



**CITY COUNCIL MEETING REGULAR SESSION
Tuesday, May 14, 2024, 6:00 PM**

MPR EVENT CENTER – 60 MORGAN’S POINT BLVD

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

1. Call to Order, Invocation, & Pledge of Allegiance

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 Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

a. Club and Organization Reports

3. Consent Agenda

All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember requests that an item be removed for separate discussion.

Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.

a. Approve April 9, 2024, Regular Session Minutes (**Page 4**)

b. Approve April 19, 2024, Special Session Minutes (**Page 13**)

c. Discuss and Consider - Approving Resolution 2024.05 appointing Ted Teegarden to EDC Board of Directors (**Page 15**)

d. Discuss and Consider - Resolution 2024.11 appointing Sharlet Sladeczek to Library Board (**Page 20**)

e. Discuss and Consider - Combining two lots into one on Dogwood Estate (**Page 22**)

Legal Description: MORGANS POINT RESORT SECTION 16, BLOCK 002, LOT 0012

Property ID: 76260

f. Discuss and Consider - Replat of McIntyre addition (**Page 29**)

Legal Description: MORGANS POINT RESORT SECTION 8A, BLOCK 013, LOT 0003

Property ID: 113928

[g.](#) Discuss and Consider - Replat of Gelzer property (*Page 36*)

Legal Description: A0812BC S P TERRY, ACRES 1.027

Property ID: 124341

[h.](#) Discuss and Consider - Replat of Ramba Subdivision (*Page 64*)

Legal Description: LAKEWOOD RANCHES SECTION TWO, BLOCK 001, LOT PT 18, (18, LESS E 110'), ACRES 4.19

Property ID: 12620

4. Committee Reports

[a.](#) Ladies Auxiliary Report

[b.](#) Economic Development Corporation Report

[c.](#) Library Board Report

[d.](#) Planning and Zoning Committee Report

[e.](#) Parks and Recreation Committee Report

[f.](#) Communications Department Report

5. Department Reports

[a.](#) Maintenance Department Report

[b.](#) Fire Department Report

[c.](#) Finance Department Report

[d.](#) Marina Department Report

[e.](#) Water Department Report

[f.](#) Code Enforcement Report

[g.](#) Police Department Report

6. Regular Agenda

[a.](#) Discuss and Consider - Selection of Mayor Pro-Tempore (*Page 139*)

[b.](#) Discuss and Consider - Resolution 2024.12, accepting Fiscal Year Ending September 30, 2021, Audit Report (*Page 140*)

[c.](#) Discuss and Consider - Road Study (*Page 143*)

[d.](#) Discuss and Consider - City Comprehensive Development Plan (*Page 144*)

[e.](#) Discuss and Consider - Approving Boy Scout Project (*Page 145*)

7. City Manager's Updates

- a. City Manager Transition

8. Items for Future Agendas

9. City Council Comments

10. Adjourn into Executive Session

The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

551.071 (Consultation with Attorney)

- a. Adjourn into Executive Session pursuant to Section 551.073 of the Texas Local Government Code to discuss a potential gift or real property to the City

11. Reconvene into Public Session

12. Adjournment

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

I certify that a copy of the __5-14-2024__ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the __5-10-2024__ at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request 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.

Camille Bowser, City Secretary



**CITY COUNCIL MEETING PUBLIC HEARING/REGULAR SESSION
Tuesday, April 09, 2024, 6:00 PM**

MPR EVENT CENTER – 60 MORGAN’S POINT BLVD

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

1. Call to Order, Invocation, & Pledge of Allegiance

Meeting called to order by Mayor Dennis Green at 6:03 PM

Invocation & Pledge of Allegiance given by Mayor Pro-Tem Roxanne Stryker

PRESENT

Dennis Green
Dorothy Allyn
Jimbo Snyder
Pat Clune
Roxanne Stryker
Stephen Bishop

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 Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

(Video 10:46)

Mike Hankins, 35 Tanyard Rd, MPR Tx - Offered his suggestion on the stop signs references on the agenda. Recommended Council look at the entrance to Oak Mont Park on Tanyard Road

Andrea Hankins, 35 Tanyard Rd, MPR Tx - Gave suggestion on stop sign placement at Oak Mont Park; Had questions about camping at Oakmont Park and voiced concerns on the City Council's transparency; which was clarified by fact by Interim City Manager, Uryan Nelson.

Denise Seibert, 114 Great West Lp, MPR Tx - Concerns expressed about streets flooding during hard or continuous rain on Cottonwood and North Point Roads.

Larry Hartman, 112 Great West Lp, MPR Tx - Commended Interim City Manager, Uryan Nelson, on getting the stairs completed at the MPR Marina.

Joelle Guzman, 22 Willow Run, MPR Tx, presented by Mayor Pro-Tem Stryker - Guzman thanked Council and Mayor for allowing her comments to be read: The Ladies Auxiliary, MPR BFD COPS & Robbers 5k will be held on April 13, 2024, beginning at 8:30am. Start and finish of race will be at Oakmont Park. Over 180 participants signed up. A thank you was given to Katrice Jackson, Fire Chief Vaszcoz, BJ Schieble, Police Chief Schuetze, Council and Volunteers

- a. Club and Organization Reports
- b. Discuss and Consider - Proclamation 20240409 National Volunteer Week

(Video 20:44)

- c. Police Chief Schuetze - Introduce new reserve officer and the pin Sergeant Newsom and Lieutenant Hodge

(Video 2:04)

Police Chief Schuetze -

Introductions: Officer Robert Porter, sworn in and pinned as new reserve officer. Officer Seth Ferris is also new and will be sworn in at a later time. There will be another officer's introduction and swearing on the morning of April 22nd, 2024, at the Public Safety Center.

Promotions: Officer Kyle Newson was promoted to Sergeant in October 2024 and was sworn in and pinned during this council meeting. Sergeant Todd Hodge was sworn in and pinned for his promotion to Lieutenant.

Proclamation read by Suzannah Bowden, Communication Coordinator and Staff Support.

3. Consent Agenda

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Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.

- a. Discuss and Consider - Approving Minutes from 3-12-24 Regular Session Council Meeting

(Video 24:30)

Motion made to approve minutes with corrections made

Motion made by Allyn, Seconded by Snyder.

Voting Yea: Clune, Stryker, Bishop

Passed

4. Committee Reports

(Video 24:33)

- a. Ladies Auxiliary Report

Read by Mayor Pro-Tem Roxanne Stryker

b. Economic Development Corporation Report

Linda Bridges - 3rd Saturday Market and Business Showcase

See Packet

c. Library Board Report

Pam Robinson - Elder Explorers, Everyone Can Draw, was a success. Next meeting is April 25, 2024, at Fellowship Baptist Church. There will be therapy dogs at the meeting.

See Packet

d. Planning and Zoning Committee Report

Rebecca Cooley - Commended her team on the decision made on staggered terms: Ken Hobbs, Les Minor, Eric Seeliger, and Lou Guillaud for volunteering to serve initial one year term and will be up for reappointment as of October 2024.

See Packet

e. Parks and Recreation Committee Report

Stephen Bishop - Will have committee information at a later date.

5. Department Reports

(Video 30:47)

a. Maintenance Department Report

Information given on new Work Order process

See Packet

b. Fire Department Report

See Packet

c. Finance Department Report

See Packet

d. Marina Department Report

See Packet

e. Water Department Report

See Packet

f. Code Enforcement Report

See Packet

g. Police Department Report

Coffee with the COPS, April 10, 2024, 7:00 AM. Meeting at Sol De Jalisco #4.

See Packet

6. Open Public Hearing

(Video 33:09)

Opened public hearing at 6:36 PM.

Chris Kalina, 31 Bluebonnet Lp, MPR Tx - Concerned about visitors using his property for parking or to drive on/through and concerned the property may have been rented prior to approval.

Andrea Hankins, 35 Tanyard Rd, MPR Tx - Questioned if there will be a representative to contact in reference to this rental.

7. Close Public Hearing

Closed public hearing at 6:39 PM

8. Regular Agenda

(Video 48:20)

- a. Discuss and Consider - Approving Specific Use/Short Term Rental request at 37 Bluebonnet Lp, MPR Tx 76513

Motion to approve Specific Use/Short Term Rental with 2 parking spaces, no limitation on rear parking as long as accessed from behind property on Buttercup Lp

Motion made by Snyder, Seconded by Allyn.
Voting Yea: Clune, Stryker, Bishop

Passed

- b. Discuss and Consider - Ordinance 2024.02; Placing additional stop signs at Bending Branch and Wills Point Way / Quitman Court

Motion to approve Ordinance 2024.02 with revisions reflected in the new Ordinance presented.

Motion made by Allyn, Seconded by Bishop.
Voting Yea: Snyder, Clune, Stryker

Passed

- c. Discuss and Consider - Approving \$50,000 T Mobile grant for the Economic Development Corporation Board

Motion made to approve authorizing EDC to apply for the T-Mobile Grant of \$50,000 for beautification in and around the Event Center with no City matching.

Motion made by Allyn, Seconded by Snyder.
Voting Yea: Clune, Stryker, Bishop

Passed

d. Discuss and Consider - Enterprise Fund Rates

Discussed at Council Workshop.

Council authorized staff to look at the 2024 Marina rates to include per-annum increase of less than 3%, locker rates, possible charge for trailer storage. Enterprise rates should be evaluated annually. Council would like head of water department to make recommendations on commercial, residential rates and fees. Following the last council meeting the city entered an agreement with a consultant to provide additional information on water rates. Tiered water rates will be considered. The Draught Contingency Rates should also be reevaluated in Chapter 13 of our ordinances.

e. Discuss and Consider - Summer Fest 2024

Councilmember Jimbo Snyder - Planning is underway. June 30, 2024, is proposed date of event.

f. Discuss and Consider - Beautification items such as entrance signs

Mayor Pro-tem, Roxanne Stryker - Considered refreshing existing signage or purchasing new signs

g. Discuss and consider - Resolution 2024.10 to re-appointment of Scott Fournier to EDC

Motion to approve Resolution 2024.10 to re-appointment of Scott Fournier to EDC

Motion made by Allyn, Seconded by Stryker.
Voting Yea: Snyder, Clune, Bishop

Passed

h. Discuss and Consider- Road Study

Cobb Fendley has signed the contract. Planning to mobilize this Friday. Residents will be notified when they will be in the city.

i. Discuss and consider- Audit update

No action at this time. Audit report draft has been received. A meeting will be scheduled to share findings with the council, dates will be discussed.

j. Discuss and Consider - Personnel Policy Update; Section 9- Leave

Motion made to table personnel policy until the May meeting as the policy needs a bit more work.

Motion made by Allyn, Seconded by Snyder
Voting Yea: Clune, Bishop, Stryker

k. Discuss and Consider - Resolution 2024.09 authorizing City Manager to apply for funding for equipment at Ansay Park in an amount does not exceed \$200,000(removed) with a match not exceed \$100,000.

Motion to approve Resolution 2024.09 with revisions

Motion made by Bishop, Seconded by Clune.
Voting Yea: Allyn, Snyder, Stryker

Item a.

Passed

9. City Manager's Updates

See Packet/Attached

- a. Update on Staff
- b. Project Updates
- c. Water Update
- d. Camping at Oakmont Park
- e. Budget Process
- f. Ansay Park

Items for Future Agendas

2023-2024 Workplan goals update

10. City Council Comments

11. Executive Session

The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

551.074 (Personnel Matters)

Postponed

- a. Discuss City Manager Recruitment/Applicants

12. Discussion of and possible action resulting from Executive Session.

13. Adjournment

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

Meeting adjourned at 7:20 PM

I certify that a copy of the ___4-9-2024___ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the ___4-5-2024___ at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the

meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request 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.

Camille Bowser, City Secretary

TO: CITY OF MORGAN’S POINT RESORT MAYOR AND COUNCIL

FROM: URYAN NELSON – INTERIM CITY MANAGER

SUBJECT: UPDATE

DATE: 4/9/2024

CC: FILE

This memo acts as a high-level summary for your informational purposes. If you desire greater detail than is offered here, do not hesitate to contact me, or set up a meeting.

Personnel:

On April 1, 2024, Suzannah Bowden started as the new Communications Coordinator and Staff Support staffer. An update from Chief Schuetze regarding staffing for the Police Department was sent to the council on April 8, 2024.

Project Updates:

(Carryover Information)

Update on Installation of Generator, EST 2, Lake Forest

At this time the city is waiting for the delivery of the generator before any additional work can be done on this project. Once the generator has been received, and ONCOR has installed the necessary service, this project will be close to complete.

FM 2483 Master Plan

Staff have reviewed a DRAFT of the FM 2483 Master Plan and provided feedback. Once we have the final document this will be shared with the council. At this time, the draft is not for public consumption.

(New Information)

City Comprehensive Plan

I am still working to get a DRAFT to the council, Planning and Zoning, and department heads for review and feedback. Once the draft is received it will be shared, as appropriate. After feedback is received, Colliers will make any necessary revisions before the public hearing and adoption of the plan.

Water Production Capacity

(Carryover information from last month)

As referenced in our last meeting, MPR recently had an inspection from TCEQ of our water supply. Following the inspection, we were notified that we needed to increase our production capacity based on the formula they use to determine need. I have contacted the City of Temple, the provider for our water, to see if they would be amenable to amending the contract we currently have with them for wholesale water; the response I received was that they do not wish to make any amendments to the contract at this time, but if we desired, they would meet with me to discuss short term options for an amendment. I will be scheduling a meeting with their Assistant City Manager to discuss this further in the next couple of weeks.

At this time, without being able to amend the contract with the City of Temple, my recommendation is to move forward with getting estimates to plan and install a well in the city to increase our water production capacity; this process could take between 3 and 5 years.

CTCOG staff are currently looking into different funding options for water delivery and once we have information about potential grants, that information will be shared. In addition to any grant funding that may be available, a well should be something we want to incorporate into the CIP.

(New Information)

Since the last council meeting, Jesse and I met with TCEQ to discuss the possibility, and process, for the city to request alternate capacity requirements. During this meeting Jesse provided records for the last 36 months to demonstrate that the city does not meet the need for the currently required capacity. Once all documentation has been gathered for this application it will be submitted, via mail, which is the only way they accept applications. If the city is granted alternate capacity requirements, the production capacity will be reevaluated at every inspection but the alternate capacity requirements will not change until we reach the threshold that will be set by the TCEQ Commission; this will also bring us into compliance.

Camping at Oakmont Park

Currently we do not allow overnight camping at Oakmont Park. A sit is permitted by the USACE, I would like to look into the possibility of authorizing people to camp at Oakmont Park for a fee. My thought would be that we would allow tent/ primitive camping at first, and then, if there is a desire to expand, we could possibly look into allowing RV camping. This is the first time this has been brought up since I have been serving the city but think a conversation on this may be warranted.

Budget Process

Staff have started the planning process for the upcoming budget cycle. There was a workshop held for the CIP and FARF; if you have any recommendations for the CIP/ FARF please send those to me so we can get those incorporated. Staff will also be drafting a schedule for the budget and will be sending that out for your consideration and feedback once it is complete.

Ansay Park

An email was sent to the council describing the state of the equipment at Ansay Park, as well as information on what actions staff would be taking to remedy these concerns.

Miscellaneous

(Carryover Information)

City staff and volunteers have worked hard to get the online work order system up and running. The page to submit requests can be found on our home page. These requests can be completed and submitted online and then will be sent to the appropriate department head. As this is a new system, we are still working through some of the bugs. If citizens have submitted a request, and have not heard back, please have them email me so I can follow up. It looks like some requests are being sent to junk/ spam folders in the city's email system.

A new discussion board has been created for members of the council and select staff to address topics. This discussion board is meant to allow members to discuss topics openly, not in a meeting, while allowing citizens to see the conversation. Citizens are not permitted to provide input on the discussion board per open meetings act requirements.

(New Information)

In April we will be hosting an appreciation lunch for all the city volunteers. As the date for this event gets closer and we have additional information to share, staff will share that on our city website and through our social media channels.



**CITY COUNCIL SPECIAL SESSION
Friday, April 19, 2024, 5:00 PM**

MPR EVENT CENTER – 60 MORGAN’S POINT BLVD

1. Call to Order

Meeting called to order at 5:00 PM by Roxann Stryker, Mayor Pro-Tem

PRESENT

- Dorothy Allyn
- Jimbo Snyder
- Pat Clune
- Roxanne Stryker
- Stephen Bishop
- Uryan Nelson
- Dennis Baldwin

ABSENT

- Dennis Green

2. Announcement and Citizen Comments

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N/A

3. Adjourn into Executive Session

The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

Adjourned into Executive Session at 5:01 PM

- a. 551.074 (Personnel Matters) Consideration of hiring the City Manager

4. Reconvene into Public Session

MINUTES

Reconvened into Public Session at 5:15 PM

- a. Discussion of and possible action resulting from Executive Session

Employment contract agreement between the City of Morgan's Point Resort and Dennis Baldwin

Motion made to accept contract with the adjustments discussed during the Executive Session

Motion made by Allyn, Seconded by Bishop.

Voting Yea: Snyder, Clune, Stryker

Passed

5. Consider approval of employment contract for Dennis Baldwin as City Manager

Dennis Baldwin approved to be City of Morgan's Point Resorts' City Manager

6. Adjournment

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

Meeting adjourned at 5:15 PM

- 7. I certify that a copy of the 4-19-24 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 4-16-24 at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request 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.

Camille Bowser, City Secretary

Morgan's Point Resort Economic Development Corporation

Board of Directors Application

Name Edward (Ted) Teegarden Phone number 254-613-0616
 Address 30 Morgans Point Blvd.
 Email ted.teegarden222@gmail.com

Briefly describe why you would like to join our Board of Directors.

- I would like to use my skills and experience to help give back to the city any way I best can, to keep MPR the great place it is.

Which of your skills would be beneficial to the Board of Directors?

- Construction / Civil engineering degree
 - 30 years construction experience (mostly highway/civil)
 - 5 years land development experience
 - 5+ years local business owner
 10+ years MPR resident

Signature

Edward Teegarden

Date

1/22/24

**Please return completed application to MPR City Hall: 8 Morgan's Point Blvd (Attn: Linda Bridges)

AGENDA

Morgan's Point Resort, Texas
Economic Development Corporation

February 1, 2024

Regular Meeting 5:30 PM to 6:00 PM
Sol de Jalisco Restaurant, 1680 Morgan's Point Road

The citizen comment section of the meeting is for citizens to address the EDC (as a whole). Because these are comments from the public and not a specific Agenda item, members can defer to the EDC President to take an appropriate action or request that the item be included on the next available Agenda. The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance.

****Agenda referenced documents (approved & draft) can be viewed at <https://mpr-edc.org> (Agendas and Minutes)*

CALL TO ORDER & QUORUM – Linda Bridges

ANNOUNCEMENTS AND CITIZEN COMMENTS

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

- a) **Motion** to recommend to City Council the appointment of Ted Teegarden to serve on the MPR EDC Board of Directors. (Term expires December 31, 2025)

ITEM #2 OLD BUSINESS Discussion and Possible Action Items

ITEM #3 BOARD MEMBER REPORTS AND ANNOUNCEMENTS

ITEM #4 BRIEFING BY CITY MANAGER/ASSISTANT MANAGER/CFO

ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

- a) Project ideas offered by residents (digital signs @ city entrances; EV charging station)

ITEM #6 ADJOURNMENT- **Motion** to adjourn @ _____

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, this agenda was posted for public information at least 72 hours preceding the scheduled time of the meeting at Morgan's Point Resort Community Center, 60 Morgan's Point Blvd, Morgan's Point Resort by the 29th day of January 2024 by 5:30 p.m. and remained posted until said meeting was convened. In compliance with the Americans with Disabilities Act, the City of Morgan's Point Resort will provide for reasonable accommodations for persons attending Economic Development Corp. meetings. Request for accommodations must be made to the City Secretary by calling at (254) 742-3206 forty-eight (48) hours prior to the meeting. Agendas are posted on the Internet Website at www.morganspointresorttx.com.

Linda J Bridges

Linda Bridges, EDC President

EXECUTIVE SESSION

The Board reserves the right to adjourn into executive session at any time as authorized by Texas Local Government Code Sections:

- 551.071 (Consultation with Attorney)
- 551.072 (Deliberations about real property)
- 551.073 (Deliberations about Gifts and Donations)
- 551.074 (Personnel Matters)
- 551.076 (Deliberations about security devices)
- 551.087 (Economic Development)

REFERENCE INFORMATION

WORK PLAN

1. Commercial Property Development
2. Maximize City Assets
3. Business Development
4. Revenue Diversification
5. Community Outreach
6. Risk Management Policy
7. Annual Report to City Council

ONGOING PROJECTS & IDEAS ON HOLD

- a) IRS \$5,000 penalty for failure to file for tax exempt status in 2011
- b) Tiny Business Village
- c) Saturday Pop Up Market & Business Showcase (April-June)
- d) Event Center Curb Appeal Project (April)
- e) Entrepreneurial Ecosystem Development Plan
- f) Lakeside Write-Up Newsletter and Community Outreach Events
- g) Nomination for Development District of Central Texas (DDCT) Board of Directors Position
- h) Committees Formed
- i) “Mpretty” Beautification Initiative
- j) Home Based Businesses (On hold)
- k) Entrepreneurial Facility (Makerspace) (On hold)
- l) Open New Business Checking Account
- m) EDC and City Council Joint Workshop (April)

CALENDAR

- October 1- Start of fiscal year; Liability insurance renews (City of Morgan’s Point Resort Policy)
- October- (every 4 years) Texas Secretary of State Periodic Report of a Nonprofit Corp. (last filed 10.26.22)
- October- Annual Risk Management Review in preparation of annual work plan
- October- EDC Motion to reappoint Directors- terms expire in December.
- October 15 +/- Financial information submitted to CPA for Annual Compilation
- December 31
- Report to City Council to reappoint Directors- terms expire
 - Submit Copy of CPA’s Financial Compilation to City Council 90 days after end of fiscal year (Sept 30)
- January
- Annual Report due to City Council (FY23 report included in Jan 9, City Council packet)
 - Election of officers at annual meeting (by practice, elections have been held at the January meeting)
- February 15- Deadline for Initial 990 Tax return ***can file for extension to August 15
- April- 1- Deadline for Texas Comptroller Reports (FY23 filed on Jan 3, 2024)
- EDC Objectives
 - Revenue & Expenditures
 - Breakdown of Expenditures
 - List of Corporate Assets
- May 1- Report of Chapter 380 Agreements
- August 1- Deadline for Proposed Budget & Work Plan to City Council
- August 15- Deadline for Extended 990ez tax return
- September 30- End of fiscal year

*Statement of Cash Flow submitted to EDC Board of Directors and City on a monthly basis

*Board meetings/workshops schedule (October, January, April & July) Third Thursday from 11:30 AM-1:00 PM @ Garrett & Mic Hill Event Center (60 Morgan’s Point Blvd.)- Quorum needed (4)

*Monthly Board meeting risk assessment of one risk area (legal, operational, financial, technology, grants, regula EDC reputation, EDC projects, owned property, interns/staff, associations) ***recommend Risk Assessment at each Regular Meeting

Item c.

CONCERNS & Follow up required

1. MPR EDC is incorrectly classified by the Texas Secretary of State as an “Industrial Development Corporation”- (Texas Code 2303.510- is created for use by an enterprise zone.) MPR EDC Filing #801379857.
2. Does MPR EDC need Directors and Officers insurance?
3. IRS \$5,000 penalty for failure to file for non profit status in 2011. (IRS asked for another 60 days to review- March 15 +/-1. Late filing of 990ez tax forms was abated by the IRS.
4. Kleypas Kiddieland Park- How to transfer assets to City?
5. Locate original paperwork (Articles of Organization, Authorization of ¼% Sales Tax)
6. Amend Articles of Organizaiton and Bylaws to add reference to new 501 (c) 4 federal tax exempt status
7. Risk Management Policy

RESOLUTION 2024.05

A RESOLUTION OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING 1 (One) DIRECTOR TO THE ECONOMIC DEVELOPMENT BOARD.

WHEREAS, a vacancy has become available

WHEREAS, the Economic Development Board has recommended the appointment of *TED TEEGARDEN* to serve a two year term,

WHEREAS, *TED TEEGARDEN* has expressed a desire and willingness to serve the open position on the Board and is willing to accept the appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY TEXAS, THAT:

Section 1. *That the matter and facts recited in the preamble hereof are found and determined to be true and correct.*

Section 2 . *TED TEEGARDEN is appointed to serve as Board director on the Economic Development Board, with term beginning in January and term ending December 31, 2025.*

PASSED AND APPROVED THIS _____ DAY OF _____ 2024, BY ____ (ayes) to ____ (nays) with no abstentions by a vote of the City Council of the City of Morgan’s Point Resort, Texas.

Dennis Green, Mayor
City of Morgan’s Point Resort, Texas

ATTEST:

Camille Bowser, City Secretary City
of Morgan’s Point Resort, Texas

Neal Potts, City Attorney
City of Morgan’s Point Resort, Texas



MARY RUTH BRIGGS LIBRARY
8 Morgan's Point Blvd.
Morgan's Point Resort, TX 76513-6438
www.morganspointresort.com
Library@mprtx.us

April 24, 2024

Morgan's Point Resort
Attn: City Council
8 Morgan's Point Blvd.
Morgan's Point Resort, TX 76513

Dear Honorable Mayor and City Council Members:

The library would like to recommend the appointment of Sharlet Sladacek to fill the vacancy of the Treasurer board position.

Sharlet is a longtime resident of Morgan's Point and has been a volunteer with the library for a number of years. She is also an active volunteer with Christ the King Catholic Church and several different non profit organizations in the area. Thankfully she is proficient with the Excel program as she used it in her work at RVOS Insurance prior to her retirement and continues to use it with her volunteer work at the church.

Sharlet is happy to accept this nomination. Her term would be effective upon your approval of her appointment.

Please approve Ms. Sladacek's appointment as Treasurer for the library's board.

Thank you for your consideration.

Sincerely,

Pam Robinson
Chairperson
Mary Ruth Briggs Library Committee

RESOLUTION 2024.11

A RESOLUTION OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING 1 (One) MEMBER TO THE MARY RUTH BRIGGS LIBRARY BOARD.

WHEREAS, due to the resignation of Library member, Joe Stanfield, term,

WHEREAS, the Library Committee has recommended the appointment of *SHARLET SLADECEK* to serve the 2-year term,

WHEREAS, *SHARLET SLADECEK* has expressed a desire and willingness to continue to serve his position on the Board and is willing to accept the appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY TEXAS, THAT:

Section 1. *That the matter and facts recited in the preamble hereof are found and determined to be true and correct.*

Section 2 . *SHARLET SLADECEK has been appointed to serve as Committee member on the Library Committee, with term beginning in May and term ending May 31, 2025.*

PASSED AND APPROVED THIS _____ DAY OF _____ 2024, BY ____ (ayes) to ____ (nays) with no abstentions by a vote of the City Council of the City of Morgan’s Point Resort, Texas.

Dennis Green, Mayor
City of Morgan’s Point Resort, Texas

ATTEST:

Camille Bowser, City Secretary
City of Morgan’s Point Resort, Texas

Neal Potts, City Attorney
City of Morgan’s Point Resort, Texas

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

July 18, 2023

Surveyor's Field Notes for:

0.4697 ACRE, situated in the **ELIAS TUTTLE SURVEY, ABSTRACT 835**, Bell County, Texas, embracing all of Lots 12, 13, and 14, Block 2, Morgan's Point Resort City, Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the south line of Dogwood Court, being the northeast corner of said Lot 14, same being the northwest corner of Lot 15, of said Block 2, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said Lot 15, **S 10°22'36" W – 90.40'**, to a 5/8" iron rod found on a north line of an Easement Green, being the southeast corner of said Lot 14, same being the southwest corner of said Lot 15, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the northern line of said Easement Green, being on a curve to the left, an arc distance of **71.61'**, a radius of **264.48'**, a delta angle of **15°30'46"**, and a long chord which bears **N 87°32'30" W – 71.39'**, to a 5/8" iron rod found at the beginning of a curve to the left, being the south line of said Lot 13;

THENCE, in a southerly direction, with said curve to the left, being the northern line of said Easement Green, an arc distance of **38.22'**, a radius of **50.00'**, a delta angle of **43°47'48"**, and a long chord which bears **S 63°41'16" W – 37.30'**, to a 5/8" iron rod found at the beginning of a curve to the right, being the southwest corner of said Lot 13, same being the southeast corner of said Lot 12;

THENCE, continuing in said southerly direction, with said curve to the right, being the northern line of said Easement Green, an arc distance of **83.45'**, a radius of **150.00'**, a delta angle of **31°52'27"**, and a long chord which bears **S 56°26'01" W – 82.37'**, to a 5/8" iron rod found at the southwest corner of said Lot 12, same being the southeast corner of Lot 11, of said Block 2, for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said Lot 11, **N 17°26'59" W – 99.95'**, to a 5/8" iron rod found at the northwest corner of said Lot 12, same being the northeast corner of said Lot 11, for the most westerly northwest corner of the herein described tract;

THENCE, in a northeasterly direction, with a curve to the left, being the south line of said Dogwood Court, an arc distance of **39.48'**, a radius of **50.00'**, a delta angle of **45°14'19"**, and a long chord which bears **N 49°48'30" E – 38.46'**, to a 5/8" iron rod with cap stamped "ACS" set at the beginning of a curve to the right;

Surveyor's Field Notes for **0.4697 ACRE** cont.:

THENCE, continuing in said northeasterly direction, with said curve to the right, being the south line of said Dogwood Court, an arc distance of **27.07'**, a radius of **34.50'**, a delta angle of **44°57'23"**, and a long chord which bears **N 49°48'32" E – 26.38'**, to a 5/8" iron rod found at the beginning of a curve to the right, being the northeast corner of said Lot 12, same being the northwest corner of said Lot 13;

THENCE, in an easterly direction, with said curve to the right, being the south line of said Dogwood Court, an arc distance of **172.14'**, a radius of **354.48'**, a delta angle of **27°49'26"**, and a long chord which bears **N 86°23'13" E – 170.46'**, to the **POINT OF BEGINNING** and containing 0.4697 Acre of Land.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001419032, scaled about CP-100 (N:10,396,378.227 E:3,199,012.228).

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

Surveyed September 27, 2021

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600

server/projects /pro230000/230700/230731/230731.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

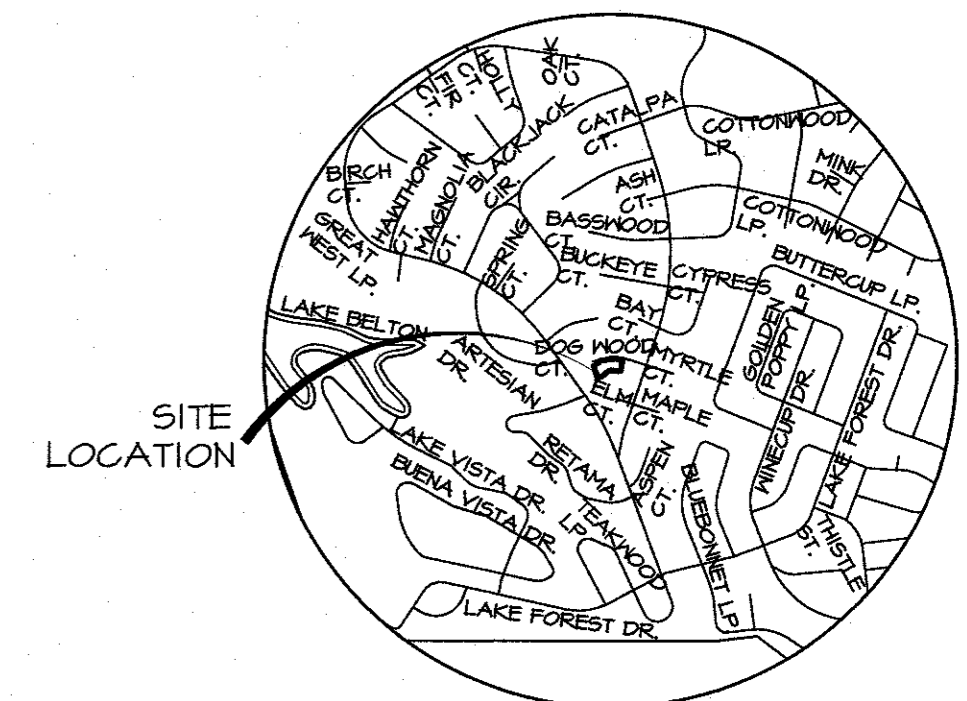
STATE OF TEXAS
 COUNTY OF BELL

DAVID POWELL, OWNER OF THE 0.4697 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DOGWOOD ESTATE, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

FINAL PLAT of DOGWOOD ESTATE

A subdivision in the City of Morgan's Point Resort, Bell County, Texas.

Being 0.4697 ACRE, situated in the ELIAS TUTTLE SURVEY, ABSTRACT 835, Bell County, Texas, also being a replat of LOTS 12, 13, and 14, BLOCK 2, Morgan's Point Resort City Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.



VICINITY MAP
-N.T.S.-

DAVID POWELL

STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DAVID POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY
 PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE: _____
 BELL COUNTY PUBLIC HEALTH DISTRICT

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, Dennis Green, Mayor of the City of Morgan's Point Resort, Texas, do hereby certify that this plat meets the subdivision requirements of the City of Morgan's Point Resort, Texas, and has been duly accepted by the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor

Ophelia Rodriguez, City Secretary

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

Notary Public, State of Texas

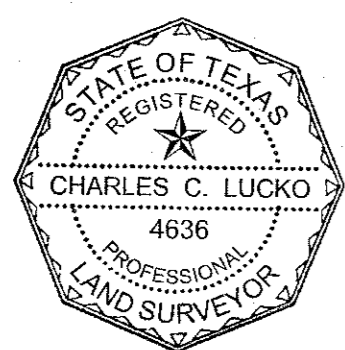
AFFIDAVIT:
 THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2024 A. D.

BY: _____
 BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
 COUNTY OF BELL

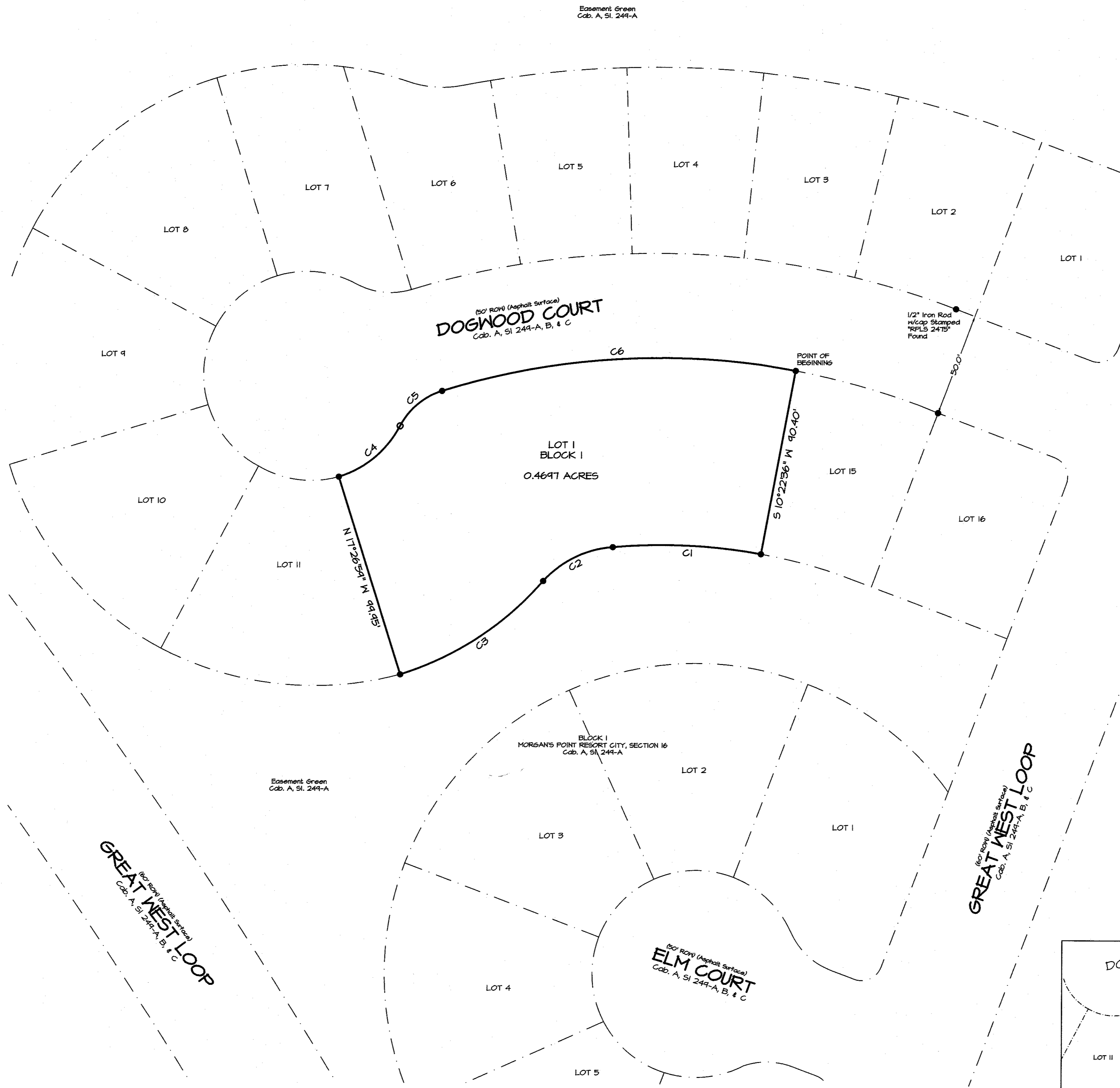
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



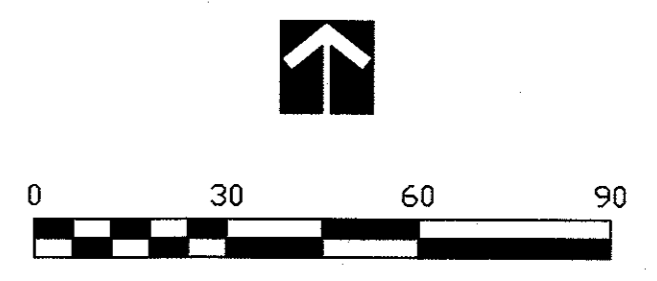
Charles C. Licko
 CHARLES C. LICKO, R.P.L.S.
 REGISTRATION NO. 4636

DATE SURVEYED: SEPTEMBER 27, 2021

RECORDATION INFORMATION:
 FILED FOR RECORD THIS _____ DAY OF _____, 2024.
 IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	264.48'	11.54'	11.54'	N 87°52'30" W	15°30'46"
C2	50.00'	35.22'	31.50'	S 63°41'06" W	43°47'46"
C3	150.00'	83.45'	82.57'	S 56°26'01" W	31°52'27"
C4	50.00'	34.48'	36.46'	N 44°48'30" E	45°14'19"
C5	34.50'	27.07'	26.35'	N 44°48'32" E	44°57'25"
C6	354.48'	172.14'	170.46'	N 86°23'13" E	27°44'26"

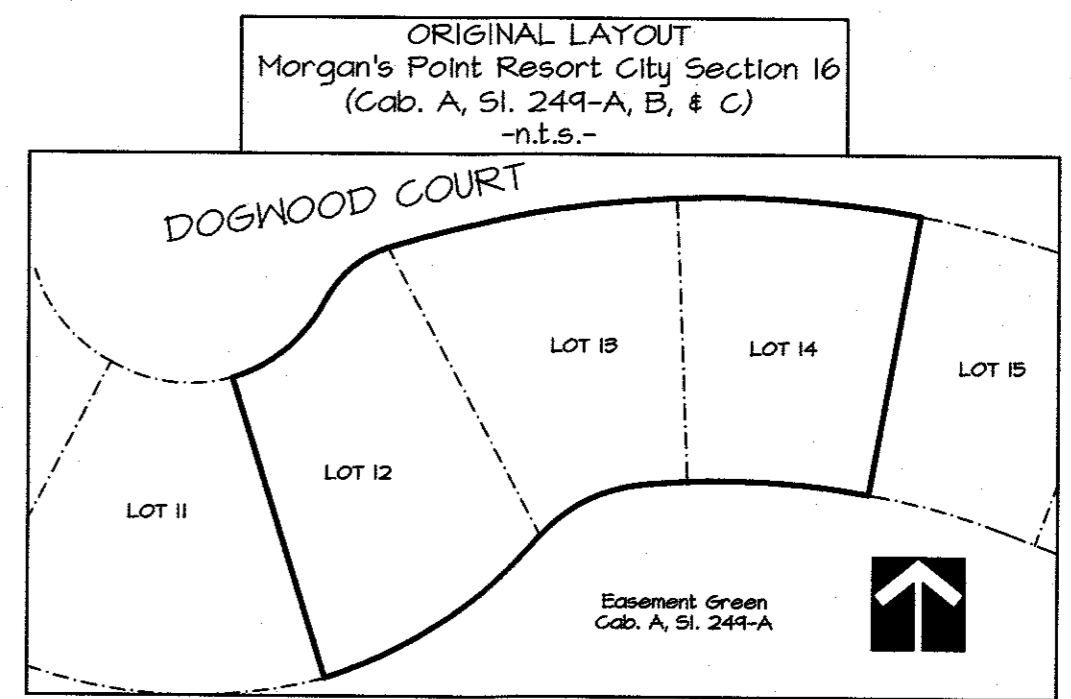


● 5/8" Iron Rod Found
(Unless otherwise Stated)

This subdivision is subject to all general notes and restrictions appearing on the plat of Morgan's Point Resort City Section 16 recorded in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.000149032, scaled about CP=100 (N10,346,319.221 E,3,449,012.226).

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0175E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



FINAL PLAT OF DOGWOOD ESTATE

A subdivision in the City of Morgan's Point Resort, Bell County, Texas.
 Being 0.4697 ACRE, situated in the ELIAS TUTTLE SURVEY, ABSTRACT 835, Bell County, Texas, also being a replat of LOTS 12, 13, and 14, BLOCK 2, Morgan's Point Resort City Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.

Plot Date: 03-22-2024
 Survey completed: 09-27-2021
 Scale: 1" = 30'
 Job No.: 230131
 Dwg No.: 230131
 Drawn by: JSM
 Surveyor: CCL # 4636

Copyright 2024 All County Surveying, Inc.

BELL COUNTY PUBLIC HEALTH DISTRICT
ON-SITE WASTEWATER DIVISION

March 28, 2024

David Powell
909 Prairie Ave.
Cleburn, TX 76033

RE: Subdivision Evaluation – Dogwood Estates

This department makes the following report concerning Dogwood Estates Subdivision. This subdivision is located on Dogwood Court in Belton, TX. This single-family residential subdivision consists of one (1) lot with a total of 0.4697 acres. Three small lots will be combined into a larger building site. The proposed septic design provided is utilizing spray irrigation as disposal. The home consists of 3-bedrooms with 2,135 square feet of living area and a total of 3,961 square feet of drainfield. Please see the attached proposed septic design.

The soil in this subdivision is Eckrant. The Eckrant series consists of well drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock.

System Type: This site has a surface application system that has been proposed.

The aforementioned specifications are based on the assumption that soil conditions will not vary widely from the soil type mentioned. In the event different soil conditions are encountered having seeps or slower percolation rates, these standards would be modified accordingly. Such variations and modifications can be discussed and coordinated with this department at the time an individual septic system permit is obtained.

This office reserves the right not to issue permits for On–Site Wastewater Systems if they fail to meet state rules.

The Morgan's Point Resort Water Supply Corporation will serve this subdivision.

If more information is needed or if this department can be of any further service to you, please contact our office at (254) 532-9800 ext. 1107.

Sincerely,



Kent Stephens, R.S.
On-Site Wastewater Division

WITNESS THE EXECUTION HEREOF, on this ____ day of _____, 2024.

BY: _____
David Powell

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF BELL)

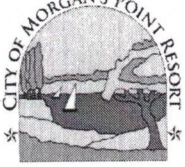
BEFORE ME, the undersigned authority, on this day personally appeared **David Powell**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:
ALL COUNTY SURVEYING, INC.
4330 South 5th Street
Temple, Texas 76502**

MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

Item e.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: Dogwood Estate Date Submitted: _____

Existing Lot Count: 3 Proposed Lot Count: 1 Acreage: 0.4697

Site Address or General Location: 9 Dogwood Court

Reason for Amendment/
Description of Subdivision: Combining three lots to one for additional buildable space.

Zoning Classification: _____ Existing Land Use: _____

Location in Overlay District? Yes No

Owner Information /Authorization:

Property Owner: David Powell

Address: 909 Prairie Avenue Cleburne TX 76033

Phone: (254) 640-5617 E-mail: davidlpowell2022@gmail.com

Developer: _____

Address: _____

Phone: _____ E-mail: _____

Engineer/Surveyor: All County Surveying, Inc.

Address: 4330 South 5th Street Temple Texas 76502

Phone: (254) 778-2272 E-mail: justin@allcountysurveying.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

David Powell

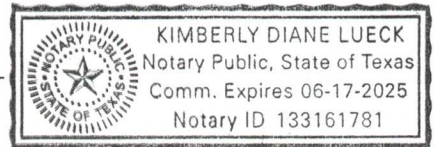
David Powell

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this 9 day of April, 2024

My Commission Expires: 6/17/25



Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: _____ Receipt #: _____

Received By: _____ Case #: _____

City Manager Reviewed: _____

- Minor Plan
- General Plan

STATE OF TEXAS
COUNTY OF BELL

BEING a 0.3368 acre tract of land situated in the David Cumpton Survey, Abstract 210, being all of Lot 1, Lot 2 and Lot 3, Block 13, of Morgan's Point Resort City, Section 8-A, an addition within the City of Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, being all of that land described in deed to Roy Harrison McIntyre and Aline Botelho Barcellos McIntyre, described in Document No. 2024006868, recorded on February 20, 2024 and in Document No. 2024010544, recorded on March 12, 2024, and further described as follows:

COMMENCING at a 5/8" iron rod found at the northwest corner of Lot 4, Block 13 of said Section 8-A; THENCE South 8° 04' 00" West (basis of bearings used), 70.00 feet along the west line of said Lot 4 to the northwest corner of Lot 3 and the POINT OF BEGINNING, from which a steel spike found bears South 76° 17' 24" East, 0.08 feet;

THENCE South 81° 56' 00" East, 70.00 feet along the north line of said Lot 3 to the northeast corner of said Lot 3, from which a 5/8" iron rod found bears North 70° 27' 36" East, 0.63 feet;

THENCE South 8° 04' 00" West, 209.60 feet along the east line of said Lot 3, Lot 2 and Lot 1, to the southeast corner of said Lot 1, from which a 5/8" iron rod found bears South 79° 07' 25" East, 0.69 feet;

THENCE North 81° 56' 00" West, 70.00 feet along the south line of said Lot 1 to the southwest corner of said Lot 1, from which a 5/8" iron rod found, 0.2' up, bears North 81° 06' 55" East, 0.17 feet;

THENCE North 08° 04' 00" East, at 70.00 feet passing a 5/8" iron rod found, a total distance of 209.60 feet along the west line of said Lot 1, Lot 2 and Lot 3 to the POINT OF BEGINNING and containing 0.3368 acre of land

according to a field survey by Jarrod R. Schnell, RPLS No. 6869 for True North Land Surveying, LLC (FIRM#10194671) completed February 3, 2024. References to recorded documents are those of the Official Public Records of Bell County Texas. A survey plat accompanies this description.

PRELIMINARY

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Jarrod R. Schnell, RPLS No. 6869, State of Texas

FINAL PLAT of MCINTYRE ADDITION

0.3368 ACRE, situated in the DAVID CUMPTON survey, Abstract 210, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 1, LOT 2 and LOT 3, BLOCK 13, MORGAN'S POINT RESORT CITY, SECTION 8-A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas.

COUNTY OF BELL
STATE OF TEXAS

ROY HARRISON MCINTYRE AND ALINE BOTELHO BARCELLOS MCINTYRE, OWNER OF THE 0.3368 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MCINTYRE ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ROY HARRISON MCINTYRE ALINE BOTELHO BARCELLOS MCINTYRE

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROY HARRISON MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ALINE BOTELHO BARCELLOS MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

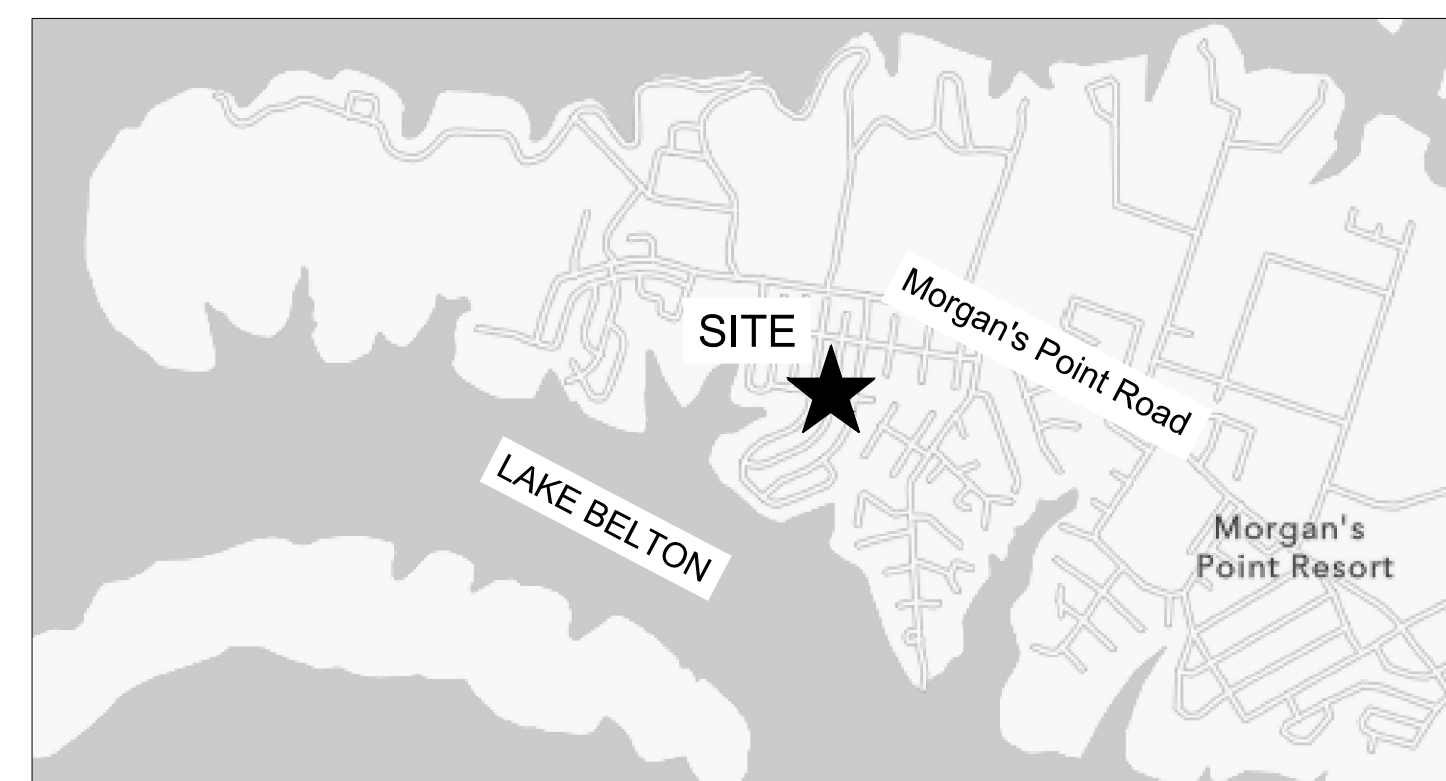
SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

PRELIMINARY
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JARROD RICHARD SCHNELL, RPLS NO. 6869
DATE OF SURVEY: FEBRUARY 3, 2024



VICINITY MAP
N.T.S.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

DENNIS GREEN, MAYOR

CAMILLE BOWSER, CITY SECRETARY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

OWNERS:

ROY HARRISON MCINTYRE & ALINE BOTELHO BARCELLOS MCINTYRE

LOTS - ONE (1)

BLOCKS - ONE (1)

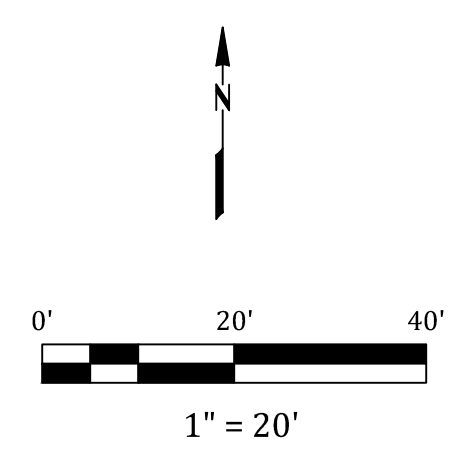
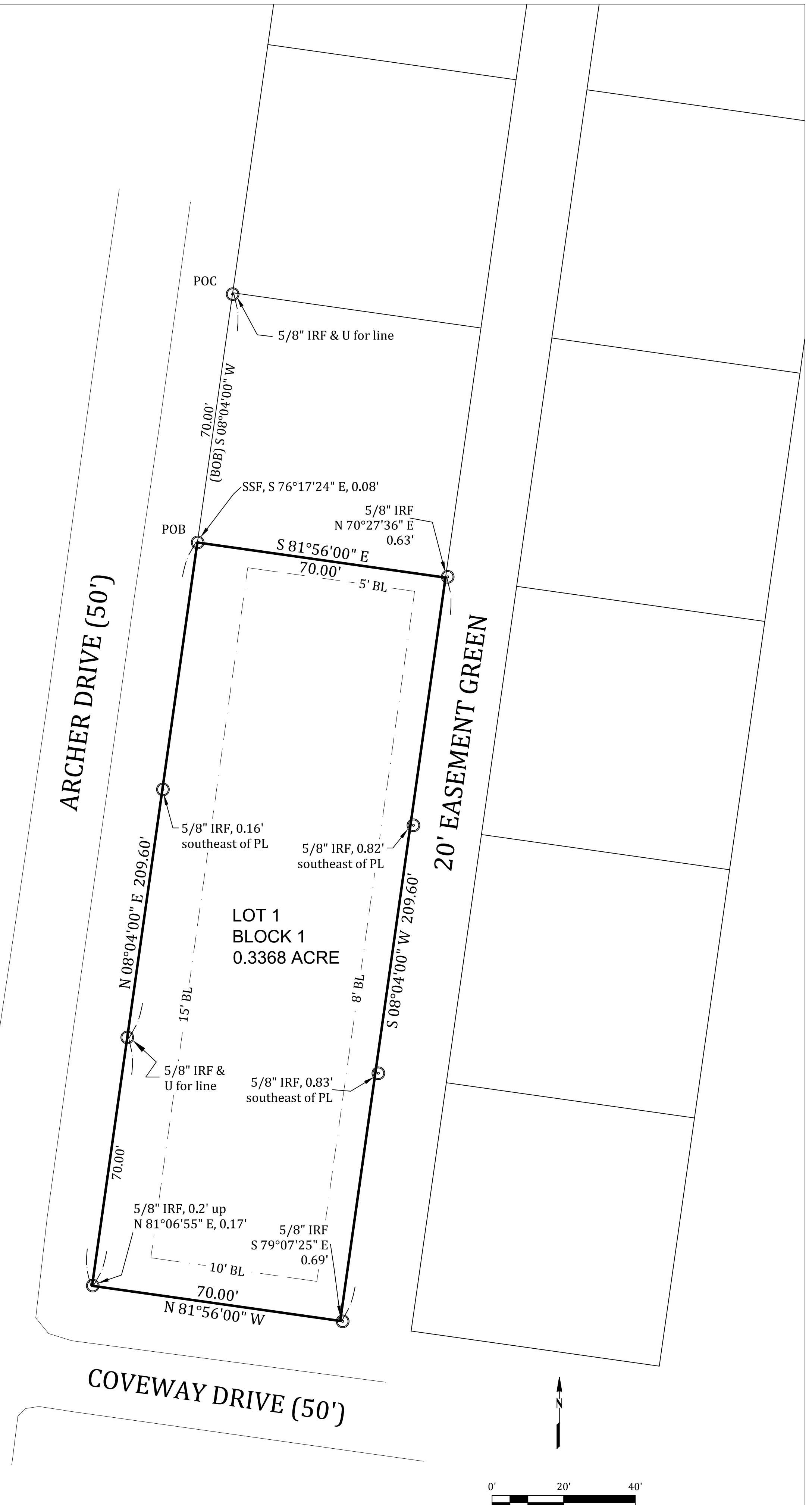
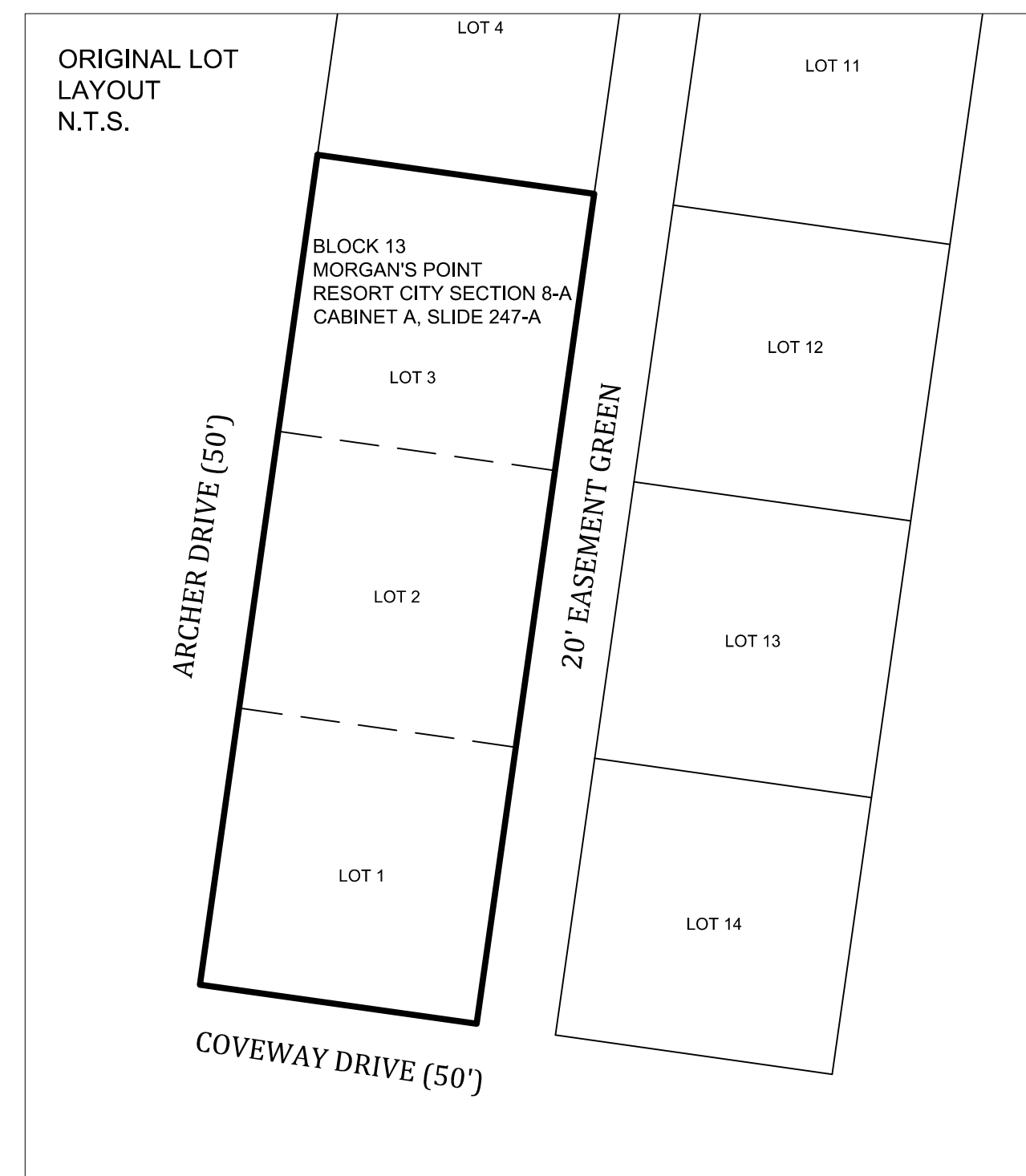
AREA - 0.3368 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 8-A, RECORDED IN CABINET A, SLIDE 247-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48027C0175E DATED 9/26/2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT O THE PART OF THIS SURVEYOR OR COMPANY.

LEGEND

PL - Property Line M - Measured U - Used F - Found BOB - Basis of Bearings BL - Building Line IRF - Iron Rod Found
POC - Point of Commencement POB - Point of Beginning Survey Monument F as noted SSF - Steel Spike Found



FILED FOR RECORD this _____ day of _____, _____.

Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

True North Land Surveying LLC
4801 Cinnamon Stone Dr. Killeen, TX 76542
440-822-5707 Firm #10194671
www.TrueNorthSurveyingTX.com

MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

Item f.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: MCINTYRE ADDITION _____ Date Submitted: 4/1/2024 _____

Existing Lot Count: 3 Proposed Lot Count: 1 Acreage: 0.3368

Site Address or General Location: 13 South Archer through 9 South Archer Dr

Reason for Amendment/
Description of Subdivision: Combining lots to build house & OSSF

Zoning Classification: Residential Existing Land Use: Undeveloped.

Location in Overlay District? Yes No

Owner Information /Authorization:

Property Owner: Roy H McIntyre and Aline Barcellos McIntyre

Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546

Phone: 281 932-1472 E-mail: afamiliamcintyre@gmail.com

Developer: Aline Barcellos McIntyre

Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546

Phone: 281 932-1472 E-mail: alinebarcellos82@gmail.com

Engineer/Surveyor: Jarrod Schnell (True North Land Surveying LLC

Address: 4801 Cinnamon Stone Drive , Killeen, Texas 76542

Phone: (440) 822-5707 E-mail: surveyor6869@gmail.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

Aline Barcellos McIntyre _____

Printed Name of Owner

Owner Signature

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

My Commission Expires: _____

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: 4/1/24 Receipt #: _____

Received By: R Jackson Case #: _____

City Manager Reviewed: _____



Minor Plan



General Plan

STATE OF TEXAS
COUNTY OF BELL

BEING a 0.4493 acre tract of land situated in the David Cumpton Survey, Abstract 210, being all of Lot 1, Lot 2, Lot 3 and Lot 4, Block 13, of Morgan's Point Resort City, Section 8-A, an addition within of Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, being all of that land described in deeds to Roy Harrison McIntyre and Aline Botelho Barcellos McIntyre, described in Document No. 2024006868, recorded on February 20, 2024, in Document No. 2024010544, recorded on March 12, 2024, and in Document No. 2024017883, recorded on April 29, 2024, and further described as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of Lot 4, Block 13 of said Section 8-A;

THENCE South 81° 56' 00" East, 70.00 feet along the north line of said Lot 4 to the northeast corner of said Lot 4, from which a 5/8" iron rod found bears North 62° 09' 49" East, 0.56 feet;

THENCE South 8° 04' 00" West, 279.60 feet along the east line of said Lot 4, Lot 3, Lot 2 and Lot 1, to the southeast corner of said Lot 1, from which a 5/8" iron rod found bears South 79° 07' 25" East, 0.69 feet;

THENCE North 81° 56' 00" West, 70.00 feet along the south line of said Lot 1 to the southwest corner of said Lot 1, from which a 5/8" iron rod found, 0.2' up, bears North 81° 06' 55" East, 0.17 feet;

THENCE North 08° 04' 00" East (basis of bearings used), at 70.00 feet passing a 5/8" iron rod found, a total distance of 279.60 feet along the west line of said Lot 1, Lot 2, Lot 3 and Lot 4 to the POINT OF BEGINNING and containing 0.4493 acre of land according to a field survey by Jarrod R. Schnell, RPLS No. 6869 for True North Land Surveying, LLC (FIRM#10194671) completed February 3, 2024. References to recorded documents are those of the Official

Public Records of Bell County Texas. A survey plat accompanies this description.

PRELIMINARY

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Jarrod R. Schnell, RPLS No. 6869, State of Texas

FINAL PLAT of MCINTYRE ADDITION

0.4493 ACRE, situated in the DAVID CUMPTON survey, Abstract 210, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 1, LOT 2, LOT 3 and LOT 4, BLOCK 13, MORGAN'S POINT RESORT CITY, SECTION 8-A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas.

COUNTY OF BELL
STATE OF TEXAS

ROY HARRISON MCINTYRE AND ALINE BOTELHO BARCELLOS MCINTYRE, OWNER OF THE 0.4493 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MCINTYRE ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ROY HARRISON MCINTYRE

ALINE BOTELHO BARCELLOS MCINTYRE

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROY HARRISON MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ALINE BOTELHO BARCELLOS MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

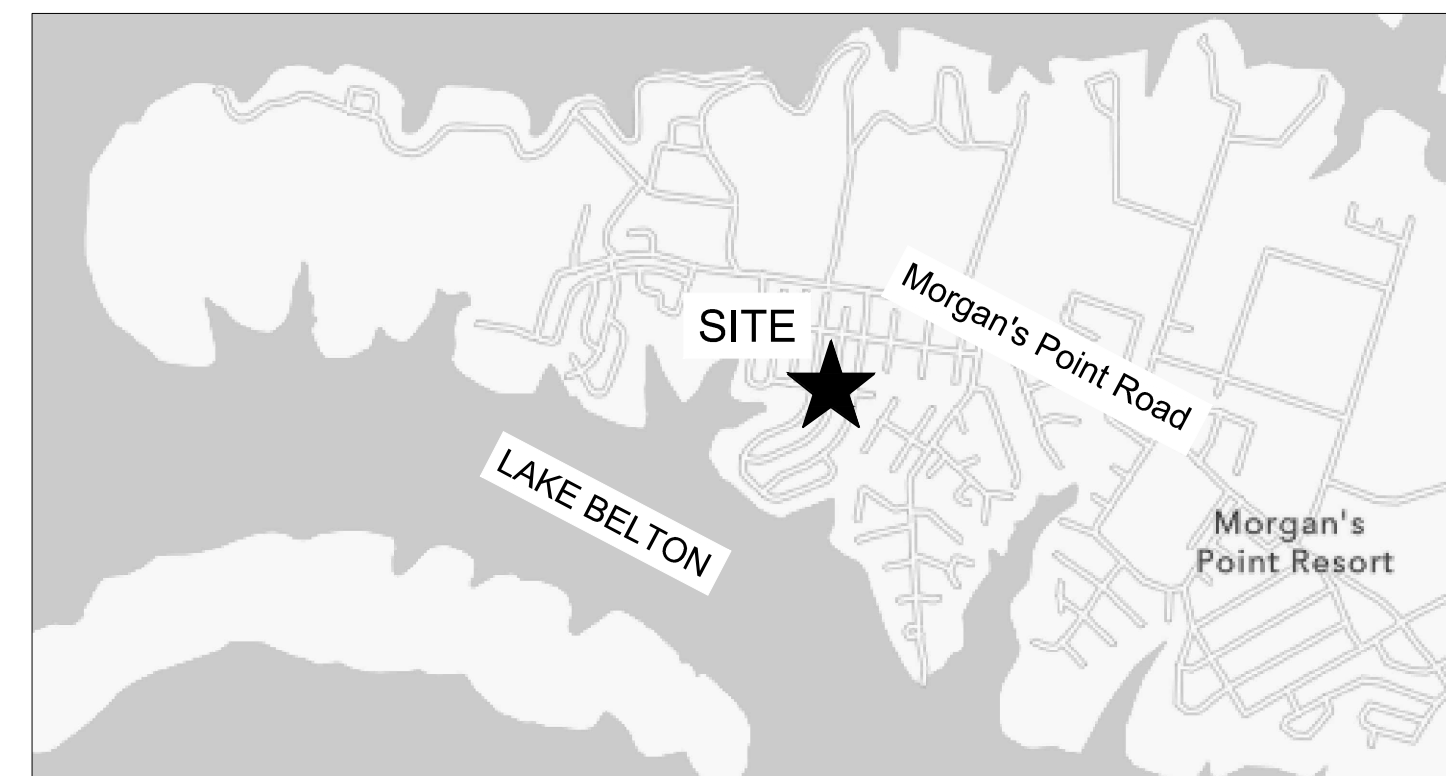
SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

PRELIMINARY
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

JARROD RICHARD SCHNELL, RPLS NO. 6889
DATE OF SURVEY: FEBRUARY 3, 2024



VICINITY MAP
N.T.S.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

DENNIS GREEN, MAYOR

CAMILLE BOWSER, CITY SECRETARY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

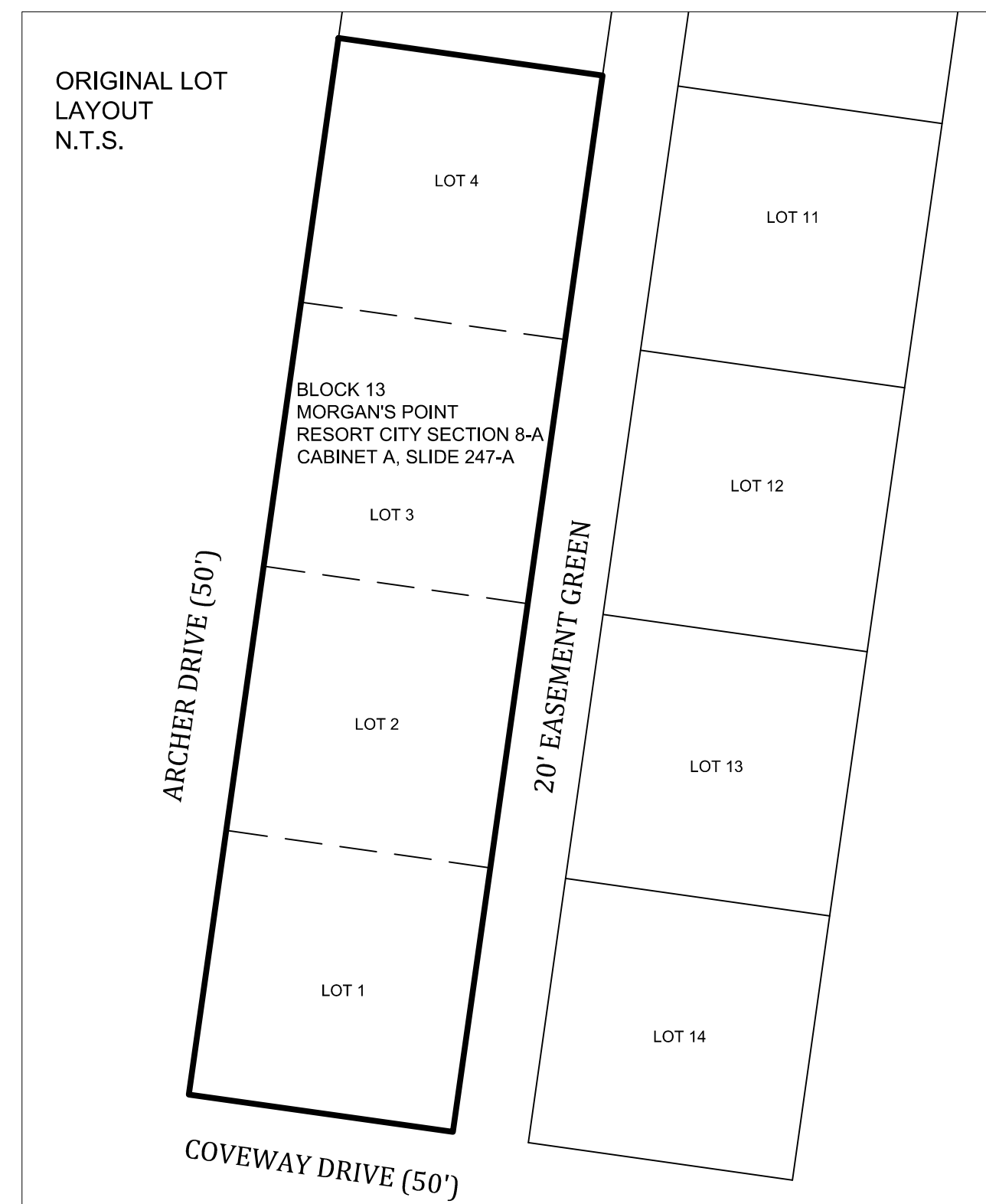
OWNERS: ROY HARRISON MCINTYRE & ALINE BOTELHO BARCELLOS MCINTYRE
LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.4493 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 8-A, RECORDED IN CABINET A, SLIDE 247-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48027C0175E DATED 9/26/2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT O THE PART OF THIS SURVEYOR OR COMPANY.

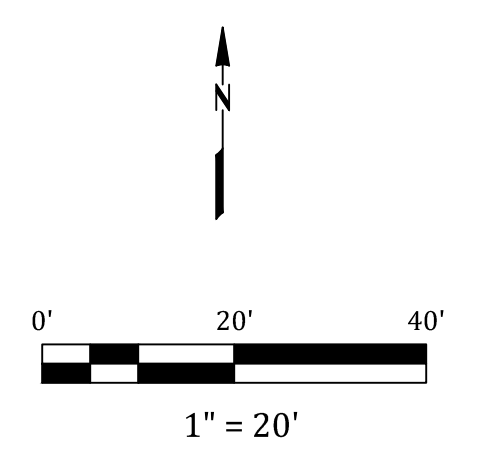
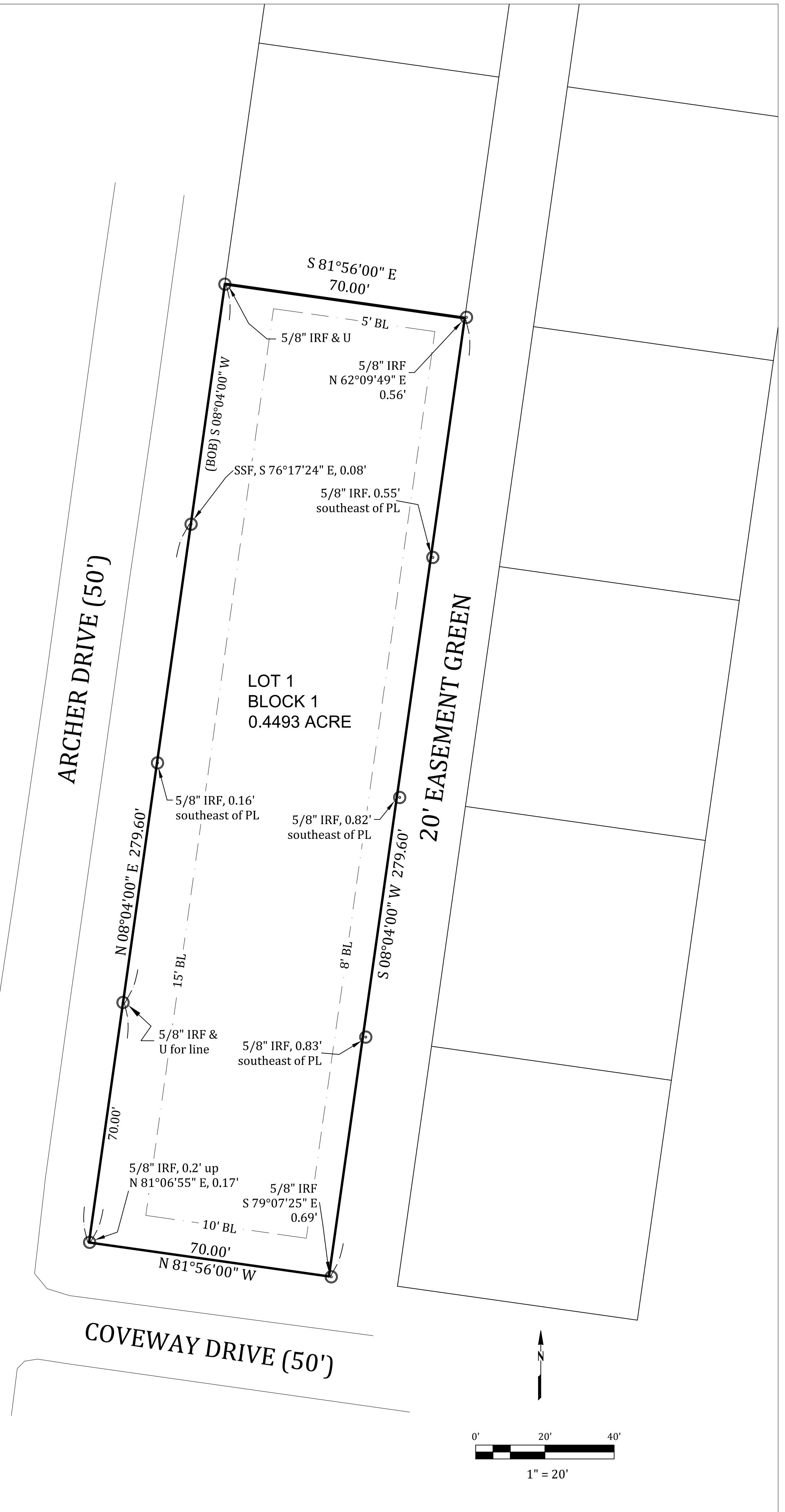
LEGEND

PL - Property Line M - Measured U - Used F - Found BOB - Basis of Bearings BL - Building Line IRF - Iron Rod Found
POC - Point of Commencement POB - Point of Beginning Survey Monument F as noted SSF - Steel Spike Found



FILED FOR RECORD this _____ day of _____.

Instrument # _____, Official Public Records of Real Property, Bell County, Texas.



True North Land Surveying LLC
4801 Cinnamon Stone Dr. Killeen, TX 76542
440-822-5707 Firm #10194671
www.TrueNorthSurveyingTX.com

Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

FIELD NOTES for a 1.632 acres tract in Bell County, Texas, being part of the S.P. Terry Survey, Abstract No. 812, being all of a called 0.607 acre tract, described in a Warranty Deed with Vendor's Lien, dated November 26, 2016, Grantee: KLN Medical Partnership LP, recorded in Document No. 2012-48863 in Official Public Records of Real Property in Bell County, Texas, (O.P.R.R.P.B.C.T.), and being all of a called 1.027 acres tract, described in a General Warranty Deed, dated July 18, 2012, Grantee: KLN Medical Partners, LP, recorded in Document No. 2012-29367, O.P.R.R.P.B.C.T.

Beginning at a found 1/2" iron rod, in the west line of Morgans Point Boulevard, being the southeast corner of the 1.027 acres tract, and being the northwest corner of a called 0.024 acre tract, described in a Special Warranty Deed to The City of Morgan's Point Resort, a municipal corporation, recorded in Volume 2650, Page 530, Deed Records of Bell County, Texas, (D.R.B.C.T.), for the southeast corner of this tract.

THENCE **S. 39° 38' 45" W., 66.63 feet**, (*Deed S. 40° 07' 39" W., 66.66 feet*), with the south line of the 1.027 acres tract and with the northwesterly line of the 0.024 acre tract, to a set 1/2" iron rod with M&A cap, being a corner of the 1.027 acres tract, and being the west corner of the 0.024 acre tract, and being a presumed corner of a called 0.756 acre tract (*per Tax Office information, recording information not found*), for a corner of this tract.

THENCE with the south line of the 1.027 acres tract and with the northwesterly line of the 0.756 acre tract, the following three (3) calls:

1. **S. 51° 39' 39" W., 69.14 feet**, (*Deed S. 52° 08' 26" W., 69.10 feet*), to a found 1/2" iron rod, being a corner of the 1.027 acres tract, for a corner of this tract.
2. **S. 07° 02' 58" E., 77.74 feet**, (*Deed S. 06° 34' 19" E., 77.74 feet*), to a found 1/2" iron rod with M&A cap, being a corner of the 1.027 acres tract, for a corner of this tract.
3. **S. 85° 20' 01" W., 22.43 feet**, (*Deed S. 85° 48' 40" W., 22.43 feet*), to a found 1/2" iron rod with M&A cap, in the east line of Belton Reservoir, a United States Government tract, being the southwest corner of the 1.027 acres tract, and being the presumed northwest corner of the 0.756 acre tract, and being for the southwest corner of this tract.

THENCE **N. 37° 31' 07" W., 238.36 feet**, (*Deed N. 37° 02' 49" W., 238.34 feet*), with the west line of the 1.027 acres tract and with the east line of Belton Reservoir, to a found Corp of Engineers Brass Cap monument stamped F-505-1, being the northwest corner of the 1.027 acres tract, and being the southwest corner of the 0.607 acre tract, for a corner of this tract.

Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

THENCE N. 15° 12' 56" W., 107.13 feet, (*Deed N. 14° 43' 23" W., 107.45 feet*), with the west line of the 0.607 acre tract and continuing with the east line of Belton Reservoir, to a found 1/2" iron rod, being the northwest corner of the 0.607 acre tract, and being the southwest corner of Cliff House a Condominium, recorded in Cabinet A, Slide 189-C of Bell County Plat Records, for the northwest corner of this tract.

THENCE N. 59° 26' 29" E., 300.84 feet, (*Deed N. 59° 56' 45" E., 300.89 feet*), with the north line of the 0.607 acre tract and with the south line of Cliff House a Condominium, to a found 1/2" iron rod in the west line of Morgans Point Boulevard, being the northeast corner of the 0.607 acre tract, and being the southeast corner of Cliff House a Condominium, for the northeast corner of this tract.

THENCE S. 04° 59' 26" E., 273.26 feet, with the east lines of the 0.607 acre tract (*Deed S. 04° 31' 00" E., 128.33 feet*) and the 1.027 acres tract (*Deed S. 04° 31' 00" E., 145.05 feet*) and with the west line of Morgans Point Boulevard, to **THE POINT OF BEGINNING**, containing **1.632 acres**.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.


Mike W. Kriegel, PE, RPLS
Registered Professional
Land Surveyor, No. 4330
April 9, 2024



2 2012-4006
Item g.

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER."

**WARRANTY DEED WITH VENDOR'S LIEN
(OWNER FINANCED)**

DATE: November 26th, 2012 to be effective as of November 15, 2012

GRANTOR: VERNON HERMSEN and PATRICIA HERMSEN

GRANTOR'S MAILING ADDRESS: 4100 Hampton Road, Salisbury, Rowan County, North Carolina 28144

GRANTEE: KLN MEDICAL PARTNERS LP, a Texas limited partnership

GRANTEE'S MAILING ADDRESS: 600 Live Oak, Killcen, Bell County, Texas 76541

CONSIDERATION:

The sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, and the execution of a note of even date herewith in the principal amount of ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100 (\$126,000.00) DOLLARS, executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to FRANK ROBERTS, BURK ROBERTS, ANN MEWHINNEY or AARON LONGORIA, Trustee.

PROPERTY:

Being .607 acres of land, more or less, out of the S. P. TERRY SURVEY, Abstract 812, Bell County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

This conveyance and the warranty herein contained are expressly made subject to the following restriction: The Grantee may not construct any improvements, other than a fence, on the property described above without the prior written consent of the Grantor until the Note in the amount of \$126,000.00 payable to Grantor has been paid in full, at which time this Restriction shall terminate and be of no further force and effect.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND

STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Rights of tenants in possession under unrecorded leases; any and all reservations, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee. Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 26th day of November, 2012.

Vernon Hermsen
VERNON HERMSEN

Patricia R. Hermsen
PATRICIA HERMSEN

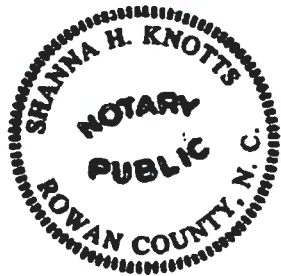
STATE OF NORTH CAROLINA
COUNTY OF ROWAN

This instrument was acknowledged before me on 26 day of November, 2012, by VERNON HERMSEN and PATRICIA HERMSEN.

Shanna H. Knotts
NOTARY PUBLIC, STATE OF NORTH CAROLINA

PRINTED NAME OF NOTARY:
Shanna H. Knotts

My Commission Expires: *July 10, 2013*



Field Notes 52 Morgan's Point Boulevard, Morgan's Point, Texas

Being 0.607 acres, more or less, out of the Stephen P. Terry Survey, Abstract No. 812, Bell County, and being that same 0.607 acres conveyed to Vernon Hermesen, and wife Patricia Hermesen as recorded in Volume 5868, page 123 of the Official Public Records of Real Property of Bell County, Texas, and being more particularly described herein by metes and bounds to-wit:

Beginning at an iron rod in the west boundary of Morgan's Point Boulevard for the southeast corner of a tract of land conveyed to Cliff House a Condominium as recorded in Cabinet A, Slide 189 - C, Plat Records of Bell County, Texas, and being the northeast corner of this tract;

Thence S 4° 31' E along the west boundary of said Morgan's Point Boulevard, the east boundary of this tract at 128.33 feet found a Railroad Spike in rock for the northeast corner of a tract of land conveyed to R. L. Gelzer as recorded in Volume 4792, page 30 of the Official Public Records of Real Property of Bell County, Texas, and being the southeast corner of this tract;

Thence S 85° 30' 16" W along the north boundary of said Gelzer tract, the south boundary of this tract at 99.96 feet found an iron rod for a northerly exterior corner of said Gelzer tract, and a southerly interior corner of this tract;

Thence S 50° 26' 21" W continuing along the north boundary of said Gelzer tract, the south boundary of this tract at 186.36 feet found a Corps of Engineers Monument stamped F-505-1 in an easterly boundary of Belton Reservoir for the northwest corner of said Gelzer tract and being the southwest corner of this tract;

Thence N 14° 43' 23" W along an easterly boundary of said Belton Reservoir, the west boundary of this tract at 107.45 feet found an iron rod for the southwest corner of said Cliff House tract, and being the northwest corner of this tract;

Thence N 59° 58' 45" E along the south boundary of said Cliff House tract, the north boundary of this tract at 300.89 feet to the place of beginning, containing 0.607 acres as surveyed on the ground 9 September 2010.

MLS # 10 - 10281
GF # A1010121


James L. McDonald


EXHIBIT "A"

**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

Document Number: 2012-48863
Recorded As : ERX-RECORDINGS

Recorded On: November 27, 2012
Recorded At: 12:09:03 pm
Number of Pages: 4
Book-VI/Pg: Bk-OR VI-8375 Pg-404
Recording Fee: \$19.00

Parties:
Direct- HERMSEN VERNON
Indirect- KLN MEDICAL PARTNERS LP

Receipt Number: 154508
Processed By: Grace Gomez

(Parties listed above are for Clerks reference only)

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Handwritten signature of Shelley Coston in cursive script.


Taxable Entity Search Results

Franchise Tax Certification of Account Status

This Certification Not Sufficient for Filings with Secretary of State

Do **not** include a certificate from this Web site as part of a filing with the Secretary of State for dissolution, merger, withdrawal, or conversion. The Secretary of State will reject a filing that uses the certification from this site.

To obtain a certificate that is sufficient for dissolution, merger, or conversion, see Publication 98-336d, Requirements to Dissolve, Merge or Convert a Texas Entity.

Certification of Account Status
Officers And Directors Information

Entity Information:

KLN MEDICAL PARTNERS LP
600 LIVE OAK DR
KILLEEN, TX 76541-7274

Status:

**IN GOOD STANDING NOT FOR
DISSOLUTION OR WITHDRAWAL
through May 15, 2008**

Registered Agent:

RONALD GELZER
600 LIVE OAK DRIVE
KILLEEN, TX 76541

Registered Agent Resignation Date:

State of Formation:

File Number:

0800841462

SOS Registration Date:

July 10, 2007

Taxpayer Number:

32034998016

Texas Online | Statewide Search from the Texas State Library | State Link Policy | Texas Homeland Security

Susan Combs, Texas Comptroller • Window on State Government • Contact Us
Privacy and Security Policy | Accessibility Policy | Link Policy | Public Information Act | Compact with Texans

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Phil Wilson
Secretary of State

Office of the Secretary of State

July 10, 2007

Lawyer's Aid Service, Inc.
P. O. Box 848
Austin, TX 78767 USA

RE: KLN Medical Partners LP
File Number: 800841462

It has been our pleasure to file the certificate of formation for the referenced limited partnership. This letter evidences the existence of the domestic entity as of the effective date noted on the certificate.

Limited partnerships do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the partnership to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to file a report when requested may result in the involuntary termination of the limited partnership.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Phil Wilson
Secretary of State

Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

KLN Medical Partners GP, LLC
File Number: 800841459

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/10/2007

Effective: 07/10/2007



Phil Wilson
Secretary of State

FILED
In the Office of the
Secretary of State of Texas

JUL 10 2007

Corporations Section

CERTIFICATE OF FORMATION

OF

KLN MEDICAL PARTNERS GP, LLC
(A Limited Liability Company)

ARTICLE ONE

The name of the filing entity being formed is KLN Medical Partners GP, LLC (the "Company").

ARTICLE TWO

The filing entity being formed is a limited liability company.

ARTICLE THREE

The purpose for which the Company is formed is any lawful purpose for which a limited liability company may be formed under the Texas Business Organizations Code.

ARTICLE FOUR

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Ronald Gelzer
600 Live Oak Drive
Killeen, Texas 76541

ARTICLE FIVE

The Company will have one or more Managers. The name and address of the initial Manager is:

Ronald Gelzer
600 Live Oak Drive
Killeen, Texas 76541

ARTICLE SIX

The undersigned Organizer hereby disclaims any past or future interests in or control of KLN Medical Partners GP, LLC and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this ninth day of July, 2007.

Sharon M. Leal

Sharon M. Leal, Organizer
408 W. 17th Street, Suite 101
Austin, Texas 78701-1207
(512) 474-2002

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Phil Wilson
Secretary of State

Office of the Secretary of State

July 10, 2007

Lawyer's Aid Service, Inc.
P. O. Box 848
Austin, TX 78767 USA

RE: KLN Medical Partners GP, LLC
File Number: 800841459

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. The first year franchise tax return will be due a year and ninety days following formation. Thereafter, an annual franchise tax return is due in May of each year. If you need to contact the Comptroller about franchise taxes, you may contact the agency by calling (800) 252-1381, by e-mail to tax.help@cpa.state.tx.us or by writing P. O. Box 13528, Austin, TX 78711-3528. Telephone questions regarding other business taxes, including sales taxes, should be directed to (800) 252-5555.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Phil Wilson
Secretary of State

Item g.

Office of the Secretary of State

CERTIFICATE OF FILING OF

KLN Medical Partners LP
File Number: 800841462

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Partnership (LP) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/10/2007

Effective: 07/10/2007



A handwritten signature in cursive script that reads "Phil Wilson".

Phil Wilson
Secretary of State

FILED
In the Office of the
Secretary of State of Texas

JUL 10 2007

Corporations Section

CERTIFICATE OF FORMATION

OF

**KLN MEDICAL PARTNERS LP
(A Limited Partnership)**

ARTICLE ONE

The name of the filing entity being formed is KLN Medical Partners LP (the "Partnership").

ARTICLE TWO

The filing entity being formed is a limited partnership.

ARTICLE THREE

The street address of its initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Ronald Gelzer
600 Live Oak Drive
Killeen, Texas 76541

ARTICLE FOUR

The address of the principal office of the Partnership in the United States where records are to be kept or made available under Section 153.551 of the Texas Business Organizations Code is as follows:

600 Live Oak Drive
Killeen, Texas 76541

ARTICLE FIVE

The name and address of each general partner of the Partnership is as follows:

KLN Medical Partners GP, LLC
600 Live Oak Drive
Killeen, Texas 76541

IN WITNESS WHEREOF, I have hereunto set my hand this ninth day of July, 2007.

GENERAL PARTNER:
KLN Medical Partners GP, LLC

By Sharon M. Leal
Sharon M. Leal, as the duly
appointed Attorney-in-Fact of the
General Partner

GENERAL WARRANTY DEED

GRANTOR: Ronald L. Gelzer and Omega F. Elmore
GRANTOR'S MAILING ADDRESS: 58 Morgan's Point Boulevard
Morgan's Point Resort, Bell County
Texas 76513

GRANTEE: KLN MEDICAL PARTNERS, LP
P.O. BOX 1026
Killeen, Texas 76540

When recorded, mail to: KLN_MEDICAL PARTNERS, LP
P.O. BOX 1026
KILLEEN, TEXAS 76540

✓ \$27
②

Property Tax Account Numbers: 124340 and 124341

CONSIDERATION: (1) TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, and

(2) The assumption by Grantee of all ad valorem taxes on the property for 2012 and subsequent years including the subsequent assessments for years prior to 2012 due to a change of land usage or ownership.

PROPERTY: A tract of land out of the S.P. Terry Survey, Abstract No. 812, in Bell County, Texas, containing 1.027 acres of land, more or less, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes, together with (i) any and all appurtenances

belonging or appertaining thereto (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all mineral rights and interest of Grantor relating to said real property (present or revisionary); and (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (viii) all rights, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys, and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all revisionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are here in collectively referred to as the "Property").

RESERVATIONS FROM CONVEYANCE: None

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

All easements, right-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, agreements and maintenance charges, and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping or improvements; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any County Water Improvement District, Municipal

Utility District or similar governmental or quasi-governmental agency; taxes for the years due to change in land usage, ownership or both, the payment of which Grantee assumes; existing building and zoning ordinances and environmental regulations; and rights of parties in possession.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor retains the responsibility and liability to pay all mortgages on the property conveyed herewith if any presently exist. Grantor binds Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronoun include the plural.

DATED: 18 July 12

BY:

Signature of Grantors:

[Signature]
Ronald L. Gelzer

[Signature]
Omega F. Elmore

Signature of Witnesses:

[Signature]
Printed name of Witness #1

[Signature]
Signature of Witness #1

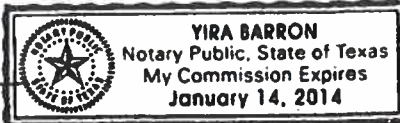
[Signature]
Printed name of Witness #2

[Signature]
Signature of Witness #2

ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF Bell

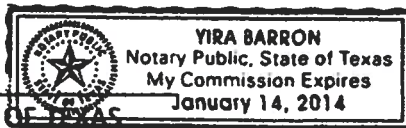
This instrument was acknowledged before me on the 18th day of July 2012, by the Grantor, Ronald L. Gelzer, personally came before me and, did state and prove that he is the person described in the above document and that he signed the above document in my presence.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS

(ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF Bell

This instrument was acknowledged before me on the 18th day of July 2012, by the Grantor, Omega F. Elmore, personally came before me and, did state and prove that she is the person described in the above document and that she signed the above document in my presence.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS

LEGAL DESCRIPTION for a tract of land in Bell County, Texas, part of the S. P. Terry Survey, Abstract No. 812, and being the same tract described as 1.026 acres in a Deed to Robert E. Green recorded in Volume 3524, Page 321, Official Public Records of Real Property of Bell County, Texas.

BEGINNING at a railroad spike found in the west right of way line of Morgans Point being the southeast corner of the Dans D. Olmstead 0.609 acre tract recorded in Volume 4244, Page 446 and the northeast corner of the Green tract, for the northeast corner of this.

THENCE S. 04 deg. 31' 00" E., 145.05 feet (S. 04 deg. 31' 00" E., 145.05 feet - Base Bearing) with the west right of way line of Morgans Point to a 1/2" iron rod found being the northeast corner of the City of Morgan's Point Resort tract recorded in Volume 2650, Page 530 and the southeast corner of the Green tract, for the southeast corner of this.

THENCE S. 40 deg. 07' 39" W., 66.66 feet (S. 40 deg. 06' 30" W., 66.61 feet) to a 1/2" iron rod found in the north line of the City of Morgan's Point Resort 0.756 acre tract recorded in Volume 1427, Page 55, being the northwest corner of the City of Morgan's Point Resort tract (2650/530) and a corner of the Green tract, for a corner of this.

THENCE S. 52 deg. 08' 26" W., 69.10 feet (S. 52 deg. 06' 51" W., 69.14 feet) to a 1/2" iron rod found being the northwest corner of the City of Morgan's Point Resort 0.756 acre tract and a corner of the Green tract, for a corner of this.

THENCE S. 06 deg. 34' 19" E., 77.74 feet (S. 06 deg. 36' 19" E., 77.76 feet) to a 1/2" iron rod found being an ell corner of the City of Morgan's Point Resort 0.756 acre tract and a corner of the Green tract, for a corner of this.

THENCE S. 85 deg. 48' 40" W., 22.43 feet (S. 85 deg. 45' 41" W., 22.35 feet) to a 1/2" iron rod found in the east line of Belton Reservoir being a corner of the City of Morgan's Point Resort 0.756 acre tract and the southwest corner of the Green tract, for the southwest corner of this.

THENCE N. 37 deg. 02' 49" W., 238.34 feet (N. 37 deg. 01' 48" W., 238.35 feet) with the east line of Belton Reservoir to a concrete monument "F-505-1" found being the southwest corner of the Olmstead tract and the northwest corner of the Green tract, for the northwest corner of this.

THENCE with the south line of the Olmstead tract and the north line of the Green tract as follows: N. 50 deg. 23' 58" E., 186.31 feet (N. 50 deg. 24' 54" E., 186.03 feet) to a 1/2" iron rod found in concrete and N. 85 deg. 28' 42" E., 100.04 feet (N. 85 deg. 22' 00" E., 100.06 feet) to the place of beginning containing 1.027 acres of land.

Exhibit "A"

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



Instrument Number: 2012-00029367

As
Recordings

Recorded On: July 18, 2012

Parties: GELZER RONALD L

Billable Pages: 5

To KLN MEDICAL PARTNERS LP

Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	27.00
Total Recording:	27.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number: 2012-00029367

Receipt Number: 142214

Recorded Date/Time: July 18, 2012 01:53:27P

KLN MEDICAL PARTNERS LP

PO BOX 1026

KILLEEN TX 76540

User / Station: G Gomez - Cash Station 1

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas



Shelley Coston
Bell County Clerk

MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: Gelzer Estates Date Submitted: _____

Existing Lot Count: NA Proposed Lot Count: 2 Acreage: 1.632

Site Address or General Location: 58/52 Morgan's Point Blvd.

Reason for Amendment/ Description of Subdivision: Plat unplatted property

Zoning Classification: Commercial Existing Land Use: Commercial

Location in Overlay District? Yes No

Owner Information/Authorization:

Property Owner: KLN Medical Partners LP

Address: PO Box 722, Montour Falls, NY 14865

Phone: (254) 449-1559 E-mail: rgelzer2900@gmail.com

Developer: Ronald Gelzer

Address: PO Box 722, Montour Falls, NY 14865

Phone: (254) 449-1559 E-mail: rgelzer2900@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: P.O. Box 1088, Killeen, TX 76540

Phone: (254) 634-5541 E-mail: areneau@mitchellinc.net; reception@mitchellinc.net

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves Four or Fewer Lots fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required OR

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

RONALD GELZER

[Signature]

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this 10th day of January, 2024

[Signature] My Commission Expires: 5/5/27



Notary Public Signature

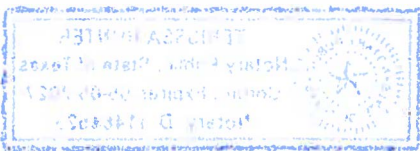
Staff Only – Do Not Fill Out Below

Date Submitted: 4/19/24 Receipt #: _____

Received By: Amenda Case #: _____

City Manager Reviewed: _____

Minor Plan
 General Plan



DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That KLN Medical Partners LP, a Texas limited partnership, being the owner of a called 1.632 acres tract of land in Bell County, Texas, being out of the S.P. Terry Survey, Abstract No. 812, being all of a called 0.607 acre tract, described in a Warranty Deed With Vendor's Lien to KLN Medical Partnership LP, a Texas limited partnership, of record in Document No. 2012-48863 in Official Public Records of Real Property in Bell County, Texas, (O.P.R.R.P.B.C.T.), does hereby name and designate said tract as **GELZER ESTATES**, a subdivision within the City of Morgan's Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

GRANTORS do hereby give, grant and convey to the City of Morgan's Point Resort, Bell County, Texas, its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

GRANTEE shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said GRANTEE, and the undersigned hereby binds themselves, their heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said GRANTEE against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

W I T N E S S the execution hereof, on this ____ day of _____, 20__.

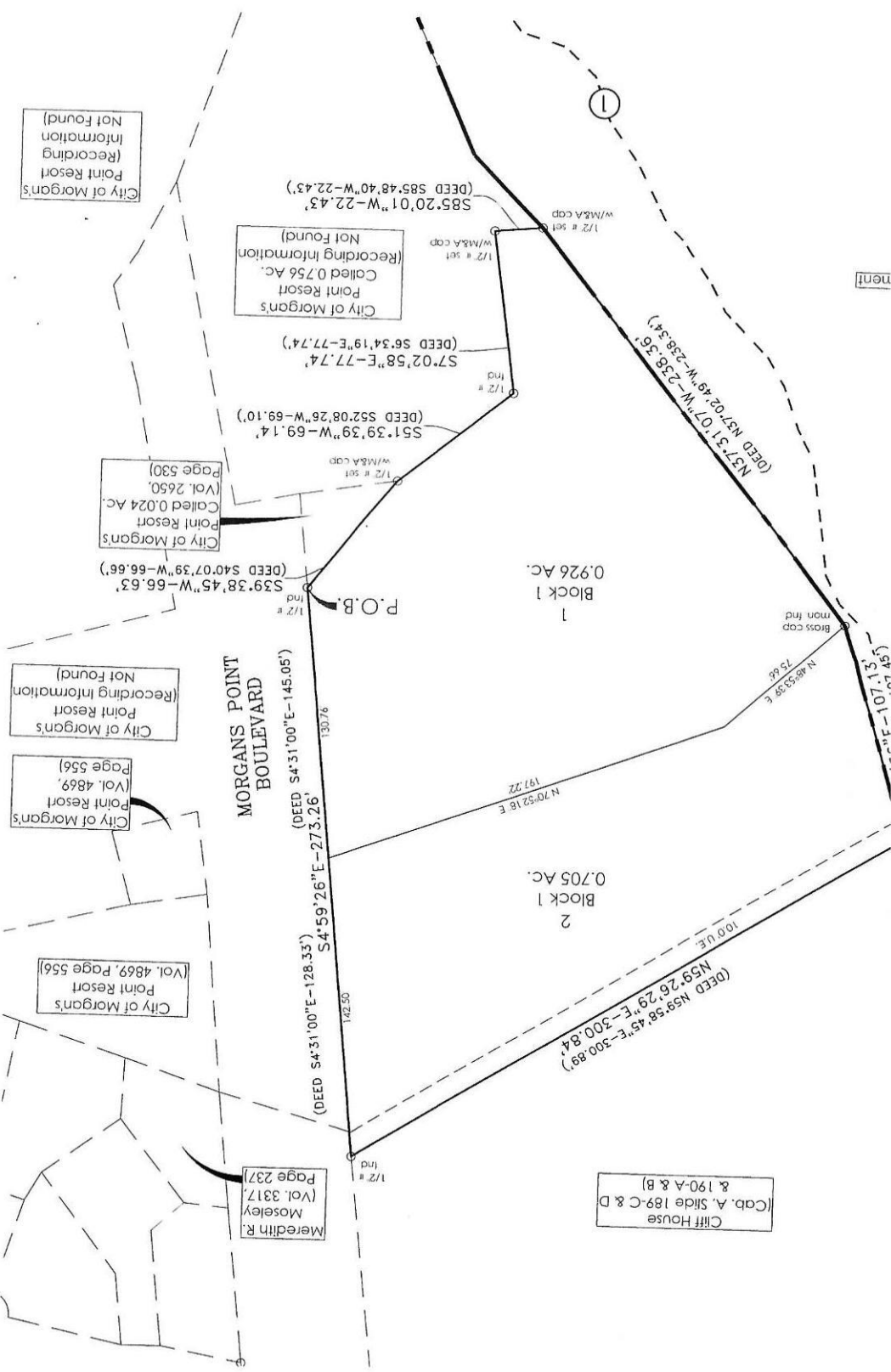
For: KLN Medical Partners LP, a Texas limited partnership
Ronald Gelzer, Registered Agent

Before me, the undersigned authority, on this day personally appeared **Ronald Gelzer, Registered Manager**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS

W I T N E S S the execution hereof, on this ____ day of _____, 20__.

Ronald Gelzer, Registered Agent



City of Morgan's Point Resort (Recording Information Not Found)

City of Morgan's Point Resort (Recording Information Not Found) Called 0.756 Ac.

City of Morgan's Point Resort (Vol. 2650, Page 530) Called 0.024 Ac.

City of Morgan's Point Resort (Recording Information Not Found)

City of Morgan's Point Resort (Vol. 4869, Page 556)

City of Morgan's Point Resort (Vol. 4869, Page 556)

Meredith R. Moseley (Vol. 3317, Page 237)

Cliff House (Cap. A, Slide 189-C & D & 190-A & B)

Item g.



MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements -- Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: Ramba Sudivision Date Submitted: _____

Existing Lot Count: 1 Proposed Lot Count: 2 Acreage: 4.207

Site Address or General Location: 50 Spur Dr.

Reason for Amendment/
Description of Subdivision: Divide property

Zoning Classification: Residential Existing Land Use: Residential

Location in Overlay District? Yes No

Owner Information /Authorization:

Property Owner: Mark. A & Jacquelyn J. Ramba

Address: 50 Spur Dr.

Phone: (254) 534-3046 E-mail: mramba@gmail.com

Developer: Mark. A & Jacquelyn J. Ramba

Address: 50 Spur Dr.

Phone: (254) 534-3046 E-mail: mramba@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: P.O. Box 1088, Killeen, TX 76540

Phone: (254) 634-5541 E-mail: areneau@mitchellinc.net; reception@mitchellinc.net

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves Four or Fewer Lots fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required OR

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

JACQUELYN J RAMBA _____

MARK A. RAMBA _____

Mark Ramba _____

Printed Name of Owner _____ Owner Signature _____

Sworn to and subscribed before me on this 2nd day of March, 2024

Raychel Luann Colon My Commission Expires: 3/31/2026

Notary Public Signature _____



Staff Only -- Do Not Fill Out Below

Date Submitted: 4/19/24 Receipt #: _____

Received By: Amarda Case #: _____

City Manager Reviewed: _____

Minor Plan

General Plan

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That Mark A. Ramba & Jacquelyn J. Ramba, being the owners of a called 4.208 acre tract of land in Bell County, Texas, being part of the H. Kattenhorn Survey, Abstract No. 505, being part of Lot 18, Lakewood Ranches, Section 2, of record in Cabinet A, Slide 234-D, being all of a called 4.2044 acre tract, described in a General Warranty Deed to Mark A. Ramba and Jacquelyn J. Ramba, husband and wife, of record in Volume 5318, Page 498, in the Deed Records of Bell County, Texas, does hereby name and designate said tract as **RAMBA SUBDIVISION**, a subdivision within the City of Morgan's Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

GRANTORS do hereby give, grant and convey to the City of Morgan's Point Resort, Bell County, Texas, its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

GRANTEE shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said GRANTEE, and the undersigned hereby binds themselves, their heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said GRANTEE against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this ____ day of _____, 20____.

Mark A. Ramba (Owner)

Jacquelyn J. Ramba (Owner)

Before me, the undersigned authority, on this day personally appeared **Mark A. Ramba**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared **Jacquelyn J. Ramba**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **she** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS

5318/498

Item h.

VOL 5318 PG 498

04-0816

AFTER RECORDING MAIL TO:
MARK A. RAMBA
50 SPUR DRIVE
BELTON, TX 76513

Prepared By:
Robertson & Anschutz, P.C.
10333 Richmond Avenue, Suite 550
Houston, TX 77042

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF BELL

§
§
§

§: KNOW ALL MEN BY THESE PRESENTS:

THAT ROGER P. BRANDEMUEHL AND WIFE, ADA G. BRANDEMUEHL, of BELL County, TEXAS, hereinafter called "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MARK A. RAMBA AND JACQUELYN J. RAMBA, HUSBAND AND WIFE, hereinafter called "Grantee", whose mailing address is 50 SPUR DRIVE, BELTON, TX 76513, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00) of even date herewith, payable to the order of 1ST ALLIANCE MORTGAGE, hereinafter called "Mortgage", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to ROBERT K. FOWLER, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property located in BELL County, Texas hereinafter called "Property", to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER

VOL 5318 PG 99

DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns shall be construed to mean "successors and assigns".

EXECUTED this 26th day of MARCH, 2004

Roger P. Brandemuehl
ROGER P. BRANDEMUEHL

Ada G. Brandemuehl
ADA G. BRANDEMUEHL

VOL 5318 PG 500

INDIVIDUAL'S ACKNOWLEDGEMENT

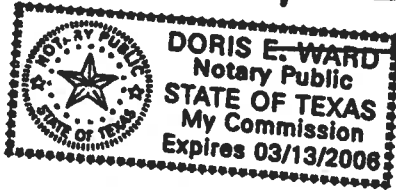
STATE OF TEXAS, BOLL County is:

This instrument was acknowledged before me on 26 March, 2004 by ROGER P. BRANDEMUEHL AND WIFE, ADA G. BRANDEMUEHL.

Doris E. Ward

Notary Public

Printed Name of Notary Public



VOL 5318 PG 501

FIELD NOTES for a tract of land in Bell County, Texas, a part of Tract 18, Lakewood Ranches, Section 2, a subdivision in Bell County, Texas, being of record in Cabinet A, Slide 234-D, Plat Records of Bell County, Texas.

BEGINNING at a 5/8" iron rod found in the south margin of Spur Drive, the northwest corner of said Tract 18, for the northwest corner of this.

THENCE with the west line of said Tract 18, S. 16° 01' 34" E., 367.15 feet to a 5/8" iron rod found, the southwest corner of said Tract 10, for the southwest corner of this.

THENCE with the south line of said Tract 18, N. 67° 09' 10" E., 135.0 feet to a 5/8" iron rod found, and N. 75° 09' 27" E., 340.48 feet to a 3/8" iron rod found for the southeast corner of this.

THENCE N. 09° 20' 00" W., 373.91 feet to a 3/8" iron rod found in the south margin of Spur Drive, for the northeast corner of this.

THENCE with said south margin also being the arc of a curve to the left 423.26 feet (Long Chord bears S. 72° 54' 41" W., 422.70 feet; Radius = 2364.10 feet) to the beginning of a curve to the right.

THENCE with said south margin and the arc of said curve to the right 95.60 feet (Long Chord bears S. 70° 45' 08" W., 95.56 feet; Radius = 885.0 feet) to the point of beginning containing 4.2044 acres of land.

EXHIBIT A

fs *ayb*

04 MAR 29 AM 11 53
VADA LITTON
CNTY CLERK, BELL CNTY TX.
BY _____ DEPUTY

FILED FOR RECORD

012646

ORIGINAL
POOR QUALITY

997
171

8-2-67
9-11-67

997
171

THE STATE OF TEXAS X
COUNTY OF BELL X

KNOW ALL MEN BY THESE PRESENTS:

THAT, Great Western Investment Corporation, a Texas corporation, (herein called "Developer") is the Owner of all of the land situated in Lakewood Ranches, Section 2, a subdivision in Bell County, Texas, as shown and described on the map or plat of Lakewood Ranches, Section 2, recorded in Volume _____, Page _____, of the Map or Plat Records of Bell County, Texas.

GENERAL PLAN

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said Lakewood Ranches, Section 2, and the tracts therein contained (Except Tracts 22A through 22N, inclusive, and 20' alley adjacent thereto, which are not included within the terms of this instrument), the following restrictions, easements, covenants and conditions on the use of said tracts are hereby established and imposed by Developer on each tract or parcel of land in Lakewood Ranches, Section 2, subject to the terms of this instrument, which restrictions, easements, covenants and conditions shall be for the benefit of said property and be binding upon and inure to the benefit of Developer, its successors and assigns and all subsequent purchasers of said property, their heirs, executors, administrators, successors and assigns.

Developer hereby dedicates for the public use forever the streets, boulevards, lanes, drives, and roads shown on the plat of Lakewood Ranches, Section 2, subject to the rights of public utilities to use such streets, boulevards, lanes, drives and roads as hereinafter set out.

USE OF LAND

With respect to the property subject to the terms of this instrument:

1. No tract of land or the improvements erected thereon shall be used for anything other than for private residential purposes. No apartments, motels, hotels, condominium projects, or other business, commercial or professional activity of any nature shall be carried on upon any such tract of land.
2. No tract of land shall be subdivided unless such subdivided tract and the remaining tract or tracts shall have an area of not less than 7,000 square feet. No dwelling shall be erected or placed on any tract having an area of less than 7,000 square feet.
3. The floor area of the main dwelling erected on any tract or any permitted subdivided tract (exclusive of open porches, garages, carports, and patios) shall be not less than 800 square feet.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding, or any part thereof, shall be used as a residence or dwelling, either temporarily or permanently.
5. Easements for the installation and maintenance of utilities are reserved in the streets, boulevards, lanes, drives and roads of the subdivision as shown on the recorded plat of the subdivision. In addition to the easements above listed, an additional aerial easement of twenty (20) feet in height is reserved over such ground easements, where necessary, for use by utility companies for overhead wires, lines, poles and like equipment. Within the easement areas, nothing shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utilities.
6. No installation of any kind of disposal of sewerage shall be allowed which would result in raw or untreated sewerage being carried into water bodies. No septic tank or other means of sewerage disposal may be installed unless approved by

the proper authorities (including, but not limited to, the Health Department of Bell County, Texas and the State of Texas) having jurisdiction with respect thereto. The drainage of septic tanks into road, street, alley or public ditches, either directly or indirectly, is strictly prohibited. No tract or portion thereof shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

7. All of the restrictions, covenants, conditions and matters herein set forth shall continue and be binding upon Developer, its successors and assigns, and upon the purchasers of said tracts for a period of thirty (30) years from the date this instrument is filed for record in the office of the County Clerk of Bell County, Texas, and shall automatically be extended therefor for successive periods of ten (10) years, unless an instrument signed and acknowledged by the owners of the legal title to a majority of the tracts has been recorded agreeing to repeal these restrictions, covenants and conditions.

8. The waiver or invalidation of any one or more of these restrictions, covenants, or conditions by judgment, court order or otherwise, shall not constitute a waiver of or invalidate any other restriction, covenant or condition, and all other restrictions, covenants and conditions shall continue to remain in full force and effect.

9. If the parties hereto, or any of them, or their heirs, personal representatives, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and in order to prevent him or them from so doing or to recover damages or other relief for such violation.

10. At any time the owners of the legal title to 51% of the tracts as shown by the plat or map of Lakewood Ranches, Section 2 (as reflected by the records of Bell County, Texas) may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the office of the County Clerk of Bell County, Texas.

11. The foregoing provisions do not apply to Tracts 22A through 22N, inclusive, and the 20' alley adjacent thereto, and are not restricted hereby and are excluded from the terms of this instrument.

DATED this 29th day of August, 1967.

GREAT WESTERN INVESTMENT CORPORATION

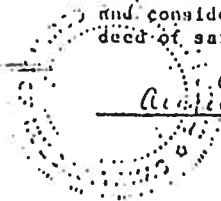
By Ann Modessett Jr
Jack Modessett, Jr., President

THE STATE OF TEXAS I

COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared JACK MODESETT, JR., known to me to be the person whose name is subscribed to the foregoing instrument as President of Great Western Investment Corporation, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of August, 1967.



Mattie V. Shea
Notary Public in and for Nueces County, Texas

My Commission Expires June 1, 1969

THE STATE OF TEXAS)
 COUNTY OF BELL)

WHEREAS, Great Western Investment Corporation, a Texas corporation, is the owner of a tract of land containing 144.1 acres, more or less, out of the H. Kattenhorn Survey A-505, Bell County, Texas:

BEGINNING at an iron rod set in the northeast line of a county road, said beginning point bears S 51° 48' 10" E 655.0 feet from the most western corner of Lakewood Ranches Section 1, as shown on map or plat recorded in Plat Book 2, Page 111-G, Bell County Plat Records, Bell County, Texas:

THENCE in a northeasterly direction with the southeast line of Cedar Trail Drive as follows:

N 36° 45' 50" E 208.13 feet to the point of curvature of a curve to the left;
 Along said curve to the left (Radius = 492.49 feet, Tangent = 75.85 feet, Central Angle = 17° 30' 40") a distance of 150.05 feet to the point of tangency of said curve;
 N 19° 15' 10" E 307.41 feet to an iron rod set for the most western corner of Lot 17, Lakewood Ranches Section 1.

THENCE S 70° 44' 50" E 390.95 feet to the point of curvature of a curve to the left:

THENCE in a southeasterly direction along said curve to the left (Radius = 835.00 feet, Tangent = 80.26 feet, Central Angle = 10° 58' 51") a distance of 160.03 feet to an iron rod set for corner:

THENCE N 19° 15' 10" E at 380.71 feet pass the most eastern corner of Lot 17, Lakewood Ranches, Section 1, continue on with the southeast boundary of Lots 16, 15, and 14, Lakewood Ranches Section 1, a total distance of 1,568.71 feet to a point for corner, same being the most eastern corner of Lot 14, Lakewood Ranches Section 1:

THENCE N 27° 54' 10" E 1,074.76 feet with the southeast line of Lots 13, 12, and 11, Lakewood Ranches Section 1, to a point in the U. S. Government property line for Lake Belton:

THENCE S 26° 53' 20" E 81.54 feet with the U. S. Government property line for Lake Belton to U. S. Government monument E-427-30:

THENCE N 17° 11' 50" E 390.00 feet with the U. S. Government property line for Lake Belton to U. S. Government monument E-427-29:

THENCE N 82° 10' 10" E 260.00 feet with the U. S. Government property line for Lake Belton to a point for corner:

THENCE S 33° 17' 40" E 904.32 feet to a point for corner:

THENCE S 23° 34' 30" E 817.63 feet to an iron rod set for corner:

THENCE N 53° 38' E 390.00 feet to an iron rod set for corner:

THENCE S 36° 22' E 295.00 feet to an iron rod set for corner:

THENCE S 53° 38' W 145.70 feet to the point of curvature of a curve to the left:

THENCE in a southwesterly direction along said curve to the left (Radius = 923.57 feet, Tangent = 149.03 feet, Central Angle = $18^{\circ} 20'$) a distance of 295.52 feet to the point of tangency of said curve:

THENCE S $35^{\circ} 18'$ W 250.29 feet to a point for corner:

THENCE S $54^{\circ} 42'$ E 50.00 feet to an iron rod set for corner:

THENCE in a southerly direction along a curve to the right (Radius = 50.00 feet, Tangent = 28.87 feet, Central Angle = 60°) a distance of 52.36 feet to an iron rod set for corner:

THENCE S $54^{\circ} 42'$ E 204.02 feet to an iron rod set for corner:

THENCE S $55^{\circ} 41' 30''$ W 287.67 feet to an iron rod set for corner:

THENCE S $50^{\circ} 34' 30''$ W 800.00 feet to an iron rod set for corner:

THENCE S $00^{\circ} 54' 30''$ W 648.95 feet to an iron rod set in the north line of Farm to Market Road 2483, said point being in a curve to the left:

THENCE in a westerly direction along the north line of Farm to Market Road 2483 as follows:

Along said curve to the left (Radius = 1,454.1 feet, Tangent = 523.79 feet, Central Angle = $39^{\circ} 37' 13''$) a distance of 1,005.52 feet to the point of tangency of said curve;

S $61^{\circ} 17' 10''$ W 416.75 feet to a point for corner;

THENCE with the meanders of the northeast line of a County Road as follows:

N $78^{\circ} 51' 40''$ W 153.04 feet;

N $43^{\circ} 32'$ W 103.68 feet;

N $46^{\circ} 10' 30''$ W 63.54 feet;

N $50^{\circ} 34' 30''$ W 38.42 feet;

N $50^{\circ} 45'$ W 62.31 feet;

N $55^{\circ} 32'$ W 38.36 feet;

N $55^{\circ} 26'$ W 70.12 feet;

N $60^{\circ} 49' 30''$ W 30.03 feet;

N $61^{\circ} 21' 50''$ W 100.14 feet;

N $63^{\circ} 24'$ W 100.32 feet;

N $61^{\circ} 00'$ W 100.08 feet;

N $57^{\circ} 47' 20''$ W 100.01 feet;

N $55^{\circ} 40' 30''$ W 100.16 feet;

N $53^{\circ} 23' 40''$ W 100.45 feet;

N $52^{\circ} 00'$ W 150.22 feet to the PLACE OF BEGINNING, containing within these metes and bounds 144.1 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Great Western Investment Corporation, a Texas corporation, does hereby adopt the plat designating the herein described property as Lakewood Ranches Section 2, a subdivision in Bell County, Texas, and does hereby dedicate the streets, roads, lanes, drives, and boulevards in such subdivision for use by the public forever. And Great Western Investment Corporation does hereby dedicate the following nonexclusive easements for the mutual use of all public utilities desiring to use the same for the benefit of landowners in this subdivision or other sections of Lakewood Ranches, now or hereafter platted, as follows:

- 1. An easement is reserved in the streets, roads, lanes, drives, and boulevards of the subdivision; and
- 2. An aerial easement twenty (20) feet in height is reserved over such ground easements, where necessary, for use by utility companies for overhead wires, lines, poles and like equipment.

DATED this 24th day of August, 1967.

GREAT WESTERN INVESTMENT CORPORATION

By Jack Modesett, Jr.
Jack Modesett, Jr., President

PLAT BOOK 2 PAGE 111-H

FILED FOR RECORD THIS THE 11 DAY OF Sept, 1967, at 9:30 a.m.

MRS. RUBY McKEE, COUNTY CLERK
BELL COUNTY, TEXAS

BY: _____, Deputy

Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

FIELD NOTES for a 4.208 acre tract of land in Bell County, Texas, being part of the H. Kattenhorn Survey, Abstract No. 505, being part of Lot 18, Lakewood Ranches, Section 2, of record in Cabinet A, Slide 234-D, being all of a called 4.2044 acre tract, described in a General Warranty Deed to Mark A. Ramba and Jacquelyn J. Ramba, husband and wife, of record in Volume 5318, Page 498, in the Deed Records of Bell County, Texas, and being more particularly described as follows.

Beginning at a found 3/8" iron rod found, being in the north line of said 4.2044 acre tract, also being the northwest corner of Lot 1, Block 1, Gardner Way Replat, of record in Plat No. 2022-5353, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), and being in the south margin of Spur Road, for the northeast corner of this tract.

THENCE S. $11^{\circ} 32' 50''$ E., **373.92 feet**, (*Adj. Plat S. $11^{\circ} 33' 05''$ E., 375.08 feet*), with the east line of said 4.2044 acre tract and with the west line of said Lot 1, Block 1, to a found 3/8" iron rod, being in the south line of said 4.2044 acre tract, also being the southwest corner of said Lot 1, Block 1, and being in the north line of Lot 2, Block 1, of said Gardner Way Replat, for the southeast corner of this tract.

THENCE with the south line of said 4.2044 acre tract and the north line of said Lot 2, Block 1, the following three (3) calls:

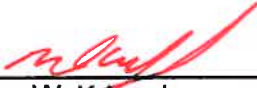
1. S. $72^{\circ} 34' 43''$ W., **143.32 feet**, (*Adj. Plat S. $72^{\circ} 34' 25''$ W., 143.37 feet*), to a found 5/8" iron rod, for a corner of this tract.
2. S. $73^{\circ} 11' 46''$ W., **197.00 feet**, (*Adj. Plat S. $73^{\circ} 08' 41''$ W., 197.31 feet*), to a found 5/8" iron rod, for a corner of this tract.
3. S. $64^{\circ} 57' 34''$ W., **135.29 feet**, (*Plat S. $67^{\circ} 49' 04''$ W., 135.00 feet, Adj. Plat S. $64^{\circ} 59' 48''$ W., 134.78 feet*), to a found 5/8" iron rod with cap stamped "RPLS 2025", being the southwest corner of said 4.2044 acre tract, also being the northwest corner of said Lot 2, Block 1, and being a corner of Lot 19-A, Block 1, of Gibson Lakewood Ranches Replat, of record in Plat No. 2020-35579, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), for the southwest corner of this tract.

THENCE N. $18^{\circ} 11' 32''$ W., **367.29 feet**, (*Plat N. $15^{\circ} 59' 36''$ W., 367.29 feet*), with the west line of said 4.2044 acre tract and with the east line of said Lot 19-A, Block 1, to a found 5/8" iron rod, being the northwest corner of said 4.2044 acre tract, also being the northeast corner of said Lot 19-A, Block 1, and being in a curve to the left in the south margin of said Spur Road, for the northwest corner of this tract.

THENCE with the north line of said 4.2044 acre tract and with the south margin of said Spur Road the following two (2) calls:

1. With said curve to the left, having a radius of *885.00 feet*, an arc length of *95.59 feet*, (*Plat arc – 95.59 feet*), a delta angle of $06^{\circ} 11' 18''$, with a chord bearing and distance of N. $68^{\circ} 39' 59''$ E., **95.54 feet**, to a found 5/8" iron rod, being the beginning of a curve to the right, for a corner of this tract.
2. With said curve to the right, having a radius of *2364.10 feet*, an arc length of *423.10 feet*, (*Plat Arc – 533.27 feet*) a delta angle of $10^{\circ} 15' 15''$, with a chord bearing and distance of N. $70^{\circ} 40' 48''$ E., **422.54 feet**, to the **POINT OF BEGINNING** and containing **4.208 acres** of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.


Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330
April 9, 2024



Item h.

440886



Item h.

Thomas D. Ogilvie
(Vol. 2078, Page 98)

Lance L. Henderson
(Vol. 4422, Page 530)

CB=N70°40'48"E Chord=422.54'
Arc=423.10' Delta=10°15'15"
Radius=2364.10' Tan=212.12'
(PLAT ARC-533.27')

P.O.B.

SPUR DRIVE

1
Block 1
Gardner's Way
Replat
(Plat No. 2022-5353)

2
Block 1
1.000 Ac.

1
Block 1
3.207 Ac.

2
Block 1
Gardner's Way
Replat
(Plat No. 2022-5353)

0.54'
'18"
.84'
.59')

5/8" ir
fnd.

1/2" ir
fnd.

50'

3/8" ir
fnd.

116.10'

306.57'

(PLAT N118°11'32"W-367.29'
N15°59'36"W-367.29')

N11°32'51"W
377.63'

(ADJ. PLAT S11°33'05"E-375.08'
S11°32'50"E-373.92')

116.41'

3/8" ir
fnd.

S72°34'43"W-143.32'
(ADJ. PLAT S72°34'25"W-143.37')

26.91'

5/8" ir
fnd.

S73°11'46"W-197.00'
(ADJ. PLAT S73°08'41"W-197.31')

5/8" ir
fnd.

S64°57'34"W-135.29'
(PLAT S67°49'04"W-135.00')
(ADJ. PLAT S64°59'48"W-134.78')

5/8" ir fnd.
w/RPLS 2025

NOTES:

1. Bearings are based on the Texas Coordinate System, Central Zone. NAD 83 (CORS 96) as de



Water Aerobics Waiver and Release for Liability 2024 Session

Morgan’s Point Resort - Community Pool

Located at: **60 Morgan’s Point Blvd.**
Morgan’s Point Resort, TX 76548

Sponsored by the Ladies Auxiliary for the MPR Fire Department

I acknowledge that the Water Aerobics program is designed to improve my personal fitness by providing personalized and motivational attention by a qualified Group Instructor. I understand that there may be health risks associated with the activities using physical exertion in a Water Aerobics program. If I experience any health risks symptoms while exercising, I will discontinue the activity, notify the Group Instructor and consult my physician.

I certify that I am capable of performing physical exercise and acknowledge that I am voluntarily participating in this Water Aerobics program. I understand that I will be fully responsible for complying with any restrictions prescribed for me by my personal physician and that I agree to consult my personal physician for further evaluation and such medical care as I require.

I acknowledge that my participation in the Water Aerobics program is at my sole risk. You are advised to consult with your personal physician before participation in the sessions.

In consideration for my voluntary participation in the Water Aerobics program, I, my family, heirs, executors, representatives, administrators, and assigns do hereby wave, release, and forever discharge the Ladies Auxiliary of the Morgan’s Point Resort City Volunteer Fire Department , the city of Morgan’s Point Resort, and their respective manager/ officers, directors, employees, and agents; and my group instructor, from any and all responsibilities, liabilities, and lawsuits, present or future, and cause of action for ordinary negligence, whether foreseeable or unforeseeable, arising out of or related in any manner directly or indirectly, to my use of, or access to, the Morgan’s Point Resort Community Pool and/or my participation in the Water Aerobics program.

I hereby agree to expressly assume and accept sole responsibility for any, and all personal risks associated with participation in the 2024 Water Aerobics program.

I certify that I have read and understood the above Water Aerobics Waiver and Release for Liability form. I also agree that any questions or concerns regarding the waiver or activities associated with the Water Aerobics program have been answered to my satisfaction.

PLEASE PRINT LEGIBLY:

Name:		
Address:		
City:	State:	Zip:
Phone #:	DOB:	
Email:		

Signature

Date

2024 Spring / Summer Session



Start Date TBD



Tuesday & Thursday 9-10am

Evening Sessions 7-8pm TBD

Coordinator Barbara Lynam

To Register: 254-718-8081


Punch Card for \$55.00; \$5.00 per Session

Name:		Phone:	
Address:			
City / Zip:		Email:	
<p>Make checks payable to: Ladies Auxiliary</p> <p>Auxiliary is a non-profit organization under IRS code 501(c)(3) #74-2308739</p>			
Payment Type:	Check: #	Credit Card:	  
Card No.		Security Code	
Exp Date: M/Y	Name on Card: (Please Print Clearly)		

I authorize the Ladies Auxiliary to charge my credit card for: (select an option below)

<input type="checkbox"/>	\$55.00 Punch Card
<input type="checkbox"/>	\$5.00 Session (1) only

I understand that there will be a 3% processing fee for using my credit for the transaction.



Proceeds benefit Ladies Auxiliary for the MPR Fire Department.

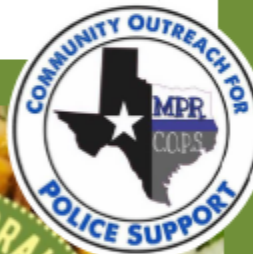
Signature: _____ Date: _____

Tuesday, June 4th MPR Public Safety Center

Morgan's Point Community, Neighbors & Business Social Group*



"Bringing Community Together!"



Please plan to Join us at
MPR Public Safety Center
in Support of MPR C.O.P.S.
Taco Tuesday Fundraiser,
Supporting our Police Dept.

Note: The MPR Neighbors and
Business Social Group will NOT
have a June Social at the Garrett
and Mic Hill Event Center.

**Our
Community
is Better
together**

Taco Tuesday FUNDRAISER

June 4th **\$10 PER PLATE**

5:30PM TO 8PM OR SELL OUT

Morgan's Point Resort
Public Safety Center
6 Lake Forest Dr, Belton, TX 76513

2 tacos (beef or chicken)
served with rice & beans
and chips & queso

Pre-purchase tickets from any MPR C.O.P.S member
or email mprcops@gmail.com

Morgan's Point Resort Community Outreach for Police Support is
a 501 (c)(3) non-profit organization.

Ladies Auxiliary MPR VFD
City Council Report for May 2024

The Ladies Auxiliary last met on Thursday, March 14th. There was not an April Auxiliary membership meeting, to allow members to attend the City Manager Finalists Town Hall Forum. Our May meeting of the Auxiliary, scheduled for May 9th, will be reported next month.

FD Outreach Project for 50th Anniversary Year: We are continuing to provide a monthly Healthy Food & Snack “Gift of the Month” to the Firefighters.

Cops and Robbers 5K Run/Walk, Oakmont Park, April 13, 2024.

JoJo Guzman did an amazing job planning and coordinating this event. This is the first year that our run has been part of the Cen-Tex Race Series. We had 255 participants register to run RT from Oakmont Park to the Marina. We Thank the City, Maintenance, Fire Department, Police Department, Lake Belton Girls Volleyball, Lake Belton High Girls and Boys Track Teams, National Merit Scholarship Team, Belton FD Civic Corps, our Sponsors, all of our Auxiliary members, and our neighbors along the route for assisting with the success of this fundraiser. Thank You!

2024 Ladies Auxiliary Water Aerobics Season - We are hoping to begin the season right after Memorial Day - with daytime and evening sessions – from Memorial Day week until school starts in the Fall. Barbara Lynam, our Water Aerobics coordinator is working with the City to finalize dates and times.

Flame of Knowledge \$1,000 Scholarship – The Ladies Auxiliary awards an annual Scholarship check to a graduating senior student residing in MPR or the MPR extended Fire District – who plans to pursue vocational training, associate or baccalaureate degree toward a career in Public Service. Applications are now available at Belton I.S.D. High School Counselor’s Offices, City Website, City Hall and at the Fire Station. Application deadline is Friday, May 17th. We are planning to award the Scholarship Recipient at the beginning of the June 11th City Council Meeting.

We **Thank You**, for your continuing Support and Assistance to the Ladies Auxiliary for our Fundraisers and Community Outreach Projects. We appreciate each of you!

In closing, we wish to **Welcome our new City Manager Dennis Baldwin ...**
WELCOME!! We are looking forward to getting to know you and working with you!

Submitted by:
Karen Stagner, President
Ladies Auxiliary MPR VFD

Morgan's Point Resort Economic Development Corporation

8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Website: <https://mpr-edc.org>

Linda Bridges, President
Terry Harrah, Secretary
Greg Weisman, Director

Jason Johnson, Vice President
Scott Fournier, Member
Dennis Green, Ex officio

(All Morgan's Point Resort Volunteers)

May 2, 2024

To: City Manager and Members of the MPR City Council

From: Linda Bridges, MPR EDC President

RE: **MPR EDC Monthly Report** (Recent EDC activities, Letter/Application requesting appointment of Ted Teegarden to the EDC Board of Directors and Letter requesting a date/time for EDC, City Council & City Manager Workshop to discuss Economic Development and an EDC proposed business development and a community enrichment project: Tiny Business Village)

EDC Activities April 2, 2024- May 2, 2024

Board of Directors' meeting

- Next meeting will be a community outreach event- May 18, 2024 from 5-7:30 PM at John Ansay Park. (Table at the Third Saturday Market)
- Second meeting for community outreach will be on June 18- 2024 from 5-7:30 PM at John Ansay Park (Table at the Third Saturday Market)
- Next Regular Board meeting is Thursday, July 18 @ 11:30 AM @ The Event Center (60 Morgan's Point Blvd.)

Treasurer's Reports

- State and Federal reports have been filed
- April 28- IRS \$5,000 penalty for not filing for non profit status in 2011 (IRS requested an additional 60 days- should hear from them by mid March) ** EDC has received no further correspondence from IRS as of 5.2.24

Grant Watch

- EDC has paid for a one year membership through April 29 2025. EDC will research appropriate grants for priority projects. If approved by the EDC board (and by the City Council, if required), will gather information for the grant and pay hire a grant writer (Ctcog offers an hourly fee service) to tweak the grant before filing.

Project updates:

- **Maximize City Assets**
 - **Event Center-** April 9- City Council approved MPR EDC applying for T Mobile \$50,000 grant. Directors offered to help with writing grant (will have Ctcog review grant before applying (Ctcog hourly fee). The T Mobile Grant requirements:
 - Describe the scope of work to be completed using the requested funds. Shovel-ready plans including site maps, architectural drawings, and photos may be included.
 - You will be asked to describe the need, how this grant will help the community overcome a challenge, and who specifically will benefit from this project.
 - Explain how impact will be measured, demonstrating how the project will lead to the anticipated result/change.

- Outline the budget. If the full project budget exceeds \$50,000, please describe remaining funding sources. T-Mobile funds must be used, and work completed, within 12 months of award. Please explain exactly what T-Mobile's grant will cover. Matching funds are not required.
 - **Parking lot (slurry coat or mill and redo + stripping)- Budget \$6,000/\$20,000**
 - **Trash Enclosure- EDC will request information from Waste Management for recommendations on size and location. EDC will look into 3 types of enclosures: typical block wall/wood panel gate; Using cedar fencing to build horizontal panels to match the new privacy panel and look into a pre-fabricated panels resource (either match the building or the wood privacy panel**
<https://urestonepanels.com/products/dumpsterenclosures/>
 - **Privacy Panel (using cedar horizontal boards) at the front and side of the bathrooms, minimal landscaping using rocks at the front of the building to minimize dirt on the stone wall. Power wash stone wall and back wood fence, stain.**
 - **Pool Deck- Aqua Blue Pools LLC 254-644-3410; aquablue274@gmail.com is the pool contractor currently re-plastering the pool. Ask for two types of non-skid materials to redo the deck.**
- To ensure timelines are met, you need to provide details on permits needed/obtained, if applicable. Plus, list additional businesses or partners to be contracted for the work.
- Up to five letters of support from local government and/or community organizations, partners or members, demonstrating community alignment, engagement, and consensus for the project.
- **New Business Development**
 - **Third Saturday Market-** Over 35 vendors registered. Social media- Linda will be posting in about 20 social media groups and sending Press Releases to newspapers and TV/radio (free ads only). We have 6 small signs and 3 feather flags to advertise the event.
 - **Tiny Business Village-** May 18- Kick off for promoting the project at the Third Saturday Market. Directors will set. David Tuma from Belton Journal contacted Linda to see if we'd like to have an article written about the business concept. (Yes, Linda to follow up).
 - **SummerFest-** April 24- received go ahead for EDC to recruit vendors for SummerFest. Expecting 5,000 attendees (same as last year) will increase the number of food vendors (4 plated meals, 3 snack, 3 desserts) pop up tent area- 8 available 10 x 10 spaces- trying to recruit as many "ready to eat" snacks, as we can. Fundraiser for EDC \$50/generator \$25 10x 10 space. Limit general merchandise to 2-3 vendors (if possible-focus on ready to eat food products). Jimbo is recruiting a beer vendor. Linda will be contacting MPR COPS and Ladies Auxiliary to see if they want to participate (will see if the non-profit organization will be willing to sell a "ready to eat" food or drinks).
- **Community Outreach- Work Plan Goal #5**
 - **Tiny Business Village –** May 18 and June 15- The EDC will have a table at the Third Saturday Market- May 18, 2024 at John Ansay Park, 5-7:30 PM to discuss economic development ideas with Market attendees (Agenda for the event will be posted at City Hall and on both EDC and City website). EDC hopes to sign up interested residents to (1) serve on a steering committee or (2) to receive email updates on the project.
 - **Four Corners Business Owners Group-** New idea. Linda talked to Rev. Rachel from St. Cornelius Episcopal Church at The Haven about forming a Four Corners Business Owners Group to help build community spirit (possible 4 corner events).

Attachments:

1. Letter/application requesting appointment of Ted Teegarden to the EDC Board of Directors
2. Letter requesting a date/time for a workshop between EDC, City Council & City Manager to discuss economic development ideas (Tiny Business Village)

Morgan's Point Resort Economic Development Corporation

8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Linda Bridges, President
Jason Johnson, Vice President
Terry Harrah, Secretary

Scott Fournier, Director
Greg Weisman, Director

Dennis Green, Ex officio

(All Morgan's Point Resort Volunteers)

April 18, 2024

RE: Appointment of EDC Director

Dear Mayor Green and members of the MPR City Council.

At our February 1, 2024 Regular Board meeting, the MPR EDC Board of Directors unanimously voted to accept Ted Teegarden as a Director to serve a two year term (expires 12.31.25).

Per our bylaws, the MPR EDC is requesting MPR City Council approval for Ted's appointment.

Thank you,



Linda Bridges
EDC President

Enc. Ted Teegarden's application

Morgan's Point Resort Economic Development Corporation

Board of Directors Application

Name Edward (Ted) Teegarden Phone number 254-613-0616

Address 30 Morgans Point BLVD

Email ted.teegarden222@gmail.com

Briefly describe why you would like to join our Board of Directors.

I would like to use my skill and experience to help give back to the city any way I best can, to keep MPR the great place it is.

Which of your skills would be beneficial to the Board of Directors?

- Construction/Civil engineering degree
- 30 years construction experience (mostly highway/civil)
- 5 years land development experience
- 5+ years local business owner
10+ years MRR resident

Signature [Handwritten Signature] Date 1/22/24

**Please return completed application to MPR City Hall: 8 Morgan's Point Blvd (Attn: Linda Bridges)

Morgan's Point Resort Economic Development Corporation

8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Linda Bridges, President
Terry Harrah, Secretary
Greg Weisman, Director

Jason Johnson, Vice President
Scott Fournier, Director
Dennis Green, Ex officio

(All Morgan's Point Resort Volunteers)

Date: May 2, 2024

To: Members of City Council, City Manager and MPR EDC Board of Directors

From: Linda Bridges, MPR EDC President

RE: Request for Date/Time for EDC, City Council and City Manager economic development workshop

At our April 18th Board of Directors meeting, the board unanimously approved setting a date for the EDC to meet with both the City Council members and City Manager to discuss our economic development goals for Morgan's Point Resort. A comment was made that the EDC and City Council should be "on the same page", so I asked the "experts" WHY. Please take a look at comments from both Pew.org and TexasEDC.org. I thought this was a great reminder as to why ***"the alignment between a city council and economic development corporation is crucial for effective governance and successful economic development"***

Why an EDC and City Council should be on the same page for economic development.

Why does this collaboration matter:

1. Shared Goals and Priorities:

- When the city council and EDC are on the same page, they can work together to define common goals and priorities. This alignment ensures that both entities focus their efforts on initiatives that benefit the community. For example, if the city aims to attract new businesses, create jobs, or improve infrastructure, the EDC can align its programs and projects accordingly.

2. Efficient Resource Allocation:

- City councils allocate resources (including funding) to various departments and organizations. When the EDC and city council collaborate, they can allocate resources more efficiently.
- By coordinating efforts, they avoid duplication of projects and ensure that funds are used effectively for economic development initiatives.

3. Effective Decision-Making:

- City councils approve EDC programs, projects, and expenditures. When both entities are aligned, decision-making becomes smoother.
- The EDC can propose initiatives, and the city council can provide oversight and approval. This streamlined process prevents conflicts and delays.

4. Transparency and Accountability:

- Alignment fosters transparency. City councils and EDCs can openly communicate about their activities, progress, and challenges.
- Regular reporting and collaboration enhance accountability, ensuring that both entities work toward their shared vision.

5. Legal Framework and Oversight:

- EDCs operate as separate non-profit corporations but receive funding from the city (usually through sales and use tax dollars).
- City councils oversee EDCs by approving their bylaws, programs, and projects. This oversight ensures compliance with legal requirements.
- The city council's involvement prevents misuse of funds and ensures that the EDC operates within established guidelines.

6. Community Impact:

- EDCs play a vital role in economic development, job creation, and quality-of-life improvements. When aligned with the city council, they can address community needs effectively.
- Projects related to infrastructure, workforce development, and partnerships with other entities directly impact residents.

BEST DAYS AND TIMES FOR MPR EDC DIRECTORS:

The majority of the MPR EDC Board of Directors are available on most Wednesdays and Thursdays (after work) from 6:00- 8:00 PM.

Mary Ruth Briggs Library Monthly Report May 6, 2024

7987 books are in the library catalog on May 6, 2024, with 13 added books during the month of April. The value of these books is \$96,669.97.

326 members on May 6, 2024 with 1 added member during April. Library memberships are one card per family, not one per person.

139.45 volunteer hours year to date May 6, 2024 with 31 volunteer hours during the month of April.

Volunteer Day was held on Wednesday, April 17, 2024 with 6 volunteers who cataloged books, printed and attached labels, jacketed books, and shelved books.

Thank you to our Library volunteers who assist us in keeping the Library organized and in good order for our citizens. We couldn't do it without you! We currently have 30 volunteers and are in need of additional people. If you would like to become a library volunteer, we meet on the 3rd Wednesday of each month in the library from 1:00 PM to 3:00 PM. *Please join us to see what goes into preparing the books for our citizens. Training will be provided! The next Volunteer Day is May 15th.*

The two new Dell All In One computers were installed on April 30th. They are located at the front of the Library for the use of our citizens. No charge to use them and they are fast and easy to use.

The Library is holding a **Meet The Author- Jordan Petter** event on Saturday, May 18th from 1-3 PM in the Library. Jordan is a first time author and will read her children's book as well as sign copies. Books will be available for purchase there and refreshments will be served. All are welcome to attend. For those of you who don't know her she was a former

Mary Ruth Briggs Library Board Member and currently serves as the Librarian at Lake Belton High School. Join us to honor her!

A new partner program with the MPR Fire Department is upcoming. 5/25-8/17 with awards on 8/17. Entitled *Explore Your World* for children in 2 age groups. Held at the Library on Saturdays with prizes awarded to winners. No Google to be used! More details are coming soon!

We currently have a candidate for Treasurer for the Library Board. Sharlet Sladacek has applied for the position and we are requesting for her to be approved at Council tonight. Not only is she well qualified for the position, she is an exceptional library volunteer. She has worked for the last several years at Summer Reading at the registration table welcoming and signing in children, filling and distributing bags to be sent home and any other job requested of her. She also has learned how to catalog books and has a keen eye for details.

Elder Explorers @The Point was held on Thursday, April 25th at Fellowship Baptist Church. Program was presented by Kimberly, a Bluebonnet Health Services Chaplain and her 2 therapy dogs. A very informative program and everyone enjoyed it.

The meeting in May will be held on Thursday, May 30th 9:00 Am until noon in the Event Center. Our program will be provided by Colonel Thomas Jerry Curtis who will discuss his experiences as a Vietnam prisoner of war for 7-½ years. Refreshments and games to follow. Please join us.

Pam Robinson
Mary Ruth Briggs Library Chairperson

CITY OF MORGAN'S POINT RESORT



OFFICE OF THE CITY COUNCIL

8 Morgan's Point Blvd | Morgan's Point Resort,
TX 76513

The Planning and Zoning Commission met on April 30, 2024. During the meeting, the following items were discussed and motions were made for consideration by Morgan's Point Resort City Council.

- Discussed and recommended the replat of Property ID 76260.
- Discussed and recommended the replat of Property ID 113928.
- Discussed and recommended the replat of Property ID 124341.
- Discussed and recommended the replat of Property ID 12620.

Thank you,

Becky Cooley

Planning & Zoning Chairperson

Parks and Recreation Committee Meeting 30 April 2024

The Parks and Recreation Committee, acting as an advisory body to the city council, held its meeting to discuss various issues affecting local parks and recreational facilities. Although the committee does not have the power to approve or disapprove actions, it aims to identify and discuss potential future initiatives to improve the city's parks and recreational offerings. These plans and recommendations are then communicated to the city council, which retains decision-making authority.

Upcoming Meetings

- Meetings will be held every third Wednesday of the month at 6 p.m. at the Priority Charter School administrative office (next to Dollar General).
- The public is welcome and encouraged to attend.

Key Topics Discussed

Ansay Park

- **Equipment Replacement:** The city council has approved the city manager's request to seek grants to replace outdated park equipment. This process may take time, so community patience is appreciated—grant opportunity.
- **Facility Lockdown:** Due to vandalism, park facilities have been locked. Potential solutions such as installing cameras are being considered to prevent future incidents.
- **Community Involvement:** Residents are urged to emphasize respecting communal property to those who utilize parks and facilities.
- Other parks and potential parks were discussed in general.

Park Maintenance

- **Text My Gov Tool:** The committee discussed implementing a tool on the city website for residents to report maintenance issues quickly. Adding specific keywords for Parks and Recreation is recommended for better issue tracking.
- **QR Codes and Contact Information:** Options like adding QR codes and direct contact information on park signs are being explored for efficient maintenance reporting.
- **Citizen Clean up day:** TBD

Grant Opportunities

- **Boating Grants:** Potential grants could improve boat ramps, breakwaters, and amenities related to boating. Enhancing the kayak launch area is under consideration if the city secures the grants.
- **Small Community Grant Program: City is currently working on this**
- **Non-Urban Indoor and Outdoor Grant Programs**

Marina Stairs

- Safety concerns about the stairs at the Marina were raised and will be addressed with the maintenance department.

Master Naturalist Program

- This program helps design and maintain nature trails in local landscapes. The committee seeks community feedback to evaluate the program's viability.

Updating the Parks and Recreation Master Plan

- The current master plan, which was last updated in 2016, needs revision. A comprehensive plan aids the city in securing future grants and should be revisited every five years.



To: City Council
From: Suzannah Bowden, Communications Coordinator and Staff Support
Subject: Communications Department April Update
Date: May 7, 2024

Introduction

In my first month as Communications Coordinator and Staff Support for the City of Morgan's Point Resort, I have undertaken several initiatives to assess and strengthen our communication strategies. This report outlines these initial efforts, highlighting our progress and the strategic path forward.

Initial Assessments and Actions

Upon assuming my role, I immediately prioritized establishing a robust foundation for effective communication. This entailed:

- **Policy Review:** I have carefully reviewed our existing communication policies to ensure they align with our current needs and legal standards, making notes for potential updates and additional policies.
- **Press Releases:** I have proactively developed and disseminated many press releases, which have been instrumental in keeping our community well-informed and engaged with ongoing city projects and events.
- **Historical Review:** Understanding the history of the Communications position has been crucial. This review has provided insights into the evolution of our community engagement strategies and expectations from this role.

Engagement with Department Heads

To align the communications department's objectives with the broader goals of Morgan's Point Resort, I have actively engaged with various department heads. These discussions have provided deep insights into each department's needs and challenges. This collaborative approach ensures that our communication strategies effectively support and enhance the city's operations, fostering a unified approach to addressing the needs of our community.

Brand Reevaluation

Recognizing the importance of a strong, cohesive city brand, I have initiated a thorough analysis of our current branding. This includes evaluating our visual identity, messaging, and overall public perception. Preliminary findings suggest a need for a refreshed approach that resonates



more deeply with our residents and stakeholders. We will explore various rebranding strategies to invigorate our community's engagement and pride in Morgan's Point Resort.

Budget Discussions

As the new Communications Coordinator and Staff Support, I understand the critical role of financial stewardship. Therefore, I have begun preliminary budget discussions to ensure our communication efforts are well-supported and sustainable. These discussions aim to align our fiscal resources with strategic communication goals, focusing on maximizing impact while adhering to budget constraints. These foundational talks set the stage for a robust financial plan supporting our ambitious communication objectives.

Development of a Comprehensive Communication Plan

I am developing a comprehensive communication plan to professionalize further and streamline our communication efforts. This plan will serve as a roadmap, detailing key messages, target audiences, communication channels, and strategic goals for the coming year. We aim to ensure consistency in our communications, improve public engagement, and provide clear, actionable information to our community. This plan is currently in the drafting phase and will be refined through feedback from department heads and key stakeholders.

Volunteer Management

An integral part of our community engagement strategy involves leveraging the dedication and enthusiasm of our volunteers. Recognizing their vital role, I have begun to assess and revamp our volunteer management practices. Efforts are underway to streamline recruitment, training, and retention processes to ensure every volunteer feels valued and contributes effectively to our city's initiatives. Upcoming plans include implementing a new volunteer database system and enhancing communication channels to keep our volunteers well-informed and engaged.

Conclusion and Future Steps

In conclusion, my first month as Communications Coordinator and Staff Support has been marked by proactive assessments and strategic planning to enhance our city's communications. I am committed to continuing these efforts, ensuring that our communication meets and exceeds our residents' expectations and comprehensively supports the city's goals.

Moving forward, I will finalize our communication plan, continue engaging with department heads, and deepen our budget discussions to ensure alignment with our rebranding efforts and

CITY OF MORGAN'S POINT RESORT



long-term communication objectives. I welcome and encourage feedback from the council to refine our approach and strengthen our community's trust and engagement.



*Morgan's Point Resort
Maintenance Department
Monthly Council Report*

April 2024

- *Hung new bulletin boards outside of City Hall*
- *Check Parks twice a week (Trash Cans)*
- *Removed dead tree from easement behind 9 Blackjack Circle*
- *Burned brush in Air Burner*
- *Brian delivered brush bins on Mondays and Thursdays*
- *Cleaned off build up of leaves on tennis courts and park*
- *No street repairs in Month of April*
- *Mowed right-a-ways around city*
- *Mowed and trimmed City facilities*
- *Daily work orders completed*
- *Continued to work on dog kennels*
- *Pool relining continues*
- *Routine vehicle and equipment maintenance*
- *Held quarterly cleanup*



CITY OF MORGAN'S POINT RESORT

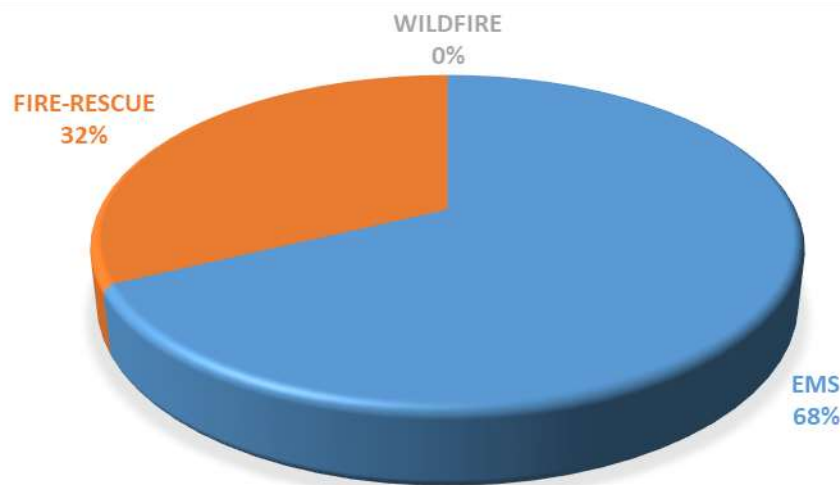
Item b.

Taran Vaszocz
Fire Chief
Morgan's Point Resort Fire-Rescue
6 Lakeforest Drive
Morgans's Point Resort, Texas 76513-6438

May 4, 2024

Honorable Mayor and Council,

1. The department responded to 56 calls during the month of April, a 5.7% increase over the same reporting period in 2023 (N=53)



2. **Average Response Time** for all Priority 1 & 2 calls was 5 minutes, 50 seconds (N=44).

Response time within the City limits was 6 minutes, 07 seconds

Note: An anomaly, response times within the City limits were slightly higher than overall response times (including Bell County territory and mutual/auto aid). This partially due to reporting high priority response times overall, as supplied by the Bell County Communications Center. Response times within the City Limits are derived from the department's records management system that does not allow for weeding out lower priority calls. The average overall response time for all incidents was 7 minutes, 07 seconds.

A lesser factor in City response times was the flood event on April 20th. City resources were overwhelmed with calls for service over a few hours. Though there was no loss of life or significant property loss, personnel on hand were forced to triage responses, leading to an increase in response time.

3. A total of **2068 hours** was worked on station in February:

a. Career Staff (5)	1108 Hours	54%
b. Volunteer Staff (19)	819 Hours	40%
c. Relief Driver (4)	64 Hours	3%
d. PRN Medic (3)	64 Hours	3%
e. <i>Emergency Callback</i>	<i>13 Hours</i>	<i>0.06%</i>

Note: Labor cost, to include Added Time (AT) have risen throughout March and April due to TIFMAS deployments and related backfill. The TDEM reimbursement process is underway, and once complete, will wash out all hours related to the deployment.

Additionally, one career member is on light-duty due to an injury. You will continue to see an increase in Relief Driver PRN Medic, and AT for the next 5 to 8 weeks as minimum staffing is maintained.

Salaried, administrative staff are also working modified schedules (roughly 47 hours/week) to reduce labor expense and provide relief for hourly members.

4. **Active Roster-** Fifteen members met or exceeded the requirements for Active Service.

5. **Education Services-** Preparing for the upcoming wildfire season was the training emphasis for April.

Members of our Wildfire Division physically prepare for fire season each year, with those efforts validated by the "Work Capacity Test," also known as the "Pack Test." Those subject to a State of Texas deployment must complete 3 miles in 45 minutes....carrying a 45-pound pack!

Since adopting our Fit to Survive initiative in 2019, members are evaluated each quarter for their physical readiness to respond to the season ahead. April ushers in the beginning of our wildfire season, hence the Pack Test. As summer approaches, they will complete a swim test, followed by an air consumption and fireground task assessment as we head into winter and structure fires are on the rise.

The result? Your Morgan’s Point Resort Firefighters remain ready to answer the call all year long. We believe that the mind, body, and spirit deserve our attention if we are to be the best we can be. The department has seen an overall increase in wellness over the past 5 years and fewer injuries.

Several members attended the 16-hour, International Association of Firefighters “Responding to the Interface” course with the Austin Fire Department. The course is still in progress and I will provide a more detailed update in the May report.

Regularly scheduled training was suspended for few days surrounding the eclipse to ensure volunteer members were not overtaxed and ready to respond.

6. EMS Division

We are continuing to monitor the impact of AMR’s realignment on ambulance response times. The average wait time for an ambulance in our City skyrocketed to 20 minutes, 23 seconds for the reporting period ending April 4th. I provided this information in an email to their Temple EMS Operations Manager, and again requested the company consider revising their plan to put the Temple unit up first for Box 6101-6108 and the Belton unit up first for Box 6109-6111. As of this report, there has been no response from AMR. Notably, response times did improve in the fourth data set (April 5-May 2) to 16 minutes, 9 seconds.

Here are the second and third sets of data collected:

Unit	Responses	Percentage	Distance	Average
Belton M2	11	50.00%	5.8	12.63
Belton M1	3	13.64%	8.7	18.33
Medic 20	1	4.55%	9.3	30
Medic 28	1	4.55%	9.3	26
Medic 26	3	13.64%	9.3	11.67
Medic 25	1	4.55%	9.3	14
Medic 21	1	4.55%	9.3	12
Medic 30	1	4.55%	8.7	18
Total	22	100.00%		20.38

Begin	End	Average
19-Jan	14-Feb	15.38
21-Feb	12-Mar	16.99
14-Mar	3-Apr	20.38
4-Apr	2-May	16.16
		17.2275

Unit	Responses	Percentage	Distance	Average
Belton M2	14	58.33%	5.8	14.14
Belton M1	6	25.00%	8.7	13.67
Medic 26	2	8.33%	9.3	23
Medic 25	1	4.17%	9.3	15
Medic 30	1	4.17%	8.7	15
Total	24	100.00%		16.16

7. Wildfire Division

Morgan's Point Resort Fire-Rescue responded to a large brush fire along the **Oakmont Park** Shoreline at 1:58 AM on Sunday, April 14th. The fire extended from the rocky beach

and twenty feet up the cliff. Initial suppression efforts were hindered by accessibility issues and the Marine Unit was called in for support.

Wildfire season is upon us. This fire would have undoubtedly spread to surrounding vegetation and homes, had recent rainfall not dampened the area. Though the cause remains undetermined, it is important to note there were no natural causes of ignition present. Outdoor burning is illegal with the City of Morgan's Point Resort, and with good reason. Whether intentionally set or accidentally allowed to grow out of control, the consequences are the same.

Huge shout out to our Firefighters who were able to access and extinguish this fire in the dark, early morning hours. Their work to contain the fire resulted in zero loss of life or property.



8.



Kindly,

D J Vaszczyk

Fire Chief

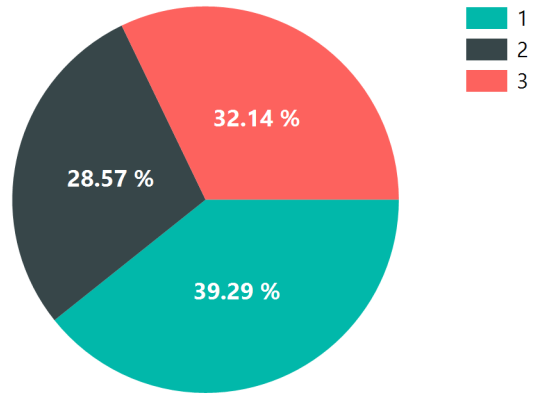
Monthly Report - MPFD

Previous Month



Event Priority	Event Count
1	22
2	16
3	18
Total	56

Event Priority



Event Priority	Response Time	Start To Add Time	Add To Disp Time	Disp To En Rte Time	En Rte To Arv Time	Arv To Close Time
1	314	49	24	87	223	3766
2	387	81	70	102	287	1139
3	582	41	23	122	488	1259

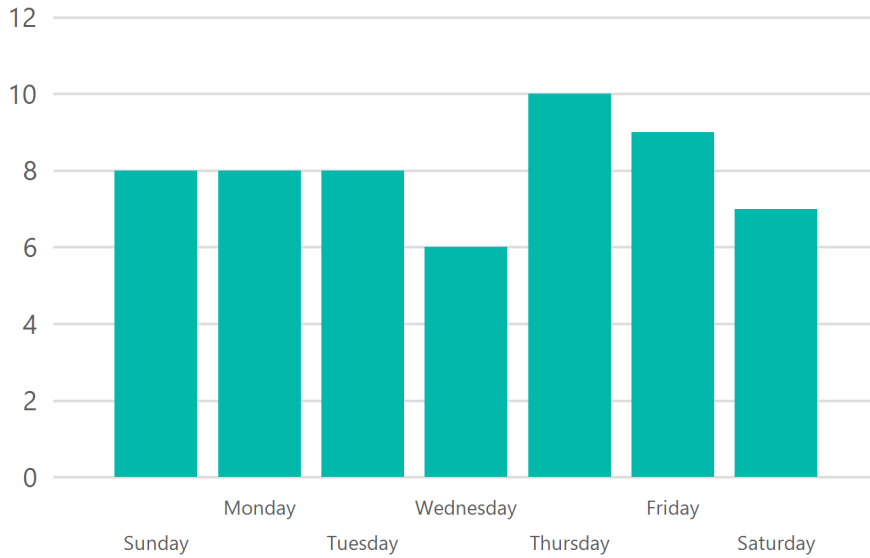
(Response times in seconds.)

Monthly Report - MPFD

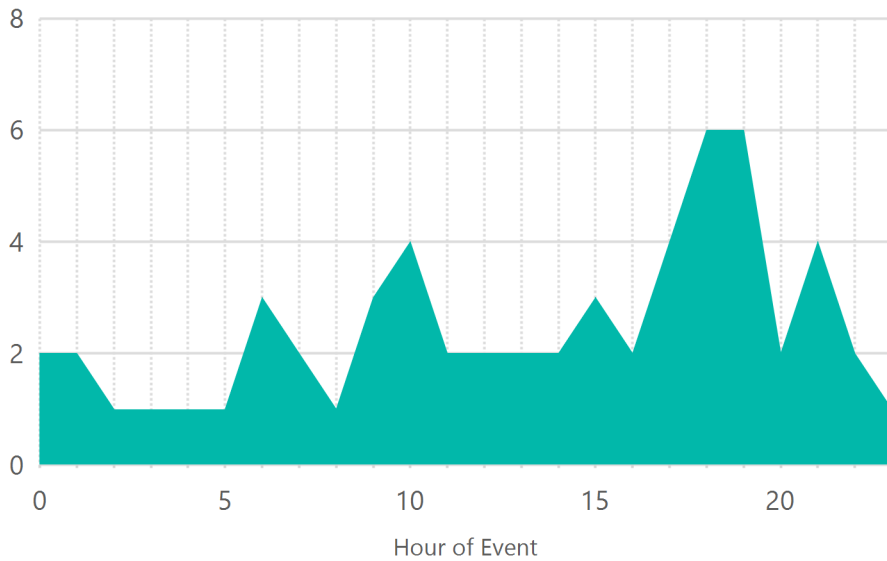
Previous Month



Event Counts by Day of Week



Event Counts by Hour of Day (24 hour)



Monthly Report - MPFD

Previous Month



Event Counts by Type

	Event Type	Event Count
FALLS		12
SICK PERSON		10
BREATHING PROBLEMS		5
GRASS BRUSH WILDLAND		4
UNKNOWN STATUS (MAN DOWN)		3
CHEST PAIN (NON-TRAUMATIC)		3
STROKE		2
STRUCTURE FIRE		2
TRANSFORMER ARCING		2
ALARM		2
STILL ALARM CAR DUMPSTER ETC		2
DISABLED VEHICLE		2
ABDOMINAL PAIN/PROBLEMS		1
TRAFFIC/TRANSPORTATION ACCIDENTS		1
FD ASSISTANCE (LADDER, BEES, EQUIP)		1
OVERDOSE/POISONING		1
PREGNANCY/CHILDBIRTH/MISCARRIAGE		1
CHOKING		1
MUTUAL AID		1
Total		56

ASU Rank

Item b.

		Timekeeping			Monthly Statistics		Standard Met	
Rank	Member	Total Hours	Training Hours	Station Duty	Incident Count	ASU	Training Threshold	ASU Threshold
1	Watts	296	12	284	34	330	6	306
2	Shaver	222	14	208	31	253	8	229
3	Wilkerson	233	2	231	8	241	4	217
4	Myers	212	3	209	9	221	3	197
5	Vaszocz, T	207	8	199	5	212	2	188
6	Sibley	195	5	190	8	203	1	179
7	Schuetze	172	3	169	10	182	3	158
8	Rojas	128	9	119	6	134	3	110
9	Snyder	40	1	39	22	62	5	38
10	Vaszocz, W	59	4	55	3	62	2	38
11	Ratcliff	40	1	39	3	43	5	19
12	Maines	37	2	35	3	40	4	16
13	McClellan	28	1	27	1	29	5	5
14	Woodard	22	6	16	4	26		2
15	Guzman	24	2	22		24	4	
16	<i>Req Not Met</i>	19	6	13		19		5
17	<i>Req Not Met</i>	15		15	3	18	6	6
18	<i>Req Not Met</i>	16	4	12		16	2	8
19	<i>Req Not Met</i>	16		16		16	6	8
20	<i>Req Not Met</i>	15	5	10		15	1	9
21	<i>Req Not Met</i>	12	1	11	1	13	5	11
22	<i>Req Not Met</i>	11	4	7		11	2	13
23	<i>Req Not Met</i>		1	-1	1	1	5	23
24	<i>Req Not Met</i>						6	24
							6	24
							6	24
							6	24
Total		2019	94	1925	152	2171	68	1523
Average		75	3	71	6	80	3	56

Bank and Investment Account Balances – City of Morgan’s Point Resort April 2024

ACCOUNTS	BEGINNING OF MONTH BALANCE	END OF MONTH BALANCE	INTEREST RATE	INTEREST EARNED THIS MONTH
Operating Account	\$172,284.01	\$183,173.73	5.60%	\$1,213.40
Sweep Account	\$5,774,102.14	\$5,601,726.33	5.60%	\$27,624.19
Open Edge (over counter)	\$3,035.11	\$1,374.10	0.30%	\$2.43
Open Edge (online)	\$4,084.63	\$193.54	0.30%	\$3.91
Sum of Cash Accounts	\$5,953,505.89	\$5,786,467.70		\$28,843.93
Tex Pool Prime	\$203,409.69	\$204,325.31	5.47%	\$915.62
Sum of Available Cash and Investments	\$6,156,915.58	\$5,990,793.01		\$29,759.55
Tex Pool Interest & Sinking - Restricted	\$21,661.78	\$21,756.39	5.32%	\$94.61

The open edge accounts have funds transferred to the operating account around the last day of the month.
No transfer of funds between the operating and sweep account will occur unless needed to maintain a minimum balance.

As always, please call me or come by to visit if you have any questions about anything related to the City’s finances.

V:\-Old Finance\Cary\Cash\[2024 Cash Balances - Provided to Council.xlsx]Apr 24

Unrestricted Cash Balances – City of Morgan’s Point Resort April 2024

Sum of Available Cash and Investments as of April 30, 2024	\$5,990,793.01
Less: Remaining Balance per Capital Projects Spreadsheet	(\$919,499.92)
Less: Funds to Pay for Completion of Audits in FYE 2024 for FYE 2021 - 2023	(\$75,205.00)
**Less: Restricted Use Funds (i.e. court revenue, child safety fee, road maint. sales tax)	(\$241,847.00)
Less: Budgeted FYE 2024 Revenues over Expenditures through 4/30/2024 (not including Fund 20)	(\$1,523,321.00)
Projected Unrestricted Cash on Hand as of September 30, 2024	\$3,230,920.09

Note: The projected unrestricted cash balance above does not include any operational reserves (90, 180, or 365 day), but will have an amount shown when financial polices are updated and approved by council.

** Certain court revenues (i.e. child safety fee, etc.), road maint. sales tax are restricted revenues for the city and have to be spent on restricted items.

Beginning Balance Procedures for FYE 2020	\$20,000.00
FYE 2021 Financial Statement Audit	\$32,500.00
FYE 2022 Financial Statement Audit	\$33,475.00
FYE 2023 Financial Statement Audit	\$34,480.00
Less Paid to Date in FYE 09/30/2024:	(\$45,250.00)
Restricted Cash for Completion of Audits	<u>\$75,205.00</u>

\$3,678,319.00 Ground Storage Tank at EST #2 Contract Price
 \$70,170.92 Approved Change Orders
 (\$459,691.99) Draw 1 Paid on 2/3/2023
 (\$404,155.65) Draw 2 Paid on 3/2/2023
 (\$380,088.06) Draw 3 Paid on 4/12/2023
 (\$271,176.55) Draw 4 Paid on 5/16/2023
 (\$317,031.77) Draw 5 Paid on 6/15/2023
 (\$207,921.04) Draw 6 Paid on 7/15/2023
 (\$411,085.90) Draw 7 Paid on 8/8/2023
 (\$71,956.80) Draw 8 Paid on 9/20/2023
 (\$45,440.40) Draw 9 Paid on 10/18/2023
 (\$91,646.46) Draw 10 Paid on 11/28/2023
 (\$51,764.55) Draw 11 Paid on 1/4/2024
 (\$52,462.08) Draw 12 Paid on 2/22/2024
 (\$104,369.80) Draw 13 Paid on 2/23/2024
 (\$120,346.45) Draw 14 Paid on 3/14/2024
 \$0.00 Draw 15 Paid on x/xx/2024
 \$759,352.42 Remaining Balance

Vendor Jm Pipeline

Approved on November 15, 2022
Resolution 2022-28

Change Orders:

- 1). Approved on June 22, 2023
Resolution 2023-15 for \$19,909.91
- 2). Approved on November 14, 2023 for \$50,261.01

\$232,469.00 Generator at EST 1 Contract Price
 (\$5,400.00) Draw 1 Paid on 8/31/2022
 (\$62,550.00) Draw 2 Paid on 10/3/2022
 (\$2,250.00) Draw 3 Paid on 10/25/2022
 (\$1,800.00) Draw 4 Paid on 11/22/2022
 (\$128,222.10) Draw 5 Paid on 9/18/2023
 (\$22,246.90) Draw 6 Paid on 9/22/2023
 \$10,000.00 Remaining Balance - Not expected to have to pay

Vendor C.F. McDonald

Approved on July 12, 2022
Resolution 2022-15

\$257,950.00 Generator at EST 2 Contract Price
 (\$97,802.50) Draw 1 Paid on 9/20/2023
 \$0.00 Draw 2 Paid on xx/xx/2024
 \$0.00 Draw 3 Paid on xx/xx/2024
 \$160,147.50 Remaining Balance

Vendor T Morales

Approved on March 14, 2023
Resolution 2023-05

\$919,499.92 Remaining Balance on Capital Projects

Item c.

	2021-2022	2022-2023	2023-2024			2024-2025	
	ACTUAL	ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
02 -GENERAL							
TOTAL REVENUES	3,087,988	3,456,925	3,490,137	3,170,297	3,565,901	3,028,875	3,490,137
TOTAL EXPENSES	2,935,529	3,486,185	3,841,395	2,029,062	352,835	3,060,703	3,841,395
REVENUE OVER/(UNDER) EXPENSES	152,459	(29,260)	(351,258)	1,141,235	3,213,066	(31,828)	(351,258)
09 -INTEREST & SINKING							
TOTAL REVENUES	141	332,838	480,263	472,796	491,550	0	480,263
TOTAL EXPENSES	0	330,526	479,238	400,890	479,238	0	479,238
REVENUE OVER/(UNDER) EXPENSES	141	2,312	1,025	71,906	12,312	0	1,025
11 -WATER							
TOTAL REVENUES	2,382,086	2,426,889	2,429,000	1,251,380	2,418,936	2,065,000	2,429,000
TOTAL EXPENSES	2,018,704	2,101,173	2,176,995	1,033,628	0	2,029,656	2,176,995
REVENUE OVER/(UNDER) EXPENSES	363,381	325,716	252,005	217,752	2,418,936	35,344	252,005
13 -WASTEWATER							
TOTAL REVENUES	76,538	75,915	75,000	44,689	76,500	75,000	75,000
TOTAL EXPENSES	31,791	79,785	68,302	11,355	6	75,000	68,302
REVENUE OVER/(UNDER) EXPENSES	44,747	(3,870)	6,698	33,334	76,494	0	6,698
15 -MARINA							
TOTAL REVENUES	333,633	307,304	325,000	159,068	307,252	312,300	325,000
TOTAL EXPENSES	198,093	183,039	271,626	103,729	44,000	308,407	271,626
REVENUE OVER/(UNDER) EXPENSES	135,540	124,264	53,374	55,339	263,252	3,893	53,374
17 -HOTEL OCCUPANCY TAX							
TOTAL REVENUES	7,095	5,423	10,000	3,755	0	0	10,000
TOTAL EXPENSES	0	10,000	10,000	0	0	0	10,000
REVENUE OVER/(UNDER) EXPENSES	7,095	(4,577)	0	3,755	0	0	0
18 -FEDERAL GRANT FUNDING							
TOTAL REVENUES	582,733	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENSES	582,733	0	0	0	0	0	0
19 -FIXED ASSET REPLACEMENT							
TOTAL EXPENSES	0	0	25,000	0	0	0	25,000
REVENUE OVER/(UNDER) EXPENSES	0	0	(25,000)	0	0	0	(25,000)
20 -CONSTRUCTION IN PROGRESS							
TOTAL REVENUES	0	0	150,000	0	0	0	150,000
TOTAL EXPENSES	211,252	2,897,331	75,000	500,624	0	0	75,000
REVENUE OVER/(UNDER) EXPENSES	(211,252)	(2,897,331)	75,000	(500,624)	0	0	75,000
GRAND TOTAL REVENUES							
	6,470,214	6,605,295	6,959,400	5,101,985	6,860,139	5,481,175	6,959,400
GRAND TOTAL EXPENSES							
	5,395,370	9,088,041	6,947,556	4,079,288	876,079	5,473,765	6,947,556
REVENUE OVER/(UNDER) EXPENSES	1,074,844	(2,482,746)	11,844	1,022,697	5,984,060	7,410	11,844

Item c.

02 -GENERAL
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
02-00 GENERAL	3,351,952.00	279,329.35	106,206.19	1,955,305.25	3,062,599.38	1,107,294.13	289,352.62	91.37
02-20 POLICE	5,000.00	416.67	(1,300.50)	2,916.65	27,883.89	24,967.24	(22,883.89)	557.68
02-21 CODE ENFORCEMENT	150.00	12.50	0.00	87.50	100.00	12.50	50.00	66.67
02-30 MAINTENANCE	1,500.00	125.00	440.30	875.00	440.30	(434.70)	1,059.70	29.35
02-51 MUNICIPAL COURT	31,535.00	2,627.93	7,906.39	18,395.35	37,612.22	19,216.87	(6,077.22)	119.27
02-62 COM. CENTER & POOL	60,000.00	5,000.00	2,900.00	35,000.00	16,352.50	(18,647.50)	43,647.50	27.25
02-80 FIRE DEPT.	40,000.00	3,333.33	197.50	23,333.35	24,307.86	974.51	15,692.14	60.77
TOTAL REVENUES	3,490,137.00	290,844.78	116,349.88	2,035,913.10	3,169,296.15	1,133,383.05	320,840.85	90.81

DEPARTMENTAL EXPENDITURES

<u>02-00 GENERAL</u>								
OFFICE EQUIP & SUPPLIES	0.00	0.00	0.00	0.00	(100.00)	(100.00)	100.00	0.00
TOTAL 02-00 GENERAL	0.00	0.00	0.00	0.00	(100.00)	(100.00)	100.00	0.00
<u>02-10 ADMINISTRATION</u>								
PERSONNEL	508,204.64	42,350.39	28,405.79	296,452.69	238,324.46	(58,128.23)	269,880.18	46.90
LEGAL/AUDIT	369,800.00	30,816.67	31,075.12	215,716.65	215,072.48	(644.17)	154,727.52	58.16
CAPITAL EXPENDITURES	2,700.00	225.00	0.00	1,575.00	4,435.88	2,860.88	(1,735.88)	164.29
OFFICE EQUIP & SUPPLIES	156,200.00	13,016.65	24,702.71	91,116.75	79,246.55	(11,870.20)	76,953.45	50.73
FUEL & EQUIPMENT	2,000.00	166.66	240.46	1,166.70	2,247.56	1,080.86	(247.56)	112.38
MAINTENANCE & REPAIRS	18,500.00	1,541.67	697.00	10,791.65	9,966.35	(825.30)	8,533.65	53.87
BANK & FINANCE FEES	5,000.00	416.67	0.00	2,916.65	5,501.80	2,585.15	(501.80)	110.04
TOTAL 02-10 ADMINISTRATION	1,062,404.64	88,533.71	85,121.08	619,736.09	554,795.08	(64,941.01)	507,609.56	0.00
<u>02-20 POLICE</u>								
	0.00	0.00	1,396.00	0.00	1,000.80	1,000.80	(1,000.80)	0.00
PERSONNEL	878,644.87	73,220.40	69,291.22	512,542.87	499,605.79	(12,937.08)	379,039.08	56.86
LEGAL/AUDIT	250.00	20.83	0.00	145.85	0.00	(145.85)	250.00	0.00
CAPITAL EXPENDITURES	120,684.99	10,057.08	935.00	70,399.59	29,101.99	(41,297.60)	91,583.00	24.11
OFFICE EQUIP & SUPPLIES	12,100.00	1,008.34	753.95	7,058.30	7,613.18	554.88	4,486.82	62.92
FUEL & EQUIPMENT	72,474.00	6,039.50	4,864.97	42,276.50	45,666.61	3,390.11	26,807.39	63.01
MAINTENANCE & REPAIRS	40,530.96	3,377.58	1,621.27	23,643.06	42,272.28	18,629.22	(1,741.32)	104.30
BANK & FINANCE FEES	22,500.00	1,875.00	0.00	13,125.00	21,712.88	8,587.88	787.12	96.50
OTHER	15,527.00	1,293.91	0.00	9,057.45	7,318.45	(1,739.00)	8,208.55	47.13
TOTAL 02-20 POLICE	1,162,711.82	96,892.64	78,862.41	678,248.62	654,291.98	(23,956.64)	508,419.84	0.00
<u>02-21 CODE ENFORCEMENT</u>								
PERSONNEL	73,475.96	6,123.00	5,399.52	42,860.96	40,131.37	(2,729.59)	33,344.59	54.62
LEGAL/AUDIT	4,680.00	390.00	179.40	2,730.00	1,660.52	(1,069.48)	3,019.48	35.48
CAPITAL EXPENDITURES	61,000.00	5,083.33	0.00	35,583.35	3,892.06	(31,691.29)	57,107.94	6.38
OFFICE EQUIP & SUPPLIES	1,100.00	91.66	48.45	641.70	412.30	(229.40)	687.70	37.48
FUEL & EQUIPMENT	2,000.00	166.67	54.97	1,166.65	1,147.48	(19.17)	852.52	57.37
MAINTENANCE & REPAIRS	1,025.50	85.46	0.00	598.20	47.00	(551.20)	978.50	4.58

Item c.

02 -GENERAL
 FINANCIAL SUMMARY
 DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
BANK & FINANCE FEES	500.00	41.67	0.00	291.65	536.06	244.41 (	36.06)	107.21
TOTAL 02-21 CODE ENFORCEMENT	143,781.46	11,981.79	5,682.34	83,872.51	47,826.79 (	36,045.72)	95,954.67	0.00
<u>02-30 MAINTENANCE</u>								
PERSONNEL	327,618.77	27,301.59	25,288.77	191,110.82	180,701.90 (	10,408.92)	146,916.87	55.16
LEGAL/AUDIT	10,000.00	833.33	0.00	5,833.35	0.00 (	5,833.35)	10,000.00	0.00
CAPITAL EXPENDITURES	139,375.00	11,614.59	0.00	81,302.05	13,850.08 (	67,451.97)	125,524.92	9.94
OFFICE EQUIP & SUPPLIES	34,000.00	2,833.33	2,068.97	19,833.35	17,852.28 (	1,981.07)	16,147.72	52.51
FUEL & EQUIPMENT	22,000.00	1,833.33	871.63	12,833.35	10,795.25 (	2,038.10)	11,204.75	49.07
MAINTENANCE & REPAIRS	31,500.00	2,625.00	967.51	18,375.00	16,801.16 (	1,573.84)	14,698.84	53.34
BANK & FINANCE FEES	10,000.00	833.33	0.00	5,833.35	9,192.40	3,359.05	807.60	91.92
TOTAL 02-30 MAINTENANCE	574,493.77	47,874.50	29,196.88	335,121.27	249,193.07 (	85,928.20)	325,300.70	0.00
<u>02-51 MUNICIPAL COURT</u>								
PERSONNEL	30,769.78	2,564.14	2,496.56	17,949.08	17,644.38 (	304.70)	13,125.40	57.34
LEGAL/AUDIT	2,000.00	166.67	300.00	1,166.65	1,500.00	333.35	500.00	75.00
OFFICE EQUIP & SUPPLIES	3,800.00	316.67	107.35	2,216.65	1,156.57 (	1,060.08)	2,643.43	30.44
TOTAL 02-51 MUNICIPAL COURT	36,569.78	3,047.48	2,903.91	21,332.38	20,300.95 (	1,031.43)	16,268.83	0.00
<u>02-53 CHILD SAFETY</u>								
<u>02-54 COURT SECURITY</u>								
<u>02-55 COURT TECH</u>								
<u>02-61 LIBRARY</u>								
CAPITAL EXPENDITURES	4,000.00	333.33	0.00	2,333.35	0.00 (	2,333.35)	4,000.00	0.00
OFFICE EQUIP & SUPPLIES	1,900.00	158.33	35.79	1,108.35	1,162.03	53.68	737.97	61.16
FUEL & EQUIPMENT	1,250.00	104.17	0.00	729.15	206.77 (	522.38)	1,043.23	16.54
OTHER	5,550.00	462.50	50.00	3,237.50	1,190.92 (	2,046.58)	4,359.08	21.46
TOTAL 02-61 LIBRARY	12,700.00	1,058.33	85.79	7,408.35	2,559.72 (	4,848.63)	10,140.28	0.00
<u>02-62 COM. CENTER & POOL</u>								
PERSONNEL	26,474.74	2,206.23	0.00	15,443.59	7.80 (	15,435.79)	26,466.94	0.03
CAPITAL EXPENDITURES	46,084.00	3,840.33	0.00	26,882.35	20,873.00 (	6,009.35)	25,211.00	45.29
OFFICE EQUIP & SUPPLIES	7,650.00	637.50	580.53	4,462.50	4,141.92 (	320.58)	3,508.08	54.14
FUEL & EQUIPMENT	450.00	37.50	0.00	262.50	110.51 (	151.99)	339.49	24.56
MAINTENANCE & REPAIRS	14,000.00	1,166.67	157.00	8,166.65	3,460.75 (	4,705.90)	10,539.25	24.72
BANK & FINANCE FEES	1,250.00	104.17	0.00	729.15	1,218.14	488.99	31.86	97.45
TOTAL 02-62 COM. CENTER & POOL	95,908.74	7,992.40	737.53	55,946.74	29,812.12 (	26,134.62)	66,096.62	0.00
<u>02-63 PPF</u>								
PERSONNEL	18,100.00	1,508.34	0.00	10,558.30	4,794.85 (	5,763.45)	13,305.15	26.49
LEGAL/AUDIT	52,500.00	4,375.00	0.00	30,625.00	28,792.16 (	1,832.84)	23,707.84	54.84
OFFICE EQUIP & SUPPLIES	17,000.00	1,416.67	1,238.98	9,916.65	8,853.43 (	1,063.22)	8,146.57	52.08
OTHER	10,000.00	833.33	0.00	5,833.35	957.60 (	4,875.75)	9,042.40	9.58
TOTAL 02-63 PPF	97,600.00	8,133.34	1,238.98	56,933.30	43,398.04 (	13,535.26)	54,201.96	0.00

CITY OF MORGAN'S POINT RESORT
 BUDGET vs ACTUAL REPORT SUMMARY
 AS OF: APRIL 30TH, 2024

Item c.

02 -GENERAL
 FINANCIAL SUMMARY
 DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
02-80 FIRE DEPT.								
PERSONNEL	514,389.77	42,865.79	57,282.05	300,060.82	309,746.95	9,686.13	204,642.82	60.22
CAPITAL EXPENDITURES	2,250.00	187.50	0.00	1,312.50	259.67 (	1,052.83)	1,990.33	11.54
OFFICE EQUIP & SUPPLIES	6,679.00	556.59	406.51	3,896.05	3,410.75 (	485.30)	3,268.25	51.07
FUEL & EQUIPMENT	50,696.00	4,224.67	2,226.56	29,572.65	29,133.15 (	439.50)	21,562.85	57.47
MAINTENANCE & REPAIRS	34,060.00	2,838.34	714.97	19,868.30	28,274.21	8,405.91	5,785.79	83.01
BANK & FINANCE FEES	9,000.00	750.00	0.00	5,250.00	7,018.76	1,768.76	1,981.24	77.99
DEPR. & OPER. TRANSFERS	0.00	0.00	1,613.00	0.00	29,378.12	29,378.12 (	29,378.12)	0.00
OTHER	6,650.00	554.17	0.00	3,879.15	3,828.88 (	50.27)	2,821.12	57.58
TOTAL 02-80 FIRE DEPT.	623,724.77	51,977.06	62,243.09	363,839.47	411,050.49	47,211.02	212,674.28	0.00
02-90 PUBLIC SAFETY								
OFFICE EQUIP & SUPPLIES	19,000.00	1,583.33	1,326.49	11,083.35	10,033.92 (	1,049.43)	8,966.08	52.81
FUEL & EQUIPMENT	2,000.00	166.67	60.00	1,166.65	2,246.62	1,079.97 (	246.62)	112.33
MAINTENANCE & REPAIRS	10,500.00	875.00	226.28	6,125.00	4,653.72 (	1,471.28)	5,846.28	44.32
TOTAL 02-90 PUBLIC SAFETY	31,500.00	2,625.00	1,612.77	18,375.00	16,934.26 (	1,440.74)	14,565.74	0.00
TOTAL EXPENDITURES	3,841,394.98	320,116.25	267,684.78	2,240,813.73	2,030,062.50 (	210,751.23)	1,811,332.48	52.85
REVENUES OVER/(UNDER) EXPENDITURES	(351,257.98)	(29,271.47)	(151,334.90)	(204,900.63)	1,139,233.65	1,344,134.28	(1,490,491.63)	324.33-

CITY OF MORGAN'S POINT RESORT
BUDGET vs ACTUAL REPORT SUMMARY
AS OF: APRIL 30TH, 2024

08 -GOVERNMENTAL
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

Item c.

CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
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REVENUE SUMMARY

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DEPARTMENTAL EXPENDITURES

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CITY OF MORGAN'S POINT RESORT
 BUDGET vs ACTUAL REPORT SUMMARY
 AS OF: APRIL 30TH, 2024

Item c.

09 -INTEREST & SINKING
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
GENERAL	<u>480,263.00</u>	<u>40,021.92</u>	<u>7,883.22</u>	<u>280,153.40</u>	<u>472,795.59</u>	<u>192,642.19</u>	<u>7,467.41</u>	<u>98.45</u>
TOTAL REVENUES	<u>480,263.00</u>	<u>40,021.92</u>	<u>7,883.22</u>	<u>280,153.40</u>	<u>472,795.59</u>	<u>192,642.19</u>	<u>7,467.41</u>	<u>98.45</u>
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>GENERAL</u>								
DEBT SERVICES	479,238.00	39,936.50	0.00	279,555.50	400,890.07	121,334.57	78,347.93	83.65
TOTAL GENERAL	<u>479,238.00</u>	<u>39,936.50</u>	<u>0.00</u>	<u>279,555.50</u>	<u>400,890.07</u>	<u>121,334.57</u>	<u>78,347.93</u>	<u>0.00</u>
TOTAL EXPENDITURES	<u>479,238.00</u>	<u>39,936.50</u>	<u>0.00</u>	<u>279,555.50</u>	<u>400,890.07</u>	<u>121,334.57</u>	<u>78,347.93</u>	<u>83.65</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>1,025.00</u>	<u>85.42</u>	<u>7,883.22</u>	<u>597.90</u>	<u>71,905.52</u>	<u>71,307.62</u>	<u>(70,880.52)</u>	<u>7,015.17</u>

Item c.

11 -WATER
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
WATER DEPARTMENT	<u>2,429,000.00</u>	<u>202,416.67</u>	<u>173,228.27</u>	<u>1,416,916.65</u>	<u>1,251,379.73</u>	<u>(165,536.92)</u>	<u>1,177,620.27</u>	<u>51.52</u>
TOTAL REVENUES	<u>2,429,000.00</u>	<u>202,416.67</u>	<u>173,228.27</u>	<u>1,416,916.65</u>	<u>1,251,379.73</u>	<u>(165,536.92)</u>	<u>1,177,620.27</u>	<u>51.52</u>
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>WATER DEPARTMENT</u>								
PERSONNEL	570,259.29	47,521.62	47,255.63	332,651.19	341,027.58	8,376.39	229,231.71	59.80
LEGAL/AUDIT	56,350.00	4,695.83	4,991.36	32,870.85	34,437.10	1,566.25	21,912.90	61.11
CAPITAL EXPENDITURES	22,300.00	1,858.34	0.00	13,008.30	7,541.05	(5,467.25)	14,758.95	33.82
OFFICE EQUIP & SUPPLIES	35,700.00	2,975.01	1,711.57	20,824.95	18,716.79	(2,108.16)	16,983.21	52.43
FUEL & EQUIPMENT	125,236.00	10,436.34	1,293.72	73,054.30	67,809.75	(5,244.55)	57,426.25	54.15
MAINTENANCE & REPAIRS	32,050.00	2,670.83	3,570.14	18,695.85	22,090.13	3,394.28	9,959.87	68.92
BANK & FINANCE FEES	9,000.00	750.00	0.00	5,250.00	8,707.30	3,457.30	292.70	96.75
OTHER	1,326,100.00	110,508.33	77,154.27	773,558.35	533,298.50	(240,259.85)	792,801.50	40.22
TOTAL WATER DEPARTMENT	<u>2,176,995.29</u>	<u>181,416.30</u>	<u>135,976.69</u>	<u>1,269,913.79</u>	<u>1,033,628.20</u>	<u>(236,285.59)</u>	<u>1,143,367.09</u>	<u>0.00</u>
<u>DEBT SERVICES</u>								
TOTAL EXPENDITURES	<u>2,176,995.29</u>	<u>181,416.30</u>	<u>135,976.69</u>	<u>1,269,913.79</u>	<u>1,033,628.20</u>	<u>(236,285.59)</u>	<u>1,143,367.09</u>	<u>47.48</u>
REVENUES OVER/(UNDER) EXPENDITURES	<u>252,004.71</u>	<u>21,000.37</u>	<u>37,251.58</u>	<u>147,002.86</u>	<u>217,751.53</u>	<u>70,748.67</u>	<u>34,253.18</u>	<u>86.41</u>

Item c.

13 -WASTEWATER
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
SEWER DEPARTMENT	<u>75,000.00</u>	<u>6,250.00</u>	<u>6,618.29</u>	<u>43,750.00</u>	<u>44,689.37</u>	<u>939.37</u>	<u>30,310.63</u>	<u>59.59</u>
TOTAL REVENUES	<u>75,000.00</u>	<u>6,250.00</u>	<u>6,618.29</u>	<u>43,750.00</u>	<u>44,689.37</u>	<u>939.37</u>	<u>30,310.63</u>	<u>59.59</u>
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>SEWER DEPARTMENT</u>								
PERSONNEL	39,852.30	3,321.02	0.00	23,247.20	1,233.50 (	22,013.70)	38,618.80	3.10
LEGAL/AUDIT	1,450.00	120.84	0.00	845.80	2,274.69	1,428.89 (	824.69)	156.88
OFFICE EQUIP & SUPPLIES	3,300.00	275.00	235.37	1,925.00	1,715.05 (	209.95)	1,584.95	51.97
FUEL & EQUIPMENT	11,700.00	975.00	0.00	6,825.00	1,320.03 (	5,504.97)	10,379.97	11.28
MAINTENANCE & REPAIRS	11,400.00	950.00	462.00	6,650.00	4,095.50 (	2,554.50)	7,304.50	35.93
BANK & FINANCE FEES	600.00	50.00	0.00	350.00	716.38	366.38 (	116.38)	119.40
TOTAL SEWER DEPARTMENT	<u>68,302.30</u>	<u>5,691.86</u>	<u>697.37</u>	<u>39,843.00</u>	<u>11,355.15 (</u>	<u>28,487.85)</u>	<u>56,947.15</u>	<u>0.00</u>
<u>DEBT SERVICES</u>								
TOTAL EXPENDITURES	<u>68,302.30</u>	<u>5,691.86</u>	<u>697.37</u>	<u>39,843.00</u>	<u>11,355.15 (</u>	<u>28,487.85)</u>	<u>56,947.15</u>	<u>16.62</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>6,697.70</u>	<u>558.14</u>	<u>5,920.92</u>	<u>3,907.00</u>	<u>33,334.22</u>	<u>29,427.22 (</u>	<u>26,636.52)</u>	<u>497.70</u>

Item c.

15 -MARINA
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
MARINA DEPARTMENT	<u>325,000.00</u>	<u>27,083.34</u>	<u>22,689.54</u>	<u>189,583.30</u>	<u>159,067.82</u>	(<u>30,515.48</u>)	<u>165,932.18</u>	<u>48.94</u>
TOTAL REVENUES	<u>325,000.00</u>	<u>27,083.34</u>	<u>22,689.54</u>	<u>189,583.30</u>	<u>159,067.82</u>	(<u>30,515.48</u>)	<u>165,932.18</u>	<u>48.94</u>
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>MARINA DEPARTMENT</u>								
PERSONNEL	112,760.58	9,396.72	8,551.36	65,776.98	62,882.94	(2,894.04)	49,877.64	55.77
LEGAL/AUDIT	15,000.00	1,250.00	0.00	8,750.00	0.00	(8,750.00)	15,000.00	0.00
CAPITAL EXPENDITURES	5,000.00	416.67	0.00	2,916.65	0.00	(2,916.65)	5,000.00	0.00
OFFICE EQUIP & SUPPLIES	8,350.00	695.84	401.04	4,870.80	3,359.35	(1,511.45)	4,990.65	40.23
FUEL & EQUIPMENT	50,900.00	4,241.67	0.00	29,691.65	7,112.41	(22,579.24)	43,787.59	13.97
MAINTENANCE & REPAIRS	35,000.00	2,916.67	1,875.72	20,416.65	12,296.72	(8,119.93)	22,703.28	35.13
BANK & FINANCE FEES	3,500.00	291.67	0.00	2,041.65	3,212.44	1,170.79	287.56	91.78
	25,000.00	2,083.33	0.00	14,583.35	0.00	(14,583.35)	25,000.00	0.00
OTHER	16,115.00	1,342.92	0.00	9,400.40	14,865.00	5,464.60	1,250.00	92.24
TOTAL MARINA DEPARTMENT	<u>271,625.58</u>	<u>22,635.49</u>	<u>10,828.12</u>	<u>158,448.13</u>	<u>103,728.86</u>	(<u>54,719.27</u>)	<u>167,896.72</u>	<u>0.00</u>
TOTAL EXPENDITURES	<u>271,625.58</u>	<u>22,635.49</u>	<u>10,828.12</u>	<u>158,448.13</u>	<u>103,728.86</u>	(<u>54,719.27</u>)	<u>167,896.72</u>	<u>38.19</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>53,374.42</u>	<u>4,447.85</u>	<u>11,861.42</u>	<u>31,135.17</u>	<u>55,338.96</u>	<u>24,203.79</u> (<u>1,964.54</u>)	<u>103.68</u>	

Item c.

17 -HOTEL OCCUPANCY TAX
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
Hotel & Occupancy Tax	<u>10,000.00</u>	<u>833.33</u>	<u>399.14</u>	<u>5,833.35</u>	<u>3,755.16</u>	(<u>2,078.19</u>)	<u>6,244.84</u>	<u>37.55</u>
TOTAL REVENUES	<u>10,000.00</u>	<u>833.33</u>	<u>399.14</u>	<u>5,833.35</u>	<u>3,755.16</u>	(<u>2,078.19</u>)	<u>6,244.84</u>	<u>37.55</u>
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>Hotel & Occupancy Tax</u>								
OTHER	10,000.00	833.33	0.00	5,833.35	0.00	(5,833.35)	10,000.00	0.00
TOTAL Hotel & Occupancy Tax	<u>10,000.00</u>	<u>833.33</u>	<u>0.00</u>	<u>5,833.35</u>	<u>0.00</u>	(<u>5,833.35</u>)	<u>10,000.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	<u>10,000.00</u>	<u>833.33</u>	<u>0.00</u>	<u>5,833.35</u>	<u>0.00</u>	(<u>5,833.35</u>)	<u>10,000.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>399.14</u>	<u>0.00</u>	<u>3,755.16</u>	<u>3,755.16</u>	(<u>3,755.16</u>)	<u>0.00</u>

CITY OF MORGAN'S POINT RESORT
BUDGET vs ACTUAL REPORT SUMMARY
AS OF: APRIL 30TH, 2024

Item c.

18 -FEDERAL GRANT FUNDING
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>	=====	=====	=====	=====	=====	=====	=====	=====
<u>DEPARTMENTAL EXPENDITURES</u>	=====	=====	=====	=====	=====	=====	=====	=====
<u>ADMINISTRATION</u>								
<u>WATER</u>								
<u>POLICE</u>								
<u>MAINTENANCE</u>								
<u>LIBRARY</u>								
<u>FIRE</u>	=====	=====	=====	=====	=====	=====	=====	=====

Item c.

19 -FIXED ASSET REPLACEMENT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
DEPARTMENTAL EXPENDITURES								
19-10 ADMINISTRATION								
19-20 POLICE								
19-21 CODE ENFORCEMENT								
19-30 MAINTENANCE								
19-51 MUNICIPAL COURT								
19-61 LIBRARY								
19-62 COM. CENTER & POOL								
19-63 PPF								
19-80 FIRE								
CAPITAL EXPENDITURES	25,000.00	2,083.33	0.00	14,583.35	0.00 (	14,583.35)	25,000.00	0.00
TOTAL 19-80 FIRE	25,000.00	2,083.33	0.00	14,583.35	0.00 (	14,583.35)	25,000.00	0.00
19-90 PUBLIC SAFETY								
TOTAL EXPENDITURES	25,000.00	2,083.33	0.00	14,583.35	0.00 (	14,583.35)	25,000.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(25,000.00)	(2,083.33)	0.00	(14,583.35)	0.00	14,583.35 (	25,000.00)	0.00

Item c.

20 -CONSTRUCTION IN PROGRESS
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
<u>DEPARTMENTAL EXPENDITURES</u>								
<u>Administration</u>								
<u>Water</u>								
CAPITAL EXPENDITURES	0.00	0.00	10,332.25	0.00	500,623.84	500,623.84 (	500,623.84)	0.00
TOTAL Water	0.00	0.00	10,332.25	0.00	500,623.84	500,623.84 (	500,623.84)	0.00
<u>Marina</u>								
<u>Police</u>								
<u>Maintenance</u>								
CAPITAL EXPENDITURES	75,000.00	6,250.00	0.00	43,750.00	0.00 (	43,750.00)	75,000.00	0.00
TOTAL Maintenance	75,000.00	6,250.00	0.00	43,750.00	0.00 (	43,750.00)	75,000.00	0.00
<u>Library</u>								
<u>Comm Center & Pool</u>								
<u>Fire</u>								
TOTAL EXPENDITURES	75,000.00	6,250.00	10,332.25	43,750.00	500,623.84	456,873.84 (	425,623.84)	667.50
REVENUES OVER/(UNDER) EXPENDITURES	(75,000.00)	(6,250.00)	(10,332.25)	(43,750.00)	(500,623.84)	(456,873.84)	425,623.84	667.50

CITY OF MORGAN'S POINT RESORT
BUDGET vs ACTUAL REPORT SUMMARY
AS OF: APRIL 30TH, 2024

Item c.

99 - POOLED CASH
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.35

	CURRENT BUDGET	PERIOD BUDGET	CURRENT PERIOD	YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE DIFFERENCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>	=====	=====	=====	=====	=====	=====	=====	=====
<u>DEPARTMENTAL EXPENDITURES</u>	=====	=====	=====	=====	=====	=====	=====	=====
<u>GENERAL</u>	=====	=====	=====	=====	=====	=====	=====	=====



Marina April Monthly Report

- Total past due at as of 05-02-2024 \$317.00
- Replaced several bumpers on stalls that had cracked or broken.
- Inspected and adjusted cables daily. Started pulling the marina back in as the lake is rising.
- Pulled all vegetation that grows on the Styrofoam.
- Daily trash removal and parking lot cleaning
- Daily dock inspection to include customer owned boat and lifts.
- Starting the annual washing of the docks to prepare for summer.
- Daily cleaning and removal of spider webs and bird nest to included long term spider control.
- Damage to “A” dock still in process.
 - Changed vendor to Otis Dock Repair and we are scheduled for the week of May 13th
 - Still accepting bids for electrical disconnect and re-connect required during dock “A” repairs.
 - Morgan’s Point Water Dept. will assist with the waterlines during the repair.
- The annual pressure test, filter change, and gas pump calibration was completed 04-29-2024.
- Annual fire extinguisher inspection has been completed.
- Vending and soda machines have been re-stocked for the summer.
- Started summer hours May 1st 2024.



Public Utilities

8 Morgan's Point Blvd | Morgan's Point Resort, TX 76513
jesse.measles@mprtx.us (254)534-2405

To: Honorable Mayor Dennis Green and City Council
From: Jesse Measles, Director of Utilities
Date: May 14, 2024
Subject: Public Utilities Department Monthly Update

April 2024

Water

- We proudly congratulate Samuel Evangelista for completing his training, commission approval process, and passing his wastewater licensing exam. Sam now holds state licensing in both water and wastewater.
- We installed a new water service on Pima Lane and Rudder Lane.
- We continue to form and pour concrete to protect isolation valves near the roadway.
- We replace faulty, inaccurate, and high usage meters and maintenance or replace meter boxes throughout the city.
- We replaced a flush valve on Pima Lane.
- We had our annual inspections on all elevated and ground storage tanks.
- We repaired a water main break on Moon Light Drive.
- The Fire Department is doing a great job of inspecting our fire hydrants and we made several minor repairs.
- We maintenance the chemical injectors at ground storage tank 1.
- We replaced damaged cutting bits on our rock saw and made several minor repairs to our trucks and equipment.
- We completed 6-occupant change, 9-disconnect, 7-connect, 7-meter information, 11-meter change, and 2-miscellaneous service orders.
- We completed meter reads, 35 re-reads, and 33 lock offs for non-payment.
- We did not flush dead-end mains due to drought contingency plan restrictions.
- We sampled chlorine daily, free ammonia and monochloramines weekly and after any adjustment, submitted six coliform samples and six nitrite / nitrate samples for the month. All with satisfactory results.

Wastewater

- We clean, service, monitor, and adjusted our treatment system according to schedule.
- We treated a daily average of 4,593 gallons for the month.
- Our weekly average sample results were biochemical oxygen demand <2.0 mg/L, total suspended solids 2.3 mg/L, and our lowest dissolved oxygen level was 7.0 mg/L for the month.
- We completed and submitted our monthly Discharge Monitoring Reports as required by the E.P.A. and the T.C.E.Q.

Swimming Pool

- We maintained the pump and filter system and chemical feed system.
- We rebuilt both chemical feed pumps in preparation for the upcoming season.

Safety

- We continued our underground confined space entry training from last month making several improvements.



Morgan's Point Resort Item f.
 6 Lake Forest Drive
 Morgan's Point Resort, TX 76513
 Office: (254) 742-3231
 Fax: (254) 742-3260

City Council Report May 2024

Code Enforcement

	Jan 2024	Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Year To Date
New Offenses	54	51	61	68	0	0	0	0	0	0	0	0	234
Old Follow-ups	63	56	65	71	0	0	0	0	0	0	0	0	255
Pet Registrations	19	3	16	24	0	0	0	0	0	0	0	0	62
Animal Handled	12	15	19	10	0	0	0	0	0	0	0	0	56
Animal Impound Invoice	1	0	0	1	0	0	0	0	0	0	0	0	2
Building Inspection	7	0	0	0	0	0	0	0	0	0	0	0	7
Certified Letter	23	20	19	15	0	0	0	0	0	0	0	0	77
Citation	0	3	1	3	0	0	0	0	0	0	0	0	7
Citizen Contact	31	30	32	29	0	0	0	0	0	0	0	0	122
Closed	0	0	0	0	0	0	0	0	0	0	0	0	0
Compliance	24	5	11	1	0	0	0	0	0	0	0	0	41



Morgan's Point Resort Item f.
 6 Lake Forest Drive
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City Council Report May 2024

Code Enforcement

	Jan 2024	Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Year To Date
Door Hanger	1	1	3	0	0	0	0	0	0	0	0	0	5
Follow Up	0	0	0	1	0	0	0	0	0	0	0	0	1
Letter	25	20	20	13	0	0	0	0	0	0	0	0	78
Pound	1	2	6	5	0	0	0	0	0	0	0	0	14
Set Trap	5	13	17	15	0	0	0	0	0	0	0	0	50
Solicitor Permit	1	0	0	18	0	0	0	0	0	0	0	0	19
Stop Work Order	0	0	0	1	0	0	0	0	0	0	0	0	1
Towed	0	0	0	0	0	0	0	0	0	0	0	0	0
Training	0	0	0	0	0	0	0	0	0	0	0	0	0
Unfounded	2	1	3	1	0	0	0	0	0	0	0	0	7
Verbal Warning	6	3	8	8	0	0	0	0	0	0	0	0	25



City Council Report May 2024

Code Enforcement

	Jan 2024	Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Year To Date
Written Warning	1	0	0	0	0	0	0	0	0	0	0	0	1

Code Violations

	Jan 2024	Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Year To Date
1 General Provisions	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Animal Control	23	35	40	35	0	0	0	0	0	0	0	0	133
3 Building Regulations	8	3	7	1	0	0	0	0	0	0	0	0	19
4 Business Regulations	1	0	0	20	0	0	0	0	0	0	0	0	21
5 Fire Prevention And Protection	1	0	0	0	0	0	0	0	0	0	0	0	1
6 Health And Sanitation	14	12	10	9	0	0	0	0	0	0	0	0	45



Morgan's Point Resort

Item f.

6 Lake Forest Drive
 Morgan's Point Resort, TX 76513
 Office: (254) 742-3231
 Fax: (254) 742-3260

City Council Report May 2024

Code Violations

	Jan 2024	Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Year To Date
7 Municipal Court	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Offenses And Nuisances	0	1	4	2	0	0	0	0	0	0	0	0	7
9 Personnel	0	0	0	0	0	0	0	0	0	0	0	0	0
10 Subdivision Regulation	0	0	0	0	0	0	0	0	0	0	0	0	0
11 Taxation	0	0	0	0	0	0	0	0	0	0	0	0	0
12 Traffic And Vehicles	2	0	0	0	0	0	0	0	0	0	0	0	2
13 Utilities	0	0	0	1	0	0	0	0	0	0	0	0	1
14 Zoning	5	0	0	0	0	0	0	0	0	0	0	0	5

CITY OF MORGAN’S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – APRIL 2024

INTRODUCTION & HIGHLIGHTS

The amount of Calls for Service for the month decreased slightly from the previous month. The response times to Calls for Service were slightly slower this month compared to the previous month but remains within our expectations. The amount of traffic stops conducted by the department increased slightly from the previous month and in correlation there was a moderate increase in the amount of citations issued and a slight increase in the amount of warnings that were issued. The amount of reports generated increased from the previous month as well as the amount of arrests.

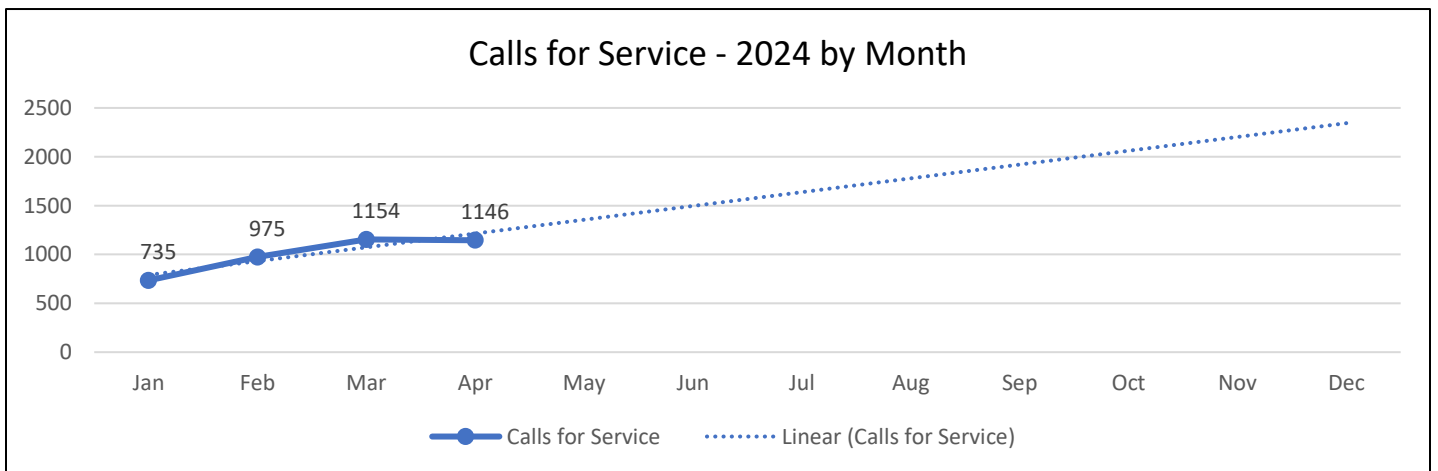
During the month of April, we added another full-time officer by the name of Erin Gaines-Myers as well as another reserve officer by the name of Robert Porter. Officer Myers holds a Criminal Justice and Sociology degree and joins our family with prior jailer and law enforcement experience. Officer Porter joins our family with prior military, personal protection, and private security experience.

Please continue to read through our report for more details.

OPERATIONAL STATISTICS & DETAILS

	Current Month	Previous Month	Change (%)
Calls for Service	1146	1154	-1
Average Response Time	4.33	4.05	7
Traffic Stops	253	209	21
Offense Citations	105	80	31
Offense Warnings	146	120	22
Incident Reports	43	40	8
Arrests	38	28	36

Note: Calls for Service represent reported and self-initiated activity and not actual verified offenses. Average Response Time is calculated based on P3 and higher events only.



CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – APRIL 2024

During the month, our department had the following incidents or offenses that were documented:

Incident / Offense Type	Reports
ASSIST ANOTHER AGENCY	2
CITY WARRANT FOR OTHER AGENCY	3
CONSUMPTION OF ALCOHOLIC BEVERAGE BY A MINOR	5
CRIMINAL WARRANT ARREST FOR OTHER AGENCY	1
DRIVING WHILE INTOXICATED	1
DRIVING WHILE LICENSE SUSPENDED REVOKED CANCELED OR DENIED	4
INFORMATION ONLY	1
POSS CS PG 1/1-B <1G	2
POSS TOBACCO BY MINOR	1
POSSESSION DRUG PARAPHERNALIA	4
POSSESSION MARIJUANA UNDER 2 OUNCES	3
POSSESSION OF ALCOHOL BY A MINOR	3
POSSESSION OF TOBACCO BY MINOR	9
TAMPERING WITH OR FABRICATING PHYSICAL EVIDENCE	1
TERRORISTIC THREAT	1
THEFT (FELONY)	1
UNLAWFUL CARRYING WEAPONS	1
Total Reports:	43

DEPARTMENT PERSONNEL

Name	Rank	TCOLE Certification	Tenure with City	Total Time as Peace Officer
Matthew Schuetze	Chief of Police	Master	12 Years, 7 Months	17 Years, 8 Months
Todd Hodge	Lieutenant	Advanced	9 Years, 5 Months	12 Years, 3 Months
Kyle Newsom	Sergeant	Advanced	7 Years, 10 Months	7 Years, 10 Months
Gus McMillen	Officer	Master	16 Years, 2 Months	16 Years, 2 Months
Joshua Boersma	Officer	Intermediate	4 Years, 8 Months	5 Years, 2 Months
Michael Nipper	Officer	Master	15 Years, 1 Months	18 Years, 10 Months
Matthew Thompson	Officer	Master	12 Years, 11 Months	12 Years, 11 Months
Travis Anderson	Officer	N/A	1 Years, 2 Months	1 Years, 4 Months
Eric Vazquez	Officer	Advanced	1 Years, 2 Months	6 Years, 6 Months
Erin Gaines-Myers	Officer	N/A	0 Years, 0 Months	0 Years, 7 Months

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – APRIL 2024

Jordan Richards	Officer	N/A	0 Years, 3 Months	0 Years, 3 Months
Raul Vidro	Corporal	Advanced	14 Years, 6 Months	16 Years, 6 Months
Seth Faris	Officer	N/A	0 Years, 1 Months	1 Years, 3 Months
Robert Porter	Officer	N/A	0 Years, 0 Months	0 Years, 3 Months
Combined Tenure with City and Peace Officer Experience			95 Years, 10 Months	117 Years, 6 Months

	Current Month	Previous Month
Reserve Officer Hours	94.5	88

DEPARTMENTAL VEHICLES

Unit 1501 was involved in a low-speed accident at the end of March. Unfortunately, the vehicle experienced more damage than initially appeared. The vehicle is currently out of service for repairs with an estimated return date in May.

Unit Number	Year	Mileage	Make / Model	Assigned To
1501	2019	51,349	Chevrolet Silverado 1500	Matthew Schuetze
1502 (K9)	2015	104,192	Ford Interceptor Utility	Michael Nipper
1503	2020	42,769	Ford Interceptor Utility	Todd Hodge
1504	2020	40,139	Ford Interceptor Utility	Gus McMillen
1505	2017	84,271	Ford Interceptor Utility	Travis Anderson
1506	2023	6,783	Chevrolet Tahoe 9C1	Joshua Boersma
1507	2020	44,415	Ford Interceptor Utility	Matthew Thompson
1508	2023	7,322	Chevrolet Tahoe 9C1	Kyle Newsom
1509	2019	83,290	Ford Interceptor Utility	Eric Vazquez
1515	2014	123,410	Chevrolet Tahoe	Reserve / Backup Use
1517	2014	111,362	Chevrolet Tahoe	Erin Gaines-Myers
1532 (CC/AS)	2008	105,020	Ford F-150	Jay Montgomery

Respectfully submitted,

Matthew D. Schuetze

Matthew D. Schuetze, AAS-CJ
Chief of Police

Attachments:

Agency Monthly Report from Bell County Communications (5 Pages)
Morgan's Point Resort Dive Team Status Report (2 Pages)

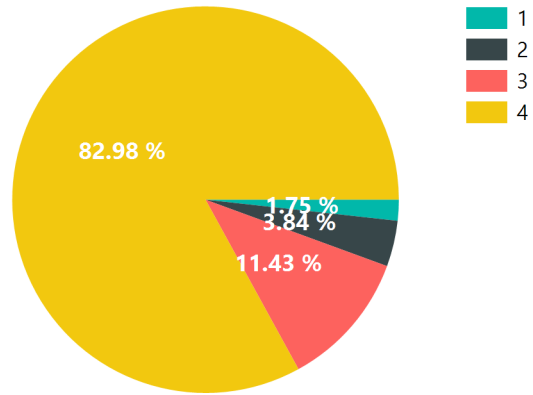
Monthly Report - MPPD

Previous Month



Event Priority	Event Count
1	20
2	44
3	131
4	951
Total	1146

Event Priority



Event Priority	Response Time	Start To Add Time	Add To Disp Time	Disp To En Rte Time	En Rte To Arv Time	Arv To Close Time
1	177	30	45	17	181	2738
2	200	29	34	40	306	1041
3	193	52	108	57	294	746
4	2	0	1	0	436	397

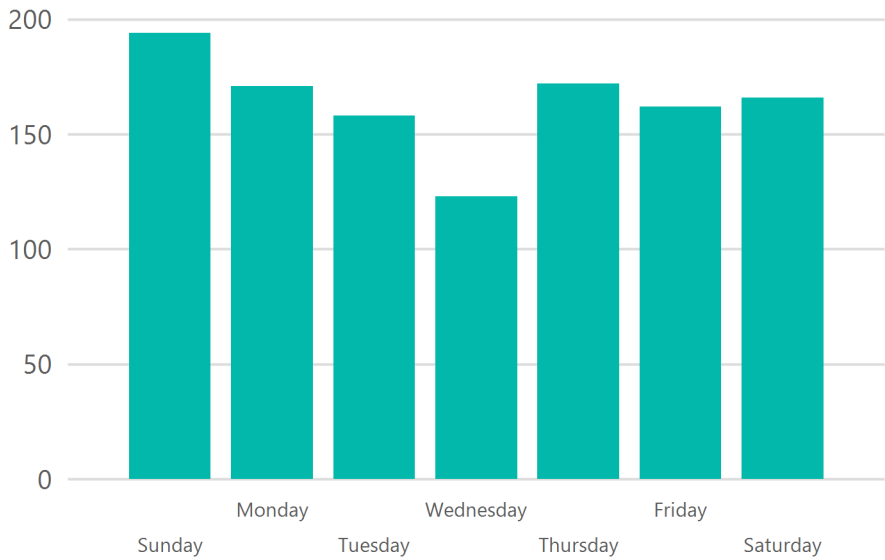
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Monthly Report - MPPD

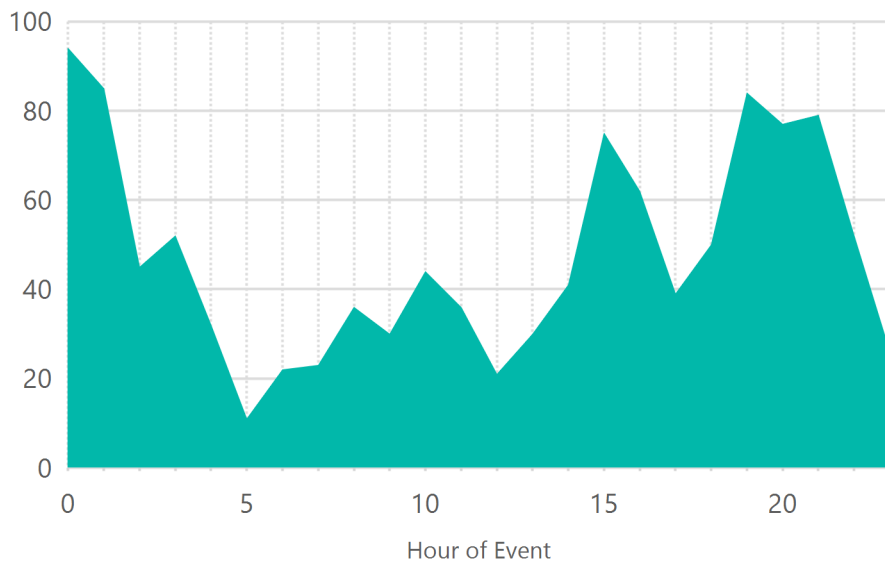
Previous Month



Event Counts by Day of Week



Event Counts by Hour of Day (24 hour)



Monthly Report - MPPD

Previous Month



Event Counts by Type

	Event Type	Event Count
AREA CHECK		292
BUILDING CHECK		280
TRAFFIC STOP		253
HOUSE WATCH		60
CITIZEN CONTACT		57
MEET WITH COMPLAINANT		26
WELFARE CONCERN		17
ANIMAL		15
SUSPICIOUS		14
911		14
ESCORT		14
FALLS		8
ADMIN DUTIES		8
ALARM		7
TRAFFIC/TRANSPORTATION ACCIDENTS		6
DISABLED VEHICLE		6
SICK PERSON		5
DISTURBANCE		5
RECKLESS DRIVER		4
UNKNOWN STATUS (MAN DOWN)		4
CRIMINAL TRESPASS		3
SUBJ ARMED W/WEAPON		3
ASSIST OTHER AGENCY		3
GRASS BRUSH WILDLAND		2
TRANSFORMER ARCING		2
BURGLARY OF A HABITATION		2

Monthly Report - MPPD

Previous Month



CHEST PAIN (NON-TRAUMATIC)	2
ASSAULT/SEXUAL ASSAULT	2
STILL ALARM CAR DUMPSTER ETC	2
WARRANT SERVICE	2
CRIMINAL MISCHIEF	1
INVESTIGATION	1
OPEN DOOR/WINDOW	1
ABDOMINAL PAIN/PROBLEMS	1
TRAFFIC HAZARD (DEBRIS ETC)	1
HIGH WATER	1
STOLEN VEHICLE	1
HARASSMENT-PHONE/WRITING	1
SHOTS FIRED	1
OVERDOSE/POISONING	1
BREATHING PROBLEMS	1
STRUCTURE FIRE	1
SOLICITOR	1
PREGNANCY/CHILDBIRTH/MISCARRIAGE	1
VIOLATION CITY/CNTY ORDNANCE	1
THEFT	1
GAME VIOLATION	1
PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	1
STROKE	1
TERRORISTIC THREAT	1
UNCONSCIOUS/FAINTING (NEAR)	1
MINOR IN POSSESSION	1
MISSING PERSON	1
LOST PROPERTY	1

Monthly Report - MPPD

Previous Month



4

Total

1146



Morgan's Point Resort Dive Team Status Report

April 30, 2024

Dive Team Overview

Chief Of Police	Matthew Schuetze
Dive Team Coordinator	Gus McMillen
Deputy Coordinator - Incident Coordinator	Leonard Holdridge
Deputy Coordinator - Incident Coordinator	Tony Maskunas
Assistant - Incident Coordinator	Gary Belbeck

2024 Operational Summary

Body Recovery
Vehicle Recovery
Calls For Assistance

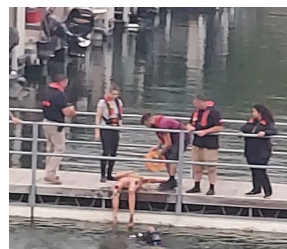
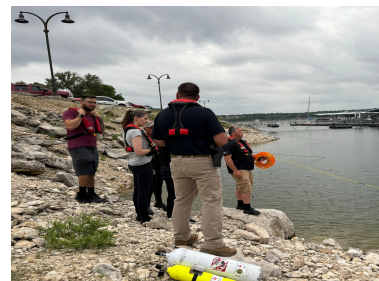
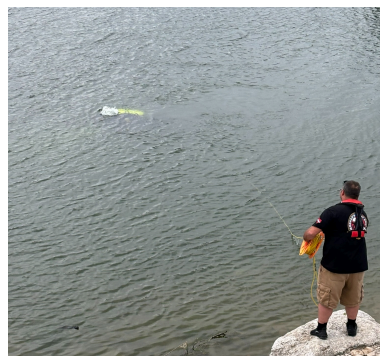
Summary

Executive Briefing

- 15 Dive team personnel attended the 04/15/24 Team Training.
- The Morgan's Point Resort Dive Team completed another monthly training last week. This mission was recovery in murky waters, and Lake Belton sometimes provides the best place to train for this! Divers guided by their partner with a rope searched the bottom of Lake Belton for a manikin. After working real-world regulator and mask malfunctions, divers recovered the manikin and brought it to the surface.

Dive team members are reminded to.

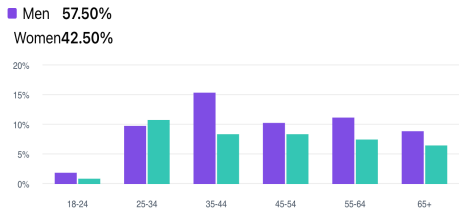
1. Gear packed and ready to go.
2. Lay out personal 6x8 tarp.
3. Caps on tank= Full.
4. Caps off = Empty.



Key Activities

Activity	Date	Address	Status
Dive Team Training	February 12,2024	Morgan's Point Police HQ.	Complete
Dive Team Training	March 18, 2024	Morgan's Point Police HQ.	Complete
Dive Team Training	April 15, 2024	Morgan's Point Police HQ.	Complete
Dive Team Training	May	Morgan's Point Police HQ.	
Dive Team Training	June	Morgan's Point Police HQ.	
Dive Team Training	July	Morgan's Point Police HQ.	
Dive Team Training	August	Morgan's Point Police HQ.	
Dive Team Training	September	Morgan's Point Police HQ.	
Dive Team Training	October	Morgan's Point Police HQ.	
Dive Team Training	November	Morgan's Point Police HQ.	
Dive Team Training	December	Morgan's Point Police HQ.	

Morgan's Point Dive Team Facebook Statistics



Location

Cities Countries

Temple, TX	3
Belton, TX	3
Morgans Point Resort, TX	3
Killeen, TX	2

Page overview

Create a post Last 28 days

Discovery

Post reach	159
Post engagement	78
New Page likes	3
New Page Followers	6

Interactions

Reactions	44
Comments	1
Shares	0
Photo views	24
Link clicks	2

Page overview

Create a post Last 28 days

Discovery

Post reach	159
Post engagement	78
New Page likes	3
New Page Followers	6

Interactions

Reactions	44
Comments	1
Shares	0
Photo views	24
Link clicks	2



City Council Agenda Item Form

Date Submitted: 5/9/2024

Agenda Date Requested: 5/14/2024

Agenda Item Title: 6a.

Discuss and Consider- Selection of Mayor Pro-Tempore

Funds Required: N/A

Funds Available: N/A

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Agenda Item Summary:

This is a discussion and action item for the council to appoint a Mayor Pro-Tempore for a period of one year.

The Mayor Pro-Tempore will serve in the capacity of the mayor in their absence.



City Council Agenda Item Form

Date Submitted: 5/9/2024

Agenda Date Requested: 5/14/2024

Agenda Item Title: 6b.

Discuss and Consider- Resolution 2024.12, accepting Fiscal Year Ending September 30, 2021, Audit Report

Funds Required: N/A

Funds Available: N/A

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Agenda Item Summary:

This is a discussion and action item to approve the FY21 audit report.

RESOLUTION # 2024.12

A RESOLUTION OF THE CITY COUNCIL OF MORGANS POINT RESORT, BELL COUNTY, TEXAS, ACCEPTING THE FISCAL YEAR ENDING SEPTEMBER 30, 2021 AUDIT REPORT.

WHEREAS, the audit report for the fiscal year ending September 30, 2021 has been completed and received by the City; and

WHEREAS, the City Council wishes to accept the audit report; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGANS POINT RESORT, BELL COUNTY, TEXAS, THAT:

Section 1. Action Approved: The City Council accepts the fiscal year ending September 30, 2021 audit report.

Section 2. Open Meetings: This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

Section 3 Severability: In the event that one or more of the provisions contained in this resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this resolution shall be construed as if such invalid , illegal or unenforceable provision has never been contained herein , but shall not affect the remaining provisions of this resolution , which shall remain in full force and effect.

Section 4. Effective Date: This resolution shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 2024 by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgans Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

DENNIS GREEN, Mayor

ATTEST;

CAMILLE BOWSER, City Secretary



City Council Agenda Item Form

Date Submitted: 5/9/2024

Agenda Date Requested: 5/14/2024

Agenda Item Title: 6c.

Discuss and Consider- Road Study

Funds Required: N/A

Funds Available: N/A

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Agenda Item Summary:

This is a discussion and action item to receive an update on the road study and take any necessary action in regard to the study.



City Council Agenda Item Form

Date Submitted: 5/9/2024

Agenda Date Requested: 5/14/2024

Agenda Item Title: 6d.

Discuss and Consider- City Comprehensive Plan

Funds Required: N/A

Funds Available: N/A

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Agenda Item Summary:

This is a discussion and action item to receive an update on the Comprehensive Plan and take any action necessary in regard to the plan.

Chapters 1, 2, 7, 8, 10, and 11 were sent out to all council via a one drive file from Uryan, if you have not received the email, or are unable to view the chapters, please let Uryan know. There is also a comment form in the drive to be used to provide feedback on the plan.



City Council Agenda Item Form

Date Submitted: 5/9/2024
Agenda Date Requested: 5/14/2024

Agenda Item Title: 6e.
Discuss and Consider- Approving Boy Scout Project
Funds Required: N/A
Funds Available: N/A

Council Action Requested:
 Ordinance
 Resolution
 Motion
 Discussion

Agenda Item Summary:
This is a discussion and action item to approve Landon Karnes with Boy Scout Troop 117 to erect a flagpole with a flag at Kleypas Park.
Activities to be performed by staff and Landons team are provided below.
Day 1
•The City will drill the hole with their skidsteer & auger (or auger that Landon will rent, if needed)
•The Scouts will remove and relocate the dirt removed from the hole
•The Scouts will set and concrete the flagpole sleeve
•The Scouts will mark off the area as a construction/safety zone
•The Scouts will leave the area clean and usable to park guests
Day 2
•The Scouts will install the new flagpole and flags
•The Scouts will install the solar lighting
•The Scouts will create a flower bed around flagpole and plant low maintenance shrubs/greenery around the base of the pole
•The Scouts will leave the area clean and usable to park guest