

# THE LAKESIDE WRITE-UP

*Morgan's Point Resort, Texas*

*live. work play. in mpr*



*Business Directory*  
*Morgan's Point Resort, TX*

Morgan's Point Resort Economic Development Corporation  
Website: <https://mpr-edc.org>  
Facebook Page: <https://www.facebook.com/MorgansPointResortEDC>



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**Xtreme Steam Carpet & Tile Cleaning**  
**Daniel Ralston, MPR Resident**  
**254.239.7656**



## MPR EDC Resource Guide





Small businesses provide character and individuality to a community. Most of us think the brick-and mortar businesses along Morgan's Point Road & FM 2483 are the total of our business community. Not so! Our entrepreneurs have gotten creative in their marketing strategy: sell locally at fundraisers and city events, on-line sales (Etsy, eBay, Amazon etc.) or operate a pop-up store. Morgan's Point Resort is growing up and we can see it becoming a "Rural Lakeside Destination". Visitors look for souvenirs and who hasn't needed that last minute gift? Maybe a nice little Morgan's Point Resort Gift Shop is in our future?



### Discover What's Inside the MPR EDC Resource Guide

Looking for a one-stop reference to everything Morgan's Point Resort has to offer? The MPR Economic Development Corporation has brought back a community favorite—our "old-fashioned" business phone book, reimaged for today's residents.

This handy guide includes:

-  Local businesses and services
-  Volunteer opportunities with MPR organizations
-  Destinations worth a visit
-  Upcoming events to mark on your calendar

Whether you're new to town or a lifelong resident, this guide is your invitation to connect, contribute, and celebrate all things MPR.

📱 Scan the QR code to download the PDF and keep it close—it's your passport to local pride.

## A Pop Up Demonstration (Bottom Up Approach)

**15 years Later, the Bottom Up Approach to City Planning is Still Active on Broad St.**

**Article Shared by: [Strongtowns.org](https://strongtowns.org) (Aug 6, 2025)**

Fifteen years ago, neighbors in Memphis, Tennessee, came together to show what their street could be. For a weekend in 2010, they transformed Broad Avenue with pop-up shops, public art, and temporary bike lanes and crosswalks. What started as a demonstration became a catalyst. Long-term businesses moved in, and the city made permanent changes to the street design, including a protected bike lane. We wrote about it back then — and again and again since — because it embodies everything the Strong Towns movement is about: local action, tested with small bets, leading to lasting impact.

That pattern is still playing out today. Recently, city and regional planning student Kelsey Huse shared comments from residents about the bikeability of Broad Avenue. Specifically, she was interested in an intersection with Collins Street, a side road that connects to a nearby highway.

Residents cited issues with speeding, poor visibility, and cars blocking the bike lane. “How would you improve this intersection?” Huse asked.

Her post sparked thoughtful conversation, including a response from Joe Gilpin — a transportation consultant who was involved in designing the bike lane in 2012. He provided extra context about the original design of the bike lane and suggested simple, low-cost ways to improve the intersection. His suggestions weren’t grand or defensive; they were humble observations rooted in people’s experiences on the ground. For example, he suggested that the city could create a truck apron at the corner using speed bumps. This would tighten the turn radius for cars, forcing them to slow down, while still allowing larger trucks to make the turn. It’s also a quick and easy change to make.

This is how local government should work. A resident raises a concern. Technical experts observe the issue, identify the contributing factors, and respond with real responses that can be implemented right away — not someday in a distant comprehensive plan. The next step is for city officials to enact these changes.

Broad Avenue has long been shaped by this kind of feedback loop. Back in 2010, the idea of it becoming a popular biking route was mostly a distant wish. Then came the paint, the posts, and the people. And it keeps getting better because local voices are still being heard. Residents are still seeing potential and testing ideas. Planners and consultants are still staying curious, even years later. And the city is still willing to listen, observe, and adjust — again and again.

That’s the heart of the Strong Towns approach.

## MPR Tiny Business Village



### A Morgan's Point Resort Economic Development Corporation Project Idea Tiny Business Village & Commercial District Enhancements Questions & Answers

#### ? What is the Tiny Business Village, and why is it important?

Answer: The Tiny Business Village is a modular, community-focused hub designed to support small businesses, create a place to gather for our residents, and encourage local spending. It reflects resident feedback from a successful Facebook Poll and aligns with strategic goals in the MPR Masterplan Draft and FM 2483 Corridor Plan.

#### ? What challenges does the Village address?

Answer: MPR faces several hurdles: limited commercial land, sewer infrastructure constraints, and tight financial resources. The Village offers a scalable, creative solution that builds economic momentum without overwhelming existing systems.

#### ? How much will the Village and amenities cost?

Answer: The Village has a phased budget approach. Start with a pop up market/small venue event space. Many amenities are designed to generate income—such as signage advertising—and can be phased in based on budget and demand. We're exploring cost-sharing strategies to keep the project lean but effective. Village ballpark cost: \$125,000. In comparison, the Klepas Park Kiddleland remodel had a cost of over \$350,000

#### ? What amenities are proposed along with the Village?

Answer:

- Commercial property acquisition (Four Corners area)
- Wayfinding signage to promote city assets
- Enclosed HOP bus stop for workforce/shoppers
- Digital sign for events, paid business ads and community messages



## MPR Tiny Business Village

Continued from page 4

### A Morgan's Point Resort Economic Development Corporation Project Idea Tiny Business Village & Commercial District Enhancements Questions & Answers

#### ? What's the timeline for implementation?

Answer: Over a three year period, phase 1 can begin in the upcoming quarter with property planning and Village construction. Enhancements will be developed in parallel or phased based on approvals, budget, and available partnerships.

#### ? How will you attract vendors and tenants to the Village?

Answer: We've already received community interest and will roll out a targeted vendor recruitment campaign focusing on local creators and entrepreneurs. Flexible lease terms and marketing support will help ensure long-term success.

#### ? How will infrastructure limitations be handled?

Answer: The Village layout is modular and can be tailored to fit within current constraints. We're committed to working with City staff on infrastructure planning

#### ? Why prioritize this project now?

Answer: The Tiny Business Village is a timely opportunity that meets City needs: boosting local business, inviting community engagement, and leveraging resident enthusiasm. With Council's partnership, we can turn momentum into sustainable progress.



AI generated



## **A New Chapter for Morgan's Point Resort**

### **Help Us Build a Dedicated Library Building for Our Community**

#### **Why It Matters**

The Mary Ruth Briggs Library is a beloved resource for residents of all ages. But right now, it's tucked inside City Hall—with limited space, hours, and access.

A dedicated library building could:

- Offer after 5 pm weekdays & Saturday hours for working families
- Provide space for community meetings and programs
- Create a welcoming hub for literacy, connection, and lifelong learning

#### **Our Vision**

The Friends of the Mary Ruth Briggs Library are launching a community-driven plan to build a dedicated, purpose-built library facility—right here in Morgan's Point Resort.

#### **We will be working with:**

- City Council and Staff for site planning and logistics
- Residents and Volunteers to raise funds and spread the word
- Grantmakers and Donors to secure funding for construction

#### **What's Happening Now**

We will be asking the City to help us explore placing a modular library building on the lot next to City Hall. That means:

- Getting guidance from Planning & Zoning and Code Enforcement
- Determining the building size and parking capacity
- Ensuring the site meets City codes and zoning requirements

This info helps us apply for grants and build a responsible, community-centered proposal.

#### **How You Can Help**

✔ Join the Friends of the Library ✔ Volunteer at our events ✔ Spread the word to neighbors ✔ Attend City Council meetings and show your support

#### **Upcoming Fundraisers**

🎉 Oktoberfest Block Party (Oct 4, 2025) 🎉 Cinco de Mayo Celebration (May 2, 2025) Both events support the Library Building Fund and bring our community together!

#### **Let's Build It Together**

This library belongs to all of us. With your help, we can create a space that reflects the heart of Morgan's Point Resort.

📞 Questions or ideas? Reach out to the Friends of the Mary Ruth Briggs Library 📍 Follow us on Facebook



## Calendar of Events- Fun Times, Important Information, Vendor, Sponsorship, Donation & Volunteer Opportunities in MPR

- Sept 16- Taco Tuesday
- Sept 20-Firehouse Chili and Salsa Competition
- Oct 1- National Coffee with a Cop
- Oct 4- Community Yard Sale
- Oct 4- MPR Page Turner's "Oktoberfest Party"
- 
- Oct 17 & 18 - Nipper BBQ Cook-off
  - **NEW date for BBQ Cook-off**
- Oct 29- Fall Festival
- Nov 15- Library Art Show
- Nov 22- Pre-Thanksgiving Bake Sale
- Dec 5- Santa and Mrs. Claus

Mark  
YOUR  
Calendar

## CALLING ALL VENDORS

The non-profit organizations in MPR could sure use your support!

- MPR COPS- Taco Tuesday- Set 16
- Ladies Auxiliary- Firehouse Chili & Salsa- Sept 20
- Friends of the Mary Ruth Briggs Library- Page Turner's Party- Oct 4
- MPR COPS-Nipper BBQ Cook-Off- Oct 17 and 18

# TACO TUESDAY

Sept 16, 2025  
6-8 pm or until sold out





**\$12**  
PER PLATE  
CASH ONLY

RAFFLE FOR  
THREE HOME-  
MADE CAKES  
1 TICKET FOR \$5  
3 TICKETS FOR \$10

6 Lake Forest Drive  
Morgan's Point Resort Safety Center

**To Benefit the Nipper Scholarship Fund**  
MPR C.O.P.S. is a 501 (c) 3 Non Profit Organization



## Calendar of Events- Fun Times, Important Information, Vendor, Sponsorship, Donation & Volunteer Opportunities in MPR



**FIREHOUSE CHILI & SALSA COMPETITION**

**SATURDAY SEPTEMBER 20, 2025 8AM-1PM**  
**MORGAN'S POINT RESORT KLEYPAS PARK**

Hosted by Ladies Auxiliary M.P.R.V.F.D.

CHILI COOK-OFF: 1ST, 2ND, 3RD BEST CHILI, PEOPLE'S CHOICE CHILI, PEOPLE'S CHOICE SALSA, BEST COOK AREA, SALSA 50/50 SPLIT

GOAL TO RAISE **\$30,000**

PURCHASE ACCESSORIES FOR THE NEW BRUSH TRUCK!

ACCESSORIES NEEDED:

- Livery / Graphics
- Emergency Lights
- Mobile Radios
- Metal Toolboxes
- Fire Hoses & Nozzles
- Other Misc Tools

ALL NET PROCEEDS WILL GO TO PURCHASE ACCESSORIES FOR THE TRUCK

Ladies Auxiliary is a non-profit 501(c)3 #74-2308739

CHILI & SALSA TASTING, SILENT AUCTION, DESSERT SALE

CORNHOLE TOURNAMENT

TACOS EL GUAYO

QR Code: 

Join the Ladies Auxiliary, in support of the MPR Fire Department, on Saturday, September 20 8 am to 1 pm for the Firehouse Chili & Salsa Competition

Scan the QR Code for more information:

- Registration
- Vendor Agreement
- Supporter Agreement
- In Kind donation
- FD Challenge Solicitation

# Volunteers needed




**VOLUNTEER**

Volunteer Recruitment Campaign

QR Code: 

Follow us on Facebook

**MPR VOLUNTEER CONNECTION**

MPR VOLUNTEER CONNECTION

Friends of the Mary Ruth Briggs Library are planning an old fashion “Block Party” at Ansay Park. Bring your own chair, shade. It’s time to relax and connect with MPR neighbors, family & friends. See you on Saturday, Oct 4 from 1-6 pm!

FRIENDS OF THE MARY RUTH BRIGGS LIBRARY  
A 501 C 3 NON PROFIT ORGANIZATION

**VOLUNTEERS  
Needed!**

**MPR  
Page Turner's  
Party**

**OCTOBER 4, 2025**

FUNDRAISER  
VOLUNTEER OPPORTUNITIES

- Set up & Take Down
- Cooking Contest Registration & Judges
- DJ for open dance
- Music Competition Manager & Judges

1:00 PM TO 6:00 PM (EVENT TIME)  
ANSAY PARK  
LAKE FOREST DR & S. WINECUP  
MORGAN'S POINT RESORT, TEXAS

QR Code  
Volunteer  
Sign Ups

A FUNDRAISER FOR THE FRIENDS OF THE MARY RUTH BRIGGS LIBRARY  
A 501 C 3 NON PROFIT ORGANIZATION

**REGISTER EARLY  
MUSIC CONTEST**

**MORGAN'S POINT RESORT  
PAGE TURNER'S PARTY**

**MPR  
JAM SESSION  
CHALLENGE**

LOOKING FOR HIGH PERFORMANCES  
THAT CAN CAPTIVATE THE  
AUDIENCE WITH YOUR TALENT &  
UNIQUE STYLE

Saturday  
October 4, 2025  
Ansay Park  
Event Time: 1-6 PM  
Jam Session Challenge Time: 1:30 PM- 3:30 PM

Register Early  
to Save Your Spot

**CALL FOR  
VENDORS**

**SATURDAY, OCTOBER 4, 2025**  
**EVENT TIME: 1-6 PM**  
10' x 10' Pop Up Spaces  
No cost, but asking for a \$25 donation per space

Register Here

**MPR  
Page Turner's  
Party**

FUNDRAISER FOR THE  
FRIENDS OF THE MARY RUTH BRIGGS LIBRARY  
A 501 C 3 NON PROFIT

ANSAY PARK  
LAKE FOREST DRIVE & S. WINECUP  
MORGAN'S POINT RESORT, TEXAS

MPR PAGE TURNER'S PARTY IS A FUNDRAISER  
FOR THE FRIENDS OF THE MARY RUTH BRIGGS LIBRARY  
A 501 C 3 NON- PROFIT ORGANIZATION

**DANCE  
Party**

**OCT 04 Saturday** FREE ADMISSION

MPR PAGE TURNER'S PARTY  
ANSAY PARK  
LAKE FOREST & S. WINECUP  
MORGAN'S POINT RESORT  
PARTY IS FROM 1- 6 PM. AND DANCING  
WILL START ABOUT 3:30 PM.  
RIGHT AFTER THE JAM SESSION  
CHALLENGE


The Page Turner's Party is a FUNdraiser for the Friends of the MRB Library building fund



**Nipper BBQ Cook-Off: Vendor Sales, Burger & Brisket Plates, Raffle & Competition Entries. All fundraising activities support the MPR Police Department**

*Thank you*

**MPR COPS PRESENTS**  
5TH ANNUAL



Entry Fee  
Meats \$175

Jackpot  
Beans \$20  
Dessert \$20

**SENIOR TROOPER TOM NIPPER  
BBQ THROWDOWN &  
SCHOLARSHIP**

**VENDORS**

BRISKET • RIBS • CHICKEN • BEANS • APPETIZERS

**OCTOBER 17 & 18, 2025**  
Friday Hamburgers & Saturday BBQ plate for Sale  
JOHN ANSAY PARK (LAKE FOREST DR & S. WINECUP)  
MORGAN'S POINT RESORT, TEXAS 76513

**\$5,000 GUARANTEE PAYOUT**

QUESTIONS: LYNN MILAM 214-725-1969

**MPR C.O.P.S.**  
SENIOR TROOPER TOM NIPPER  
BBQ THROWDOWN & SCHOLARSHIP  
October 17 & 18, 2025  
**FUNDRAISER**

**QUESTIONS?**  
☎ 214-725-1969  
✉ mprcops@gmail.com

**Vendor Information**  
This is a fundraiser to benefit the Morgan's Point Resort Police Department (Texas)  
MPR C.O.P.S. is a 501(c)(3) non-profit organization and all donations are tax deductible

**"THE DETAILS"**

- \$25.00 for a 10' x 10' space
- This is an outdoor event. Bring your own canopy, table and chairs.
- Vendor responsible for their own advertising. COPS will advertise on City website and the two marquee signs entering MPR.
- There is room for 25 vendors- "first come, first PAID" (\$40.00 NSF fee).
- Please remember this is a fund raiser- no sharing of booths.
- Checks payable to: MPR COPS

**INCLUDE THE FOLLOWING WITH YOUR PAYMENT:**

- YOUR NAME, PHONE, EMAIL
- NAME OF YOUR COMPANY
- DESCRIPTION OF THE ITEMS YOU WILL BE SELLING OR PROMOTING

Mail or drop off your reservation & payment (payable to MPR COPS) at the MPR Safety Center, 6 Lake Forest Dr. Morgan's Point Resort, TX 76513  
Attn: MPR COPS- Lynn



Cooked to Order  
Single & Double

**Burgers**  
& Chips

October 17, 2025- Friday Evening  
Starting at 5:30 PM until sold out!  
John Ansay Park (Lake Forest Dr & S. Winecup)  
Morgan's Point Resort, Texas  
\*\*Watch for the Golf Cart

**\$10-\$12  
Suggested  
Donation**



*Thank you!*

Thanks for supporting this fundraiser benefiting the MPR COPS (A 501 (c) 3 nonprofit organization) & Scholarship Fund!



**MPR COPS**  
Organization & Scholarship Fundraiser

**BRISKET  
PLATES**

• BRISKET, BEANS, COLESLAW & BREAD •

**SENIOR TROOPER TOM NIPPER MEMORIAL BBQ  
THROWDOWN & SCHOLARSHIP**

**OCTOBER 18, 2025**  
STARTING AT 11:30 AM UNTIL WE RUN OUT!  
JOHN ANSAY PARK (LAKE FOREST DR. & S. WINECUP)

**Suggested  
Donation  
\$15**



The Lakeside Write-up is a monthly update, provided free of charge, devoted to a variety of topics of interest to Morgan's Point Resort, Texas, businesses, entrepreneurs & residents. The views and analyses presented herein do not necessarily represent the policies or the endorsement of the Morgan's Point Resort Economic Development Corporation. Articles are intended only as a discussion and overview of the topics presented.