town of Brock's established policies governing extension of municipal services to newly annexed areas and in conformance with state law.

**CERTIFICATE OF TOWN CLERK**

**THE STATE OF TEXAS  
PARKER COUNTY  
TOWN OF BROCK**

I, Alyssa Vanesler, the undersigned Town Clerk and custodian of records of the Town of Brock, Parker County, Texas (the “Town of Brock”) DO HEREBY CERTIFY that:

1. On the 31<sup>st</sup> day of May, 2023, the Town Commission for the Town of Brock convened in regular session in the regular meeting place at the Town at the Brock Community Center located at 2115 FM 1189, Brock, Texas, roll was called of the duly elected members of the Town Commission as follows:

Jay Hamilton, Mayor  
Ben Davis, Town Commissioner  
Debbie Scrimshire, Town Commissioner,

and Commissioners Davis and Scrimshire were present at the Meeting, thus constituting a quorum (“Meeting”). Among other business considered at the Meeting, an Ordinance (a true and correct copy of which is attached hereto and incorporated herein (the “Ordinance”)), with the following caption was considered:

**ORDINANCE NO. O-2023-002**

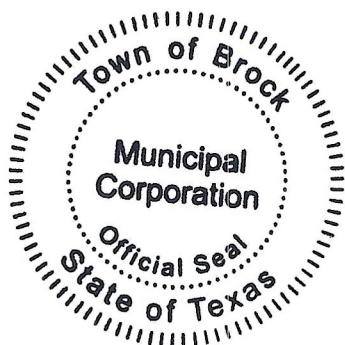
**AN ORDINANCE OF THE TOWN OF BROCK, TEXAS ANNEXING 129.768 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 6021 QUANAH HILL ROAD, 140 OLIVE BRANCH ROAD, AND 219 OLIVE BRANCH ROAD, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A TO THE TOWN OF BROCK, PARKER COUNTY, TEXAS (THE “SUBJECT PROPERTY”); AMENDING THE OFFICIAL MAP AND BOUNDARY LIMITS OF SAID TOWN SO AS TO INCLUDE SAID SUBJECT PROPERTY WITHIN SAID TOWN LIMITS; BINDING THE SUBJECT PROPERTY TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; GRANTING TO ALL THE INHABITANTS OF THE SUBJECT PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; APPROVING A SERVICE PLAN AGREEMENT WITH SEMLER COMPANIES, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME; DIRECTING THE TOWN CLERK TO FILE THIS ORDINANCE WITH THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS**

After presentation, public hearing, and discussion of the Ordinance, it was then duly moved and seconded that said Ordinance be approved; and, after due discussion, said motion prevailed by following vote:

AYES: All members of said Town Commission shown present above voted "Aye".  
NOES: None.

2. That a true and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said Town Commission's minutes of said Meeting; that the above and foregoing paragraph is a true and correct description of the actions taken at the Meeting pertaining to the passage of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Town Commission as indicated therein; and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.
3. That the Mayor of the Town of Brock has approved the aforesaid Ordinance; and that the Mayor, Town Clerk, and Town Attorney have duly signed said Ordinance.

**SIGNED AND SEALED THE 21<sup>st</sup> DAY OF SEPTEMBER, 2023**



*Alyssa Varesler*  
\_\_\_\_\_  
Alyssa Varesler, Town Clerk, Town of Brock, Texas