



City of Morgan's Point Resort

Minutes

Planning and Zoning Commission

Regular Session

Thursday, September 25, 2025

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

1. Call to Order

The meeting was called to order by Ken Hobbs, Chair at 6:19 PM

PRESENT

Keb Hobbs

Thomas Westmoreland

Lou Guillard

Les Minor

Absent

Tom Edwards

2. Announcement and Citizen Comments

This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the members of the Planning and Zoning Commission from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

3. Approval of Minutes

- a. Discuss and consider approving minutes for August 26, 2025 meeting

Motion made to approve minutes from August 26, 2025

Motion made by Guillard, Seconded by Westmoreland.



City of Morgan's Point Resort

Minutes

Voting Yea: Hobbs, Minor

Passed

4. Regular Agenda

- a. Discuss and consider additional storage building for property at 6 N. Robin

Motion made to send recommendation to City Council for consideration

Motion made by Guillard Seconded by Minor

Voting Yea Westmoreland, Hobbs

Passed

5. Supplemental Information

None

6. Adjournment

The meeting adjourned 6:37Pm by Ken Hobbs, Chair

I certify that a copy of the 9-25-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-18-2025 at 4:00PM and remained posted continuously for at least 72 hours proceeding with the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Nayda Santana, Interim City Secretary

City of Morgan's Point Resort

Ken Hobbs, Chair

City of Morgan's Point Resort



City of Morgan's Point Resort

Minute

Planning and Zoning Commission

Special Session

Tuesday, September 30, 2025

5:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

1. Call to Order

The meeting was called to order by Ken Hobbs, Chair at 5:00 PM

PRESENT

Keb Hobbs

Thomas Westmoreland

Lou Guillard

Les Minor

Absent

Tom Edwards

2. Announcement and Citizen Comments

This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the members of the Planning and Zoning Commission from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

3. Public Hearing(s)

a. Public hearing for 18 Mustang MPR, TX 76513 - Special Use Permit (SUP) for replat, trailer use and new build

Open Public Hearing

5:02PM

Public Comments (3 mins to speak)

None



City of Morgan's Point Resort

Minute

Close Public Hearing

5:03PM

Discussion and possible motion to approve, deny, or approve with conditions before forwarding to City Council

4. Regular Agenda

- a. Discuss and consider replat, trailer use and new build at 18 Mustang

Motion made to send recommendation to City Council for consideration

Motion made by Guillard Seconded by Westmoreland

Voting Yea Hobbs, Minor

Passed

5. Supplemental Information

None

6. Adjournment

The meeting was adjourned at by Ken Hobbs, Chair at 5:31PM

I certify that a copy of the 9-30-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-23-2025 at 4:00PM and remained posted continuously for at least 72 hours proceeding with the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Nayda Santana, Interim City Secretary
City of Morgan's Point Resort

Ken Hobbs, Chair
City of Morgan's Point Resort



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 9/30/25

"PLEASE PRINT CLEARLY"

Name of Requestor: XENIA GARCIA

Address: 126 Sandstone Dr. Apt B Phone (737) 206-4121

Email Jarrell Tx 76537 garcia.x1990@gmail.com

Name of Property Owner: Xenia Garcia

Address: 126 Sandstone Dr. Apt B Phone _____

Email Jarrell Tx 76537 garcia.x1990@gmail.com

Property ID/Legal Description/ and Address: Section 8A Lot 1 Block 1

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

See Attached statement

Signature of Owner/Requestor

Date 9/30/25



CITY OF MORGAN'S POINT RESORT, TX

PERMIT APPLICATION

Due to the high cost of waterline repairs, the city requires locates for work that will disturb any part of the ground in any way. The city offers waterline locates at no charge.

- For convenience, the waterline will be identified within 3 days of scheduling.
- This service is provided to prevent damages to the waterlines and save money.
- Damages to the waterlines and the cost of water loss are billed to the Contractors and/or owners.
- Have your waterline located before the start of the project.

OTHER UNDERGROUND UTILITIES

Call 1-800-Dig-Tess (800) 344-8377 to locate underground utilities

ONLY COMPLETED PERMIT APPLICATIONS WILL BE ACCEPTED

Inspections must be scheduled the day prior to the inspection date needed. However, with extenuating circumstances an inspection can be scheduled prior to 8am the day of the needed inspection on special occasion only. You can schedule inspections on Fundview or by calling City Hall at (254) 780-1334

MPR Water/Wastewater Director Steven Pitts (254) 674-9340

MPR Building Official Mike Reeves (254) 674-0588

City of Morgan's Point Resort Permit Application

Property address: _____

Legal description: _____ Section: 8 Lot: 1 Block: 1

Applicant: Xenia Garcia Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

Property Owner: Xenia Garcia 76537 Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

General Contractor: Antonio Garcia 76537 Phone: (512) 581-8143

Address: 185 creekside Dr. Apt B Email: _____

Electrical Contractor: _____ Phone: _____

Address: _____ Email: _____

Plumbing Contractor: _____ Phone: _____

Address: _____ Email: _____

Mechanical Contractor: _____ Phone: _____

Address: _____ Email: _____

Scope of Work: New construction of single family residence, pier & beam foundation, framing, roofing, siding, windows

Estimated cost of project: _____

Aggregate building area (sq.ft.) 1,636 sq ft.

Lot area (sq.ft.) 9835.848 Living area (sq.ft.) 1,499 sq ft.

Number of bedrooms: 2

Number of bathrooms: 2

Number of floors: 2

Variance Request Statement

Your Honor,

My name is Xenia Garcia and I am here today to respectfully request a variance that would allow me to build my home on my property in Morgan's Point Resort.

In December 2022, I purchased my first lot in Morgan's Point Resort with the clear intention of building a permanent home for my small family. Before closing on the purchase, I specifically asked my realtor whether there were any restrictions or requirements that would prevent me from building. I was told I was "good to build" As long as I did not place a mobile home on the lot. Relying on that assurance, I finalized the purchase and began investing my savings and labor into preparing the property.

Shortly afterward, I was informed by a septic designer that Bell County Health Department considered the lot too small for a septic system unless I purchased the neighboring parcel. Despite the hardship, I moved forward and purchased the adjoining lot in January 2023—paying well over market value because the seller knew I needed it in order to move forward with my home.

Since then, I have invested roughly **\$50,000**, not including countless hours of personal labor, family and friends' labor, into making the property ready for a home. Among other things, I:

- Paid for and completed a replat survey combining both lots into one.
- Secured septic design approval from Bell County and had a septic system installed and approved for a license to operate.
- Paid the city to tap into the water main, received approval, and have paid many months of water and trash bills.
- Paid yearly property taxes on time
- Had the electric company install a transformer in preparation for service.

At every stage of this process, my applications were reviewed, approved, and acted upon by the appropriate city or county offices. I moved forward only after receiving those approvals.

It was only when I began to apply for a building permit that I was told I could not build because my property is only slightly over 0.2 acres, not the 0.5 acres required to build. This was a complete shock to me. I cannot understand why I was permitted—step by step—to invest so much in septic, water, and electrical infrastructure if the lot was never eligible for a home.

Your Honor, I am now left with a piece of property that has septic, water, and electrical readiness, but I am being told no house may be built. I cannot even sell the property to recover my investment, because no buyer would want a lot deemed unbuildable.

I am heartbroken. I purchased this land with the dream of building my future home. I am not asking to be excused for not knowing the building requirements, but to be heard. I did everything in good faith, following the rules, paying every required fee, and working through the proper channels. I respectfully ask that you grant me a variance so that I may continue with my plans to build a home.

Thank you for your time and consideration.

Respectfully,

Xenia Garcia



9/30/25



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions



1. **PARTIES:** The parties to this contract are Bradley Claude V (Seller) and Xenia Garcia (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Lot 15, Block 16, Morgans Point Resort Section 8A Addition, City of Morgans Point Resort, County of Bell, Texas, known as 16 S Archer Dr

(address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**

- A. Cash portion of Sales Price payable by Buyer at closing\$ 12,000.00
B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum\$ 0.00
C. Sales Price (Sum of A and B)\$ 12,000.00

4. **LEASES:**

- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
B. **NATURAL RESOURCE LEASES:** "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. **EARNEST MONEY AND TERMINATION OPTION:**

- A. **DELIVERY OF EARNEST MONEY AND OPTION FEE:** Within 3 days after the Effective Date, Buyer must deliver to First Community Title-Samantha Goonan, as escrow agent, at 4613 S 31st St Temple, Tx 76502 (address): \$ 500.00 as earnest money and \$ _____ as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.
(1) Buyer shall deliver additional earnest money of \$ 0.00 to escrow agent within n/a days after the Effective Date of this contract.
(2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
(3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
(4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
B. **TERMINATION OPTION:** For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 0.00 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-07-2022

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions



1. **PARTIES:** The parties to this contract are Salvador Castillo (Seller) and Xenia Garcia (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Lot 0016, Block 016,
Morgans Point Resort Section 8A Addition,
City of Morgans Point Resort, County of Bell,
Texas, known as 18 S Archer

(address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto (Property).

RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**

- A. Cash portion of Sales Price payable by Buyer at closing\$ 15,000.00
The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.
- B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum,
☐ Loan Assumption Addendum, ☐ Seller Financing Addendum\$ 0.00
- C. Sales Price (Sum of A and B)\$ 15,000.00

4. **LEASES:**

- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
- B. **NATURAL RESOURCE LEASES:** "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
- ☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
- ☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. **EARNEST MONEY AND TERMINATION OPTION:**

- A. **DELIVERY OF EARNEST MONEY AND OPTION FEE:** Within 3 days after the Effective Date, Buyer must deliver to First Community Title Samantha Goonan (Escrow Agent) at 4613 S 31st St Temple, Tx (address): \$ 1,000.00 as earnest money and \$ _____ as the Option Fee. The earnest money and Option Fee shall be made payable to Escrow Agent and may be paid separately or combined in a single payment.
- (1) Buyer shall deliver additional earnest money of \$ 0.00 to Escrow Agent within 0 days after the Effective Date of this contract.
- (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
- (3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
- (4) Buyer authorizes Escrow Agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
- B. **TERMINATION OPTION:** For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within n/a days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and Escrow Agent shall release any Option Fee remaining with Escrow Agent to Seller; and (ii) any _____ shall be refunded to Buyer.

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

November 27, 2023

Surveyor's Field Notes for:

0.2258 Acre, situated in the **David Compton Survey, Abstract 210**, Bell County, Texas, embracing all of Lot 15 and 16, Block 16, Morgan's Point Resort City Section 8A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 251-C, Plat Records of Bell County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northeast corner of said Lot 15, being the intersection of the south line of Bluff Drive and the west line of South Archer Drive, for the northeast corner of the herein described tract;

Thence, in a southerly direction, with the west line of said South Archer Drive, the following courses and distances follow:

1. **S 07°39'05" W., 69.98 feet**, (Plat S 8°04' W., 70.0 feet), to a 1/2" iron rod found at the beginning of a curve to the right, being the southeast corner of said 15, same being the northeast corner of said Lot 16;
2. With said curve to the right, an arc distance of **74.96 feet**, (Plat Arc = 75.0 feet), a radius of **575.00 feet**, a delta angle of **7°28'11"**, and a long chord with bears **S 11°30'43" W., 74.91 feet**, to a 1/2" iron rod found at the northeast corner of Lot 17, of said Block 16, same being the southeast corner of said Lot 16, for the southeast corner of the herein described tract;

Thence, in a westerly direction, with the north line of said Lot 17, same being the south line of said Lot 16, **N 74°58'47" W., 69.94 feet**, (Plat N 74°27'36" W., 70.0 feet), to a 1/2" iron rod found on the east line of a 20' easement green of record in Cab. A, Sl. 251-C, of said plat records, being the southwest corner of said Lot 16, same being the northwest corner of said Lot 17, for the southwest corner of the herein described tract,

Thence, in a northerly direction, with the east line of said 20' easement green, the following courses and distances follow:

1. With a curve to the left, an arc distance of **65.89 feet**, (Plat Arc = 65.87 feet), a radius of **505.00 feet**, a delta angle of **7°28'34"**, and a long chord which bears **N 11°21'35" E., 65.85 feet**, to a 1/2" iron rod found at the southwest corner of said Lot 15, same being the northwest corner of said Lot 16;
2. **N 07°47'06" E., 69.97 feet**, (Plat N 8°04' E., 70.0 feet), to a 1/2" iron rod with cap stamped "5335" found at the northwest corner of said Lot 15, being the intersection with the east line of 20' easement green and the south line of said Bluff Drive, for the northwest corner of the herein described tract;

Thence, in an easterly direction, with the south line of said Bluff Drive, same being the north line of said Lot 15, **S 82°24'13" E., 69.98 feet**, (Plat S 81°56' E., 70.0 feet), to the **Point of Beginning** and containing 0.2258 acre of land.

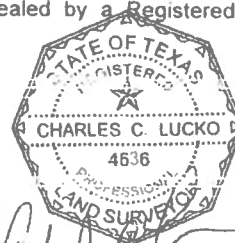
Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed November 22, 2023

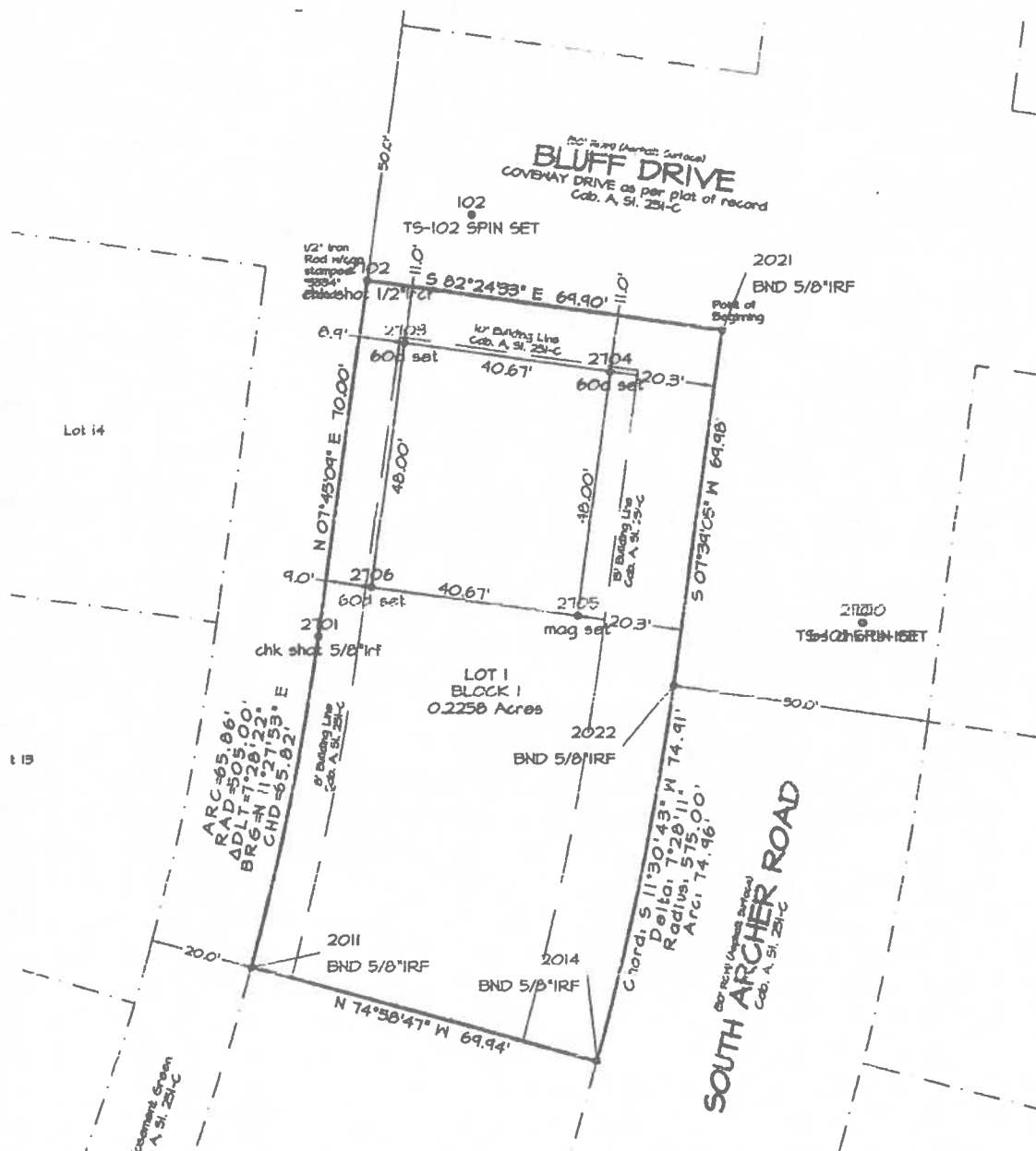
ALL COUNTY SURVEYING, INC.
1-800-749-PLAT

TX. Firm Lic. No. 10023600
server/projects/pro230000/230900/230993/230993.doc



Charles C. Lucko

Envelope Staking Exhibit showing LOT ONE (1), BLOCK ONE (1), of GARCIA ESTATE, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Instrument No. 2024011334, Official Public Records of Real Property, Bell County, Texas.



ALL COUNTY SURVEYING, INC.
 Tx. Firm No. 10023600
 4990 South 5th Street
 Temple, Texas 76702
 254-710-2212 Killeen 254-804-4636
 Fax 254-714-1608
 www.allcountysurveying.com

*This survey exhibit reflects the conditions visible and found for this property (28.1) at the date of survey shown.

Survey completed: 04-19-2024
 Scale: 1" = 20'
 Job No.: 240336.1
 Dwg No.: 240336.1
 Drawn by: RMS
 Surveyor: RMS RB740
 Copyright 2024 All County Surveying, Inc.

Plot Date: 04-22-2024

GARCIA ESTATE

FINAL AT OF

5.5 Acres, situated in the Day 1 Compton St., near Abasco 210, a lot 15 on within the City of Maricopa's Point Rest., Bell County, Texas.

3 3 replat of L. it 15 and 16, Block 16, Maricopa's Point Rest. at City, 1981, an addition within Bell County, Texas according to the plat filed in Cabinet Volume 251-15 Plat Record of Bell County, Texas.

[illegible]

112

[illegible]

7. A subcommittee is authorized to (1) generate studies and to initiate inquiries on the part of Congress, and (2) to "make recommendations of the House of Representatives."

[illegible]

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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[illegible]



Xenia Garcia <garcia.x1990@gmail.com>

16 and 18 South Archer Drive - Septic Design Needed

6 messages

Domonique Silva <Domonique@allcountysurveying.com>

Tue, Nov 28, 2023 at 11:05 AM

To: Xenia Garcia <garcia.x1990@gmail.com>

Cc: Anna Lucko <Anna@allcountysurveying.com>, Kristen Lucko <Kristen@allcountysurveying.com>, Justin Myers <justin@allcountysurveying.com>

Good morning,

Since the combination of your two lots falls under half an acre, the Bell County Public Health district will require a septic design for their review of the subdivision. They typically ask for the design to show house placement (number of bedrooms and square feet of living space) and a septic system that meets the Texas Environmental Quality regulations.

Daniel Reeder is someone who may be able to help. His email is premieronsite@gmail.com and phone number is 254-394-2039

Please let us know if you have any questions,

Domonique Silva

domonique@allcountysurveying.com

4330 S 5th Street

Temple, TX 76502

254.935.2425

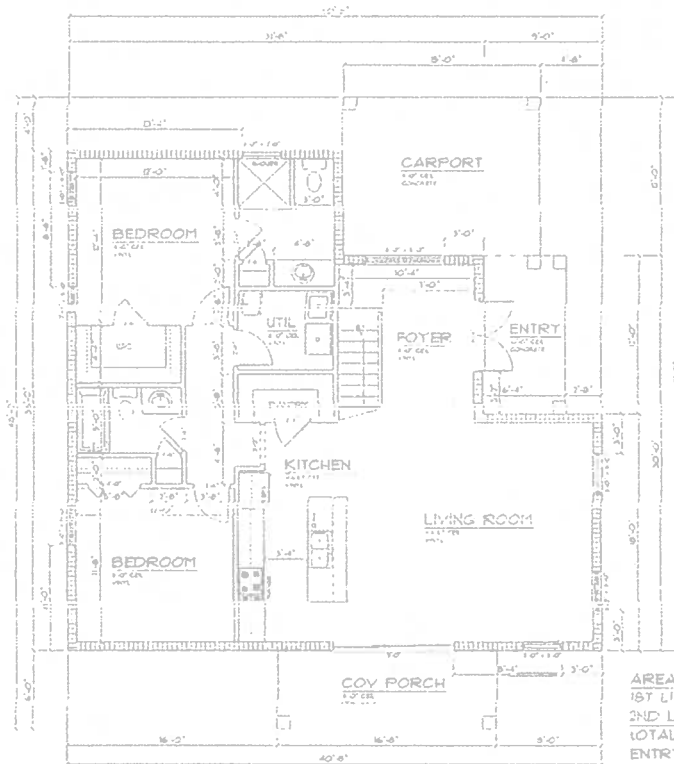


From: Xenia Garcia <garcia.x1990@gmail.com>

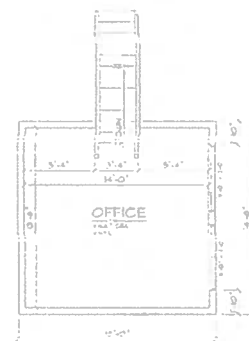
Sent: Thursday, November 2, 2023 2:10 PM

To: Domonique Silva <Domonique@allcountysurveying.com>

Cc: Anna Lucko <Anna@allcountysurveying.com>; Kristen Lucko <Kristen@allcountysurveying.com>



1ST FLOOR PLAN



2ND FLOOR PLAN

AREA :	
1ST LIVING	1280
2ND LIVING	215
TOTAL LIVING	1495
ENTRY	76
PORCH	100
CARPORT	180
TOTAL	1636 SQFT



FRONT ELEVATION "A"



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: _____

"PLEASE PRINT CLEARLY"

Name of Requestor: JEFFERY R. REEVES

Address: 95 BUENA VISTA DR. Phone 254-444-6247

Email jeffreeroves747@gmail.com

Name of Property Owner: SAME AS ABOVE

Address: _____ Phone _____

Email _____

Property ID/Legal Description/ and Address: 77595 MORGAN'S POINT RESORT
SECTION 15 BLOCK 30 LOT 0002 LOT 0001

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

Requesting a variance to the 1/2 acre
lot minimum requirement to build on to
9100 sq. ft.

Signature of Owner/Requestor

Date 10-8-25

City of Morgan's Point Resort Building Permit Application

Property Address: 95 Buena Vista Dr

Legal Address: Section 15 Block 030 Lots: 02/01

Applicant: Lil Homes Solutions LLC Phone: 251-743-9056

Address: 7838 Asa Rd

Property Owner: Jeffery Reeves Phone: 251-444-6247
~~Lil Homes Solutions / Michael Buchanan~~ 251-743-9056

Address: 7838 Asa Rd 8347 Saddlebrook Dr Unit B Temple 76502

General Construction Contractor: Lil Homes Solutions Phone: 251-743-9056

Address: 7838 Asa Rd

Electrical Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance ☐

Plumbing Contractor: Jorge Gonzalez Phone: 251-718-1752

Address: _____ License # _____ Insurance ☐

Mechanical Contractor: _____ Phone: _____

Describe improvement to be constructed (Sprinkler, storage bldg, etc.):

Pre-Manufactured Home 12x32 w/ 10x10 Front Porch

Estimated Cost of Improvements to be constructed: (OPTIONAL) \$45,000.00

Aggregate Building Area (measured in square feet): 484

Lot Area (measured in square feet): _____

Living Area (measured in square feet): 384

Material List

Floor: 1
Walls: 8'
Ceiling: 9'

Roof: metal
Fire Walls: N/A
Siding: LP Siding

Masonry (%): 0

For new residences and mobile homes

Number of Floors: 1

Number of Bathrooms: 1

Number of Bedrooms: 1

City of Morgan's Point Resort Certificate of Compliance

The undersigned owner of Morgan's Point Resort City:

Hereby authorizes _____

To make application to the City Building official of the City of Morgan's Point Resort, Texas, for the issuance of a building permit for the undersigned to build the following improvement on said property:

Installing 12x30 1bed/1Bath Pre-fab, Custom Built home to be trailers in
to site (the location 95 Browns Vista Dr) 4" Rich Base with plastic barrier
with Peter Beams, anchor 4 points, and to be skirting.

(Generally describe the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

Single Family Living Rental/Leasing / Sale

I/We certify that I/We will comply with all requirements of Ordinance 4-1, of the City of Morgan's Point Resort. I hereby certify that I have received a copy of Ordinance 4-1, Building Code. From the City of Morgan's Point Resort, Texas.

Dated this the _____ day of _____,

Signature: _____

Owner

Signature: _____

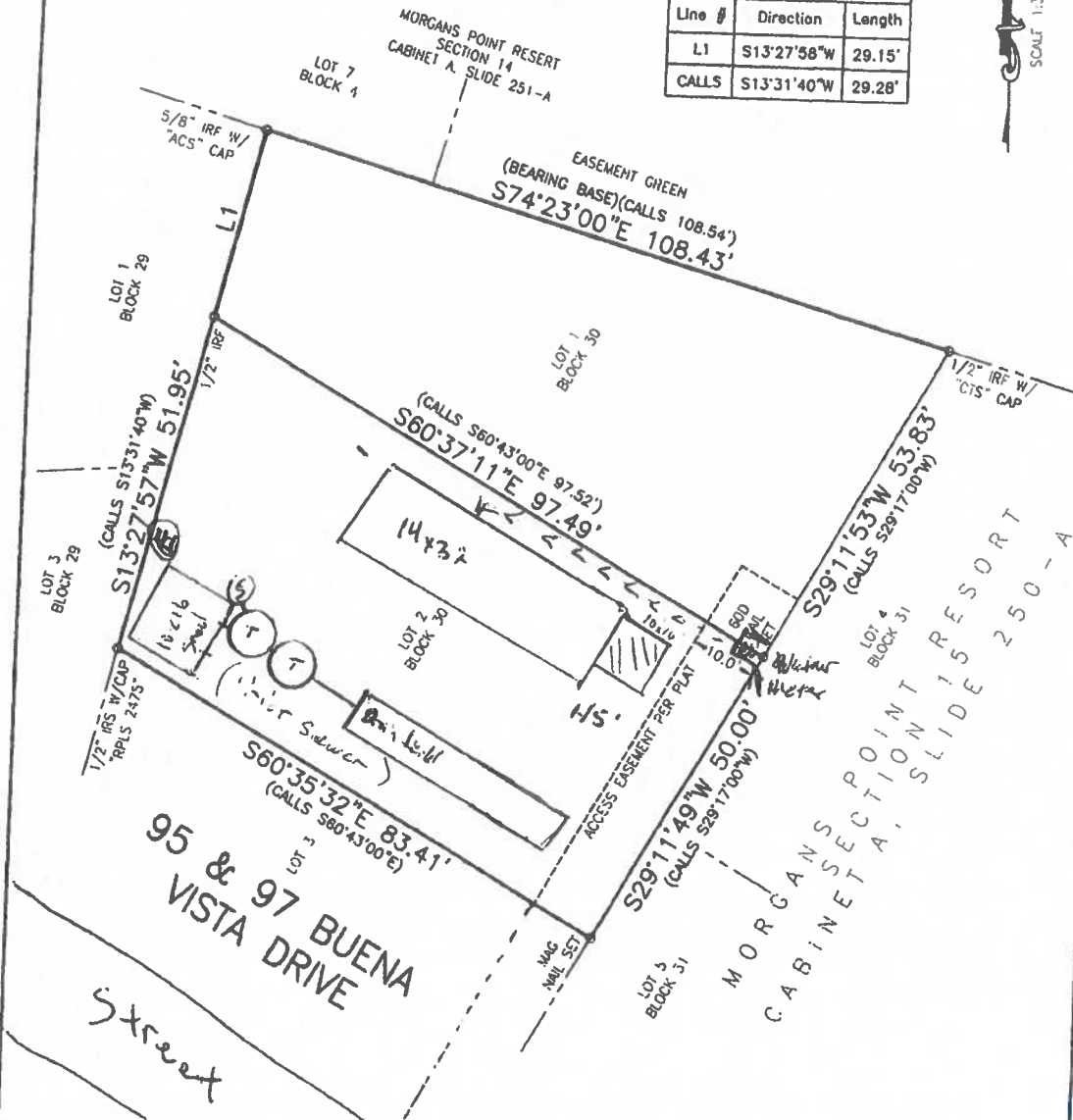
Builder/Contractor

Signature: _____

Owner/Contractor

TSPS STANDARD LAND SURVEY

Line Table		
Line #	Direction	Length
L1	S13°27'58"W	29.15'
CALLS	S13°31'40"W	29.28'



THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.



STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, TSPS Standard Land Survey.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 21st day of September 2023.

Michael E. Alvis

Michael E. Alvis, R.P.L.S., No. 5402

TURLEY
 ENGINEERING & SURVEYING
 TURLEY ASSOCIATES, INC.
 301 N. 3RD ST.
 TEMPLE, TEXAS 76501
 WWW.TURLEY-INC.COM
 254-773-2280
 ENGINEERING FIRM NO. 1658
 SURVEY FIRM NO. 10056000

23-2476
 1071/78
 ZMN

**BELL COUNTY PUBLIC HEALTH DISTRICT
APPLICATION TO CONSTRUCT OSSF**

PLEASE CHECK ONE

- ☐ New Installation
☒ Replacement
☐ Alteration
☐ Repair
☐ Affidavit / MC

Bell County Use Only	
EMAILED <u>Y</u> CITY <u>MPR</u>	FEE \$ <u>710</u>
AUTHORIZATION <u>granted</u>	AMOUNT PAID \$ <u>710</u> <u>COCK</u>
APPROVED <u>9-24-25</u>	DATE <u>10/18/25</u> RECT # <u>26169</u>
REVIEWED BY: <u>JL 32491</u>	PAID BY <u>Jorge Gonzalez</u>
COMMERCIAL: <u>N</u>	VARIANCE REQUESTED: _____

Property ID # 77595 + 5734

PROPERTY OWNER'S NAME Jeffery + Jennifer Reeves

* MAILING ADDRESS 8347 SADDLE BROOK DR UNIT B Zip Code 76502 PHONE # _____

SITE LOCATION 95 Buena Vista Dr City Morgans Point Resort Zip Code 76513

LEGAL DESCRIPTION Subdivision Morgans Point Resort Block # 30 Lot # 1,2 Section # 15

or Survey Name _____ Abs. # _____ Vol. # _____ Pg. # _____ Acres 0.2

SOURCE OF WATER: Name of Public Water Supply: MPR Private Well: _____ Public Well: _____

RESIDENTIAL Number of Bedrooms 2 Square feet of living area 896

NON-RESIDENTIAL (including multi-family residence) TYPE OF FACILITY: _____

(Number of employees/occupants/units) _____ Days occupied per week _____

SITE EVALUATOR: Chad Winkler License # 28982 Phone # 254-726-1467

DESIGNER: Chad Winkler License # 4372 Phone # 254-721-1467

* INSTALLER: JORGE GONZALEZ License # 0035136 Phone # 254 760 9263

* INSTALLER EMAIL oasisconstruction21@gmail.com

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the BCPHD to enter upon the above-described property for the purpose of lot evaluation and inspection of the on-site facility and that a license to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with this agency's On-Site Sewage Facility Rules, TITLE 30, TAC Chapter 285.

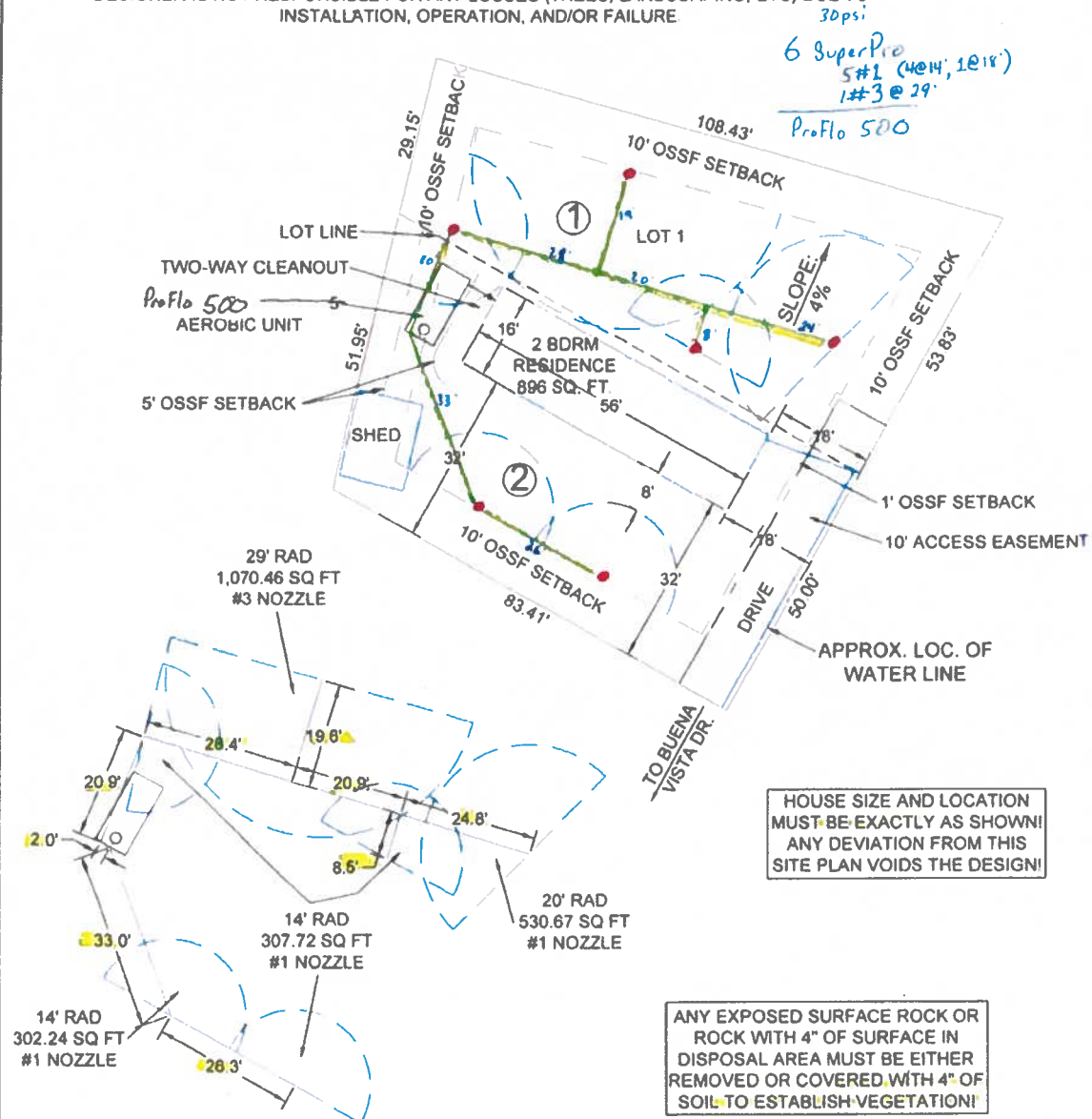
* Jeffery Reeves JEFFERY & JENNIFER REEVE S 09/09/2025
Signature of Owner / Print Name / Date

Treatment	OFFICE USE ONLY		Disposal
Standard _____	Size Req _____	Type <u>Spray</u>	
Aerobic <u>ProFlo</u>	Size Req <u>500</u>		
No. of bedrooms <u>2</u>	GPD <u>180</u>	Soil Type _____	Area Required <u>2827</u>
Comments: <u>Replacement System, Using ALL space</u>			

OSSF AT: 95 BUENA VISTA DR, MORGANS POINT RESORT, TX 76513

TRACT SIZE APPROX. 0.2 ACRES
PROPERTY ID 77595 + 5734

THIS DESIGN IN NO WAY CONSTITUTES A WARRANTY, EXTENSION OF WARRANTY, AND/OR GUARANTEE OF SYSTEM OPERATION OR FUNCTION. OWNER IS ULTIMATELY RESPONSIBLE FOR THE SYSTEM UPKEEP (RETAINING MAINTENANCE, REPORTING PROBLEMS, MONITORING FLOW, ETC.). THE DESIGNER IS NOT RESPONSIBLE FOR ANY LOSSES (TREES, LANDSCAPING, ETC) DUE TO INSTALLATION, OPERATION, AND/OR FAILURE.



NOTE: WINKLER SEPTIC SERVICES IS A SEPTIC DESIGNER ONLY, NOT A SURVEYOR. ALL PROPERTY LINES AND PROPERTY PINS MUST BE VERIFIED PRIOR TO SEPTIC INSTALLATION

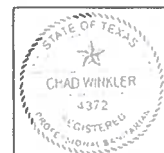
NOTE: ALL PIPING AND VALVE BOXES SHOULD BE PERMANENTLY COLORED PURPLE AS PER TAC 30 CH 285.

NOTE: INSTALLER IS RESPONSIBLE FOR DAMAGE TO ALL ABOVE OR BELOW GROUND UTILITIES.

NOTE: ALL KNOWN EASEMENTS SHOWN.

WINKLER SEPTIC SERVICES
6901 FM 972, BARTLETT, TX 76511
(254) 721-1467 chadwinkler2003@yahoo.com

SCALE: 1" = 20'
FILENAME: #2025-020
DATE: 8/18/25
DRAWN BY: CW
CHECKED BY: CW



Chad Winkler
SE# 28982
8/18/25

1-23-24

NAF



Bell County Public Health District
Building Permit Application
CITY OF MORGAN'S POINT

Home Addition
Swimming Pool
Fence
Retainer Wall

Shed/Storage Building
Sprinkler System
Driveway
Other

Remodeling

Property Address: 95 BIRCH VISTA

Legal Description: Section 15, Block 30, Lot 1 2

Property Owner: L1 HOME SOLUTIONS Property ID# 77595

Phone Number: (254) 743-4056

☐ APPROVED

☒ DENIED

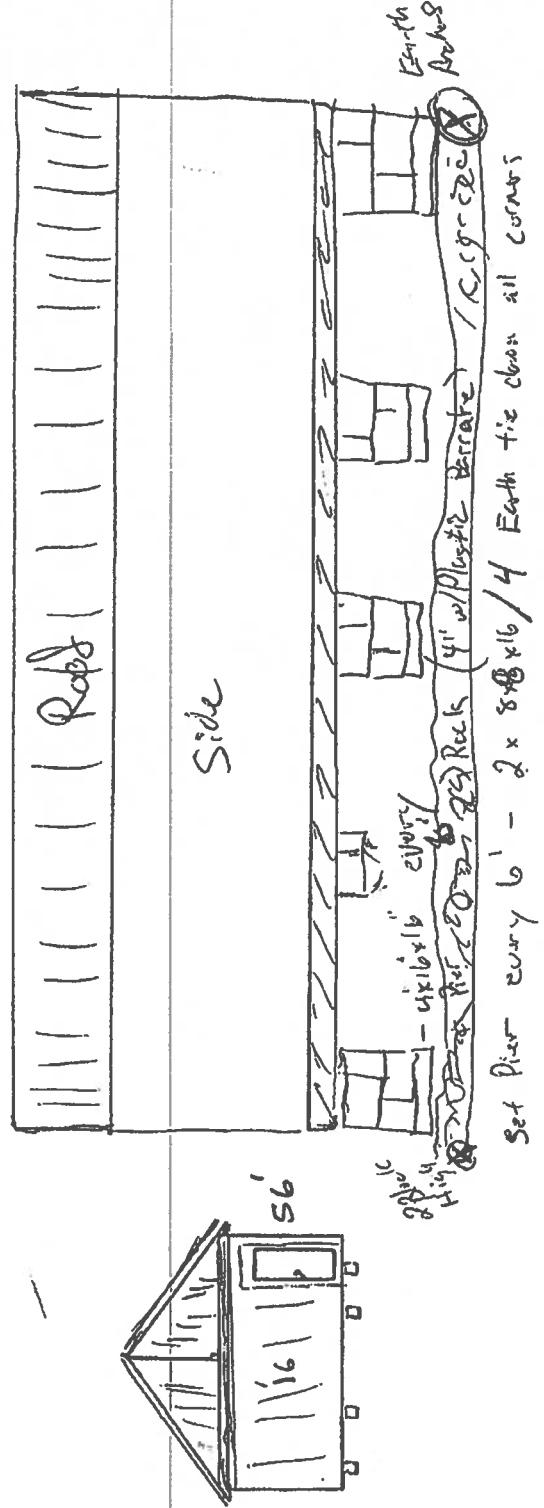
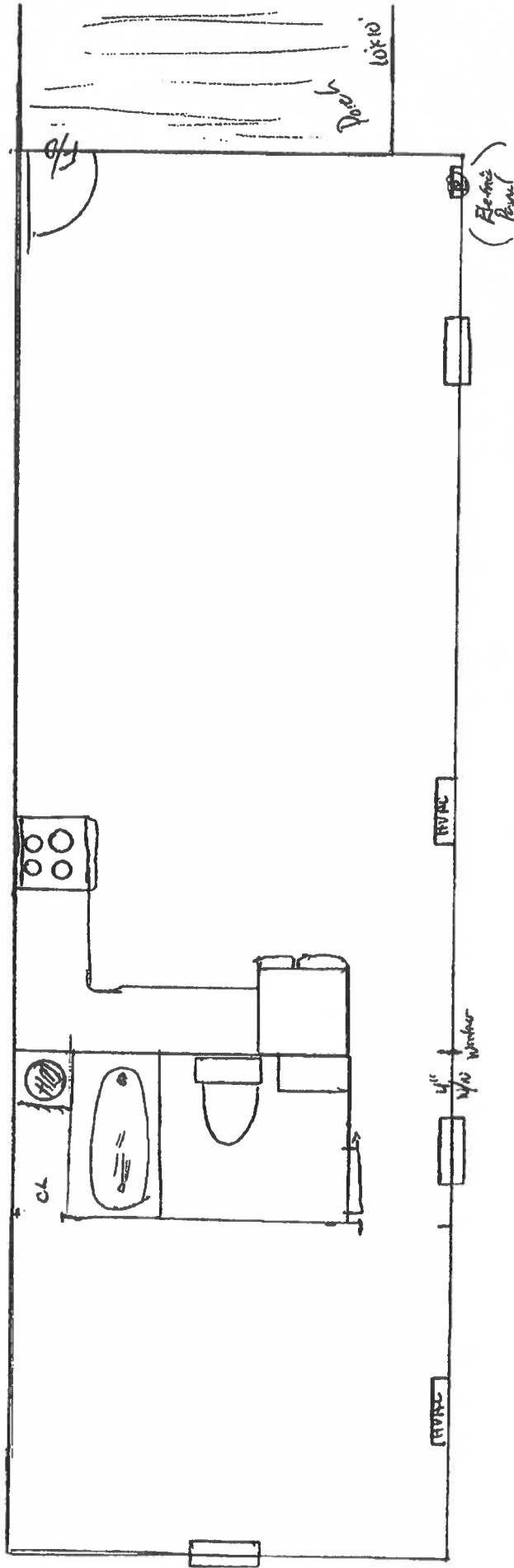
Sarah Kille
Bell County Public Health District Inspector

11/25/24
Date

Additional Comments:

No septic permit found for property.
Cannot use system that is not permitted.
No room for replacement system.

12x32' Floor Plan -



Set Pier every 6' - 2 x 8x16 / 4 Earth tie down all corners

Andrew Roberts

20 Tejas Lane | Morgan's Point Resort, TX 76513

andrew@matousconstruction.com [REDACTED]

July 15, 2025

To the Members of the Planning and Zoning Commission
City of Morgan's Point Resort
8 Morgan's Point Blvd
Morgan's Point Resort, TX 76513

Dear Members of the Commission,

I am pleased to submit the enclosed application to serve on the Morgan's Point Resort Planning and Zoning Commission. As a licensed Professional Engineer and local General Contractor, I bring a practical, solutions-oriented perspective that aligns with the city's goals for thoughtful development and responsible land use.

Having worked for many years in both engineering design and construction management, I am well-versed in development codes, infrastructure planning, and the technical implications of zoning decisions. My experience working on a variety of municipal projects has given me a clear understanding of the balance required between regulatory oversight and real-world feasibility.

Morgan's Point Resort has undergone a remarkable transformation—from its beginnings as a lakeside recreational retreat to the growing residential community it is today. I believe that this evolution presents both exciting opportunities and important challenges. As our city continues to develop, I am committed to helping ensure that future development reflects the values of our citizens, enhances the character of the community, showcases our natural assets, and supports long-term sustainability.

I would be honored to contribute to this process as a member of the Planning and Zoning Commission. Thank you for your time and consideration. I welcome the opportunity to further discuss how my background and local commitment can benefit the city and its residents.

Sincerely,
Andrew Roberts





Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Andrew Roberts

Your Preferred Number: [REDACTED]

Your Address: 20 Tejas Lane

How long have you lived in Morgan's Point Resort: We have owned property since May 2020. MPR became our primary residence in April 2024.

Your email address (please print clearly):
andrew@matousconstruction.com

Briefly describe why you would like to join:

As a General Contractor and Professional Engineer, I believe I have a technical aptitude and the practical experience to help guide the development of our community for the benefit of all citizens. MPR has an interesting history of development which presents unique challenges and opportunities for creative decision-making as the population evolves.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role):

University of Mary Hardin Baylor - Engineering Advisory Board Member

Providence Preparatory School - I volunteer with the Theatre Department, Classroom Enrichment Programs, and Planning/Facilities Consultation.

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature:  Date: 7-15-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes ☐ No ☐ Perhaps

Employment History (Continued)

Employer Jay-Reese Contractors	Telephone # (512) 829-5360	Dates Employed 5/2005 to 12/2011
Street Address 32780 Ranch Rd 12, Dripping Springs, TX 78620		Title Estimator/Project Engineer
Immediate Supervisor Ron Albee		Salary
Description of Work Procurement and Management of Transportation and Utility infrastructure Projects		
Reason for Leaving Low prospects for professional growth, sought greater opportunity.		

May we contact the Employers listed above? ☒ If not, indicate which ones you do not wish us to contact _____

Personal References (not former employers or relatives)

Name and Occupation	Address	Phone #	How long known
Ray Jimenez		254-220-6948	8 years
Matt Hyatt		337-540-4781	13 years
Daniel Grant		512-965-7307	13 years

Education

SCHOOL	Name and Address	Dates of Attendance	Degree	Area of Specialization
High School	Odessa High School, Odessa, TX	Class of 2001		
College	Texas A&M University, College Station, TX	Class of 2005	BS	Mechanical
Other				Engineering

Skills and Qualifications

List all licenses you hold: (Drivers, electrician, etc)

Type	License #	State	Expiration Date
Professional Engineer, Texas	110235	TX	9-30-2025, annual renewal

Are there any other experiences, skills, or qualifications which you feel would especially fit you for work with our organization? _____

As stated on first page of application.

Applicant Statement

* I understand that false statements on this application shall be considered sufficient cause to eliminate me from further consideration for employment or for dismissal.

* If I am hired I understand that I am free to resign at any time, with or without cause, and with or without prior notice, and the employer reserves the same right to terminate my employment at any time, with or without cause and with or without prior notice, except as may be required by law. This application does not constitute an agreement or contract for employment for any specified period or definite duration. I understand that no supervisor or representative of the employer is authorized to make any assurances to the contrary, and that no implied oral or written agreements contrary to the foregoing express language are valid.

* I understand that if I am hired I will be required to provide proof of identity and legal authority to work in the United States and that federal immigration laws require me to complete an Employment Verification Form in this regard.

* I understand that employment is contingent upon passing a drug screening and Criminal History background check.

DO NOT SIGN UNTIL YOU HAVE READ THE ABOVE APPLICANT STATEMENT

I certify that the facts set forth in this Employment Application are true, complete, accurate and correct, and there are no omissions. You are hereby authorized to make any investigations to verify the accuracy of this information.

I have read, fully understand, and accept all terms of the forgoing Applicant Statement.



Signature of Applicant

7-15-25

Date

City Of Morgan's Point Resort

CONSENT FOR CRIMINAL BACKGROUND HISTORY CHECK AUTHORIZATION FORM

Each applicant must sign an authorization form, giving approval for the City of Morgan's Point Resort to perform a criminal background search.

I hereby give my permission for the City of Morgan's Point Resort to obtain information relating to my criminal history record. The criminal history record, as received from the reporting agencies, may include arrest and conviction data, as well as, plea bargains, and deferred adjudications. Information obtained may also include any charges pending or not disposed of. I understand that this information will be used in part, to determine my eligibility for an employment position with this organization.

I do, for myself, my heirs, executors and administrators, hereby remise, release and forever discharge and agree to indemnify the City of Morgan's Point Resort, its officers, directors, employees and agents, and hold them harmless from and against any and all courses of actions, suits, liabilities, costs, debts and sums of money, claims and demands whatsoever including claims for negligence, gross negligence, and/or strict liability of the City of Morgan's Point Resort and any and all related attorneys' fees, court costs, and other expenses resulting from the investigation of my background in connection with my application to become an employee.

It is my understanding that the City of Morgan's Point Resort will rely on information provided by the Texas Department of Public Safety, Bell County, City of Morgan's Point Resort, and from the city that I currently, or have previously resided in. I understand that the City of Morgan's Point Resort will not release my record to me, nor discuss anything contained thereon with me, and that if I have questions regarding the information contained therein, I must contact the reporting agencies in order to clarify such information.

I understand that this form in no way constitutes legal advice, and that if I require any legal advice, it shall be obtained privately and at my own expense.

Andrew W Roberts
Printed Name _____
Other Names Used _____
Date of Birth [REDACTED] _____
Cities residing in the past 5 years MPR, Temple _____
DL # [REDACTED] State TX _____

Applicant's Signature _____ Date 7-15-25 _____

Witnessed by (City Employee) _____ Date 10.24.2025 _____



Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Christopher Ryan "Cody" Walker

Your Preferred Number: [REDACTED]

Your Address: 5 Billy the Kid drive, Belton, Tx 76513

How long have you lived in Morgan's Point Resort: Two weeks

Your email address (please print clearly):

Christopher-Walker5@icloud.com

Briefly describe why you would like to join:

Recently submitted a fence permit & experienced issues with property lines & misreading of city property vs 642' line vs city property boundaries & want to ensure others aren't directed through unnecessary channels & boards that create delays & additional expenses.

Are you currently involved in any volunteer work? ☐ Yes ☒ No

If yes, your current organizational affiliations (name of organization and your role):

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

- unless away for military duty (C)

Your signature: [Signature] Date: 10-20-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☐ Yes ☐ No ☒ Perhaps

City Of Morgan's Point Resort

CONSENT FOR CRIMINAL BACKGROUND HISTORY CHECK AUTHORIZATION FORM

Each applicant must sign an authorization form, giving approval for the City of Morgan's Point Resort to perform a criminal background search.

I hereby give my permission for the City of Morgan's Point Resort to obtain information relating to my criminal history record. The criminal history record, as received from the reporting agencies, may include arrest and conviction data, as well as, plea bargains, and deferred adjudications. Information obtained may also include any charges pending or not disposed of. I understand that this information will be used in part, to determine my eligibility for an employment position with this organization.

I do, for myself, my heirs, executors and administrators, hereby remise, release and forever discharge and agree to indemnify the City of Morgan's Point Resort, its officers, directors, employees and agents, and hold them harmless from and against any and all courses of actions, suits, liabilities, costs, debts and sums of money, claims and demands whatsoever including claims for negligence, gross negligence, and/or strict liability of the City of Morgan's Point Resort and any and all related attorneys' fees, court costs, and other expenses resulting from the investigation of my background in connection with my application to become an employee.

It is my understanding that the City of Morgan's Point Resort will rely on information provided by the Texas Department of Public Safety, Bell County, City of Morgan's Point Resort, and from the city that I currently, or have previously resided in. I understand that the City of Morgan's Point Resort will not release my record to me, nor discuss anything contained thereon with me, and that if I have questions regarding the information contained therein, I must contact the reporting agencies in order to clarify such information.

I understand that this form in no way constitutes legal advice, and that if I require any legal advice, it shall be obtained privately and at my own expense.

Printed Name Christopher Ryan Cody Walker
Other Names Used _____
Date of Birth [REDACTED]
Cities residing in the past 5 years Morgan's Point & Killeen, TX
DL # [REDACTED] State TX

Applicant's Signature

Date

Witnessed by (City Employee)

Date



Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Maria Alicia Martinez

Your Preferred Number: [REDACTED]

Your Address: 3 Vista Dr

How long have you lived in Morgan's Point Resort: 12 years

Your email address (please print clearly):

mariaamrtz38@gmail.com

Briefly describe why you would like to join: I would like to join this city committee because I care deeply about improving our community and believe in working together to make a positive impact.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role): carenetwork
lulac, Jesus 24/7 ministry

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: Maria Alicia Martinez Date: 10-24-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes

☐ No

☐ Perhaps



City of Morgan's Point Resort, Texas Application for Employment

Position applied for:

Any available

Date of application 10 / 24 / 2025

Equal access to programs, services, and employment is available to all persons. Those applicants requiring reasonable accommodation to the application and/or interview process should notify a representative of the Human Resources Department.

Name Martinez Maria Alicia Social Security # [REDACTED]
Last First Middle

Address 3 vista dr. Belton, Tx. 76513
Street City State Zip Code

Telephone # [REDACTED] Email Address Mariaamrtz38@gmail.com

Referral Source (How did you hear about us?) Mrs. Nayda Santana

Have you previously been employed by us? NO If yes, give dates and position 10-24-25 any position

Are you related by blood or marriage to any member of the City Council or any person now employed with us? NO

If yes: Name _____ Relation _____

Have you ever been convicted or placed on probation for any criminal offense other than a traffic violation? No
When _____ Offense _____ Location _____
Disposition _____

Employment History

Starting with your most recent employer, provide the following information:

Employer	Telephone #	Dates Employed
		to
Street Address	City	Title
	State	
Immediate Supervisor		Salary
Description of Work		
Reason for Leaving		

Employer	Telephone #	Dates Employed
		to
Street Address	City	Title
	State	
Immediate Supervisor		Salary
Description of Work		
Reason for Leaving		

Employer	Telephone #	Dates Employed
		to
Street Address	City	Title
	State	
Immediate Supervisor		Salary
Description of Work		
Reason for Leaving		

Employment History (Continued)

Employer	Telephone #	Dates Employed	to
Street Address	City	State	Title
Immediate Supervisor	Salary		
Description of Work			
Reason for Leaving			

May we contact the Employers listed above? ☐ If not, indicate which ones you do not wish us to contact _____

Personal References (not former employers or relatives)

Name and Occupation	Address	Phone #	How long known
Dr.Songenette crossley	Temple, tx	254-421-0146	5yrs
Judy morales	Temple, tx	254-803-0930	5yrs
Kimberley Perez	Temple, Tx	254-444-3819	3yrs

Education

SCHOOL	Name and Address	Dates of Attendance	Degree	Area of Specialization
High School	Lockhart high school			
College				
Other	Umhb			Organizational leadership

Skills and Qualifications

List all licenses you hold: (Drivers, electrician, etc)

Type	License #	State	Expiration Date

Are there any other experiences, skills, or qualifications which you feel would especially fit you for work with our organization? I have been a stay home mother and i have worked in our church ministry for 20 yrs as a volunteer

I have also helped in the carenetwork and lulac committee

Applicant Statement

* I understand that false statements on this application shall be considered sufficient cause to eliminate me from further consideration for employment or for dismissal.

* If I am hired I understand that I am free to resign at any time, with or without cause, and with or without prior notice, and the employer reserves the same right to terminate my employment at any time, with or without cause and with or without prior notice, except as may be required by law. This application does not constitute an agreement or contract for employment for any specified period or definite duration. I understand that no supervisor or representative of the employer is authorized to make any assurances to the contrary, and that no implied oral or written agreements contrary to the foregoing express language are valid.

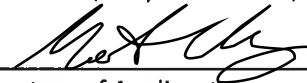
* I understand that if I am hired I will be required to provide proof of identity and legal authority to work in the United States and that federal immigration laws require me to complete an Employment Verification Form in this regard.

* I understand that employment is contingent upon passing a drug screening and Criminal History background check.

DO NOT SIGN UNTIL YOU HAVE READ THE ABOVE APPLICANT STATEMENT

I certify that the facts set forth in this Employment Application are true, complete, accurate and correct, and there are no omissions. You are hereby authorized to make any investigations to verify the accuracy of this information.

I have read, fully understand, and accept all terms of the forgoing Applicant Statement.



Signature of Applicant

10-24-2025

Date

City Of Morgan's Point Resort

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I do, for myself, my heirs, executors and administrators, hereby remise, release and forever discharge and agree to indemnify the City of Morgan's Point Resort, its officers, directors, employees and agents, and hold them harmless from and against any and all courses of actions, suits, liabilities, costs, debts and sums of money, claims and demands whatsoever including claims for negligence, gross negligence, and/or strict liability of the City of Morgan's Point Resort and any and all related attorneys' fees, court costs, and other expenses resulting from the investigation of my background in connection with my application to become an employee.

It is my understanding that the City of Morgan's Point Resort will rely on information provided by the Texas Department of Public Safety, Bell County, City of Morgan's Point Resort, and from the city that I currently, or have previously resided in. I understand that the City of Morgan's Point Resort will not release my record to me, nor discuss anything contained thereon with me, and that if I have questions regarding the information contained therein, I must contact the reporting agencies in order to clarify such information.

I understand that this form in no way constitutes legal advice, and that if I require any legal advice, it shall be obtained privately and at my own expense.

Printed Name	<u>Maria Alicia Martinez</u>
Other Names Used	<u></u>
Date of Birth	<u>[REDACTED]</u>
Cities residing in the past 5 years	<u>Morgan's Point, Tx</u>
DL #	<u>[REDACTED]</u>
	State <u>Tx</u>
 Applicant's Signature	<u>10-24-2025</u> Date
 Witnessed by (City Employee)	<u>10.24.2025</u> Date