



Planning and Zoning Commission

Monday, August 03, 2026 at 5:30 PM

Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Consider approval of the February 2, 2026, meeting minutes as presented.

PUBLIC HEARING

2. Conduct a Public Hearing regarding amending Table 12 "Light Industrial Manufacturing Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a permissible use in property zoned Industrial "I" District.
3. Conduct a Public Hearing regarding amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to allow Manufactured Homes in certain Single-Family Residential zoning districts with a Conditional Use Permit.
4. Conduct a Public Hearing regarding a request for a conditional use permit for a manufactured Home on property known as 309 Dallas zoned as Single-Family Residential (SF 7.5), if the amendment to the Zoning Ordinance amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" is approved.
5. Conduct a Public Hearing regarding amending Chapter 22 "Zoning" of the Breckenridge Code of Ordinances by amending Table 8 "General Business Retail Uses" to Add "Vape Shops" as a Use which is prohibited in all zoning districts and amending Section 30 "Definitions" to establish a Definition for "Vape Shop".

SCHEDULED AGENDA ITEMS

6. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a Permissible Use in Industrial "I" Zoning Districts.

7. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add “Manufactured Homes” as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts.
8. Discussion and any necessary action regarding a recommendation to the City Commission regarding a Conditional Use Permit for placement of a Manufactured Home on Property known as 309 N. Dallas which is in a Single-Family Residential (SF 7.5) Zoning District.
9. Discussion and any action regarding amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M. on Tuesday, July 28, 2026.

Jessica Sutter, City Secretary TRMC

This 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)559-8287 or FAX (254)559-7322 for further information.



Planning and Zoning Commission

Tuesday, February 2, 2026, at 5:30 PM
 Breckenridge City Offices Commission Chambers
 105 North Rose Avenue
 Breckenridge, Texas 76424

MINUTES

PRESENT

COMMISSIONER PLACE 2
 COMMISSIONER PLACE 3
 COMMISSIONER PLACE 4
 COMMISSIONER PLACE 5
 COMMISSIONER PLACE 6

ERIC BRENNAN
 CORY WIMBERLY
 JB SPARKS
 GENOA GOAD
 RAUL DURAN

CITY MANAGER
 CITY SECRETARY
 FIRE CHIEF
 FIRE/CODE SECRETARY
 CODE OFFICER

CYNTHIA NORTHROP
 JESSICA SUTTER
 MALCOLM BUFKIN
 CHRISTI TIDROW
 J. POTTS

NOT PRESENT

COMMISSIONER PLACE 1
 COMMISSIONER PLACE 7

LES STRICKLAND
 BLAINE REATHERFORD

CALL TO ORDER

JB Sparks called the meeting to order at 5:33 p.m.

APPROVAL OF MINUTES

1. Consider approval of January 5, 2026, meeting minutes as presented.

PUBLIC HEARING

Commissioner Sparks opened the Public Hearing at 5:33 p.m.

2. Conduct a Public Hearing regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map.

With there being no speakers Commissioner Sparks closed the Public Hearing at 5:33 p.m.

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a recommendation to the City Commission regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map.

Commissioners continued to review new information asked for from staff/consultants (after open house and several prior P&Z meetings including 12.15.2025, and 1.5.2026).

P&Z Commissioner Duran made a motion recommending the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and the adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and to adopt new zoning map option 1. Commissioner Sparks seconded the motion. The motion passed 4-1 with Commissioner Brennan voting Nay.

ADJOURN

Commissioner Sparks adjourned the meeting at 6:07 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary

CITY OF BRECKENRIDGE
NOTICE OF PUBLIC HEARINGS

The Planning and Zoning Commission will hold public hearings on:

DATE: Monday, June 29, 2026

TIME: 5:30 PM

PLACE: City Commission Chambers, 105 N. Rose Ave.

The public hearings will be to consider:

1. Amending Table 12 “Light Industrial and Manufacturing Uses”, Section 7.E “Use Tables” of Chapter 22 “Zoning” of the Breckenridge Code of Ordinances to add “Wind Turbine Recycling Facility” as a permissible use in property zoned Industrial “I” District.
2. Amending Table 2 “Residential Uses”, Section 7.E “Use Tables” of Chapter 22 “Zoning” of the Breckenridge Code of Ordinances to allow Manufactured Homes in certain Single-Family Residential zoning districts with a Conditional Use Permit.
3. Request for a conditional use permit for a Manufactured Home on property known as 309 Dallas zoned as Single-Family Residential (SF 7.5), if the amendment to the Zoning Ordinance described by Item No. 2 in this notice is approved.

Any and all persons interested in the above referenced item may attend such hearings and will be given an opportunity to be heard.

Cynthia Northrop
City Manager
City of Breckenridge, Texas

Publish: June 13, 2026



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a Permissible Use in Industrial "I" Zoning Districts

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property owner of 705 Industrial Loop has requested amending Table 12 "Light Industrial and Manufacturing Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a permissible use in property zoned Industrial "I" District.

The purpose of the request is to allow the development and operation of a facility focused on the processing and recycling of end-of-life wind turbine blades and related wind energy components, along with the operation of a concrete batch plant that will utilize processed wind turbine blade material as an aggregate or supplemental material in concrete production.

The manufacturing operation is projected to promote sustainable industrial development and economic growth, specifically, create jobs, increase tax base, support recycling and beneficial reuse of difficult to dispose composite material and to advance environmentally responsible manufacturing practices.

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider recommending approval of Ordinance 2026-11 amending Chapter 22, Zoning as presented.

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 12 “LIGHT INDUSTRIAL AND MANUFACTURING USES”, TO ADD “WIND TURBINE RECYCLING FACILITY” AS A PERMISSIBLE USE IN PROPERTY ZONED AS INDUSTRIAL “I” DISTRICT; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”);

WHEREAS, the Zoning Ordinance establishes various zoning districts and allows for certain uses within each zoning district;

WHEREAS, the City has received a request for the Zoning Ordinance to be amended to add “Wind Turbine Recycling Facility” as a permitted use;

WHEREAS, City staff has recommended that the Zoning Ordinance be updated to add such use as a permissible use within the Industrial “I” Zoning District;

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on June 29, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on August 4, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Planning and Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Amendment of Section 7.E., Table 12. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 12 “Light Industrial and Manufacturing Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit**

“**A**”, with the additions underlined, and all other parts of said Chapter not so amended shall remain in full force and effect.

III. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

IV. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

V. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission.

PASSED, APPROVED, AND ADOPTED on this the 4th day of August 2026.

Kord Trammel, Mayor

ATTEST:

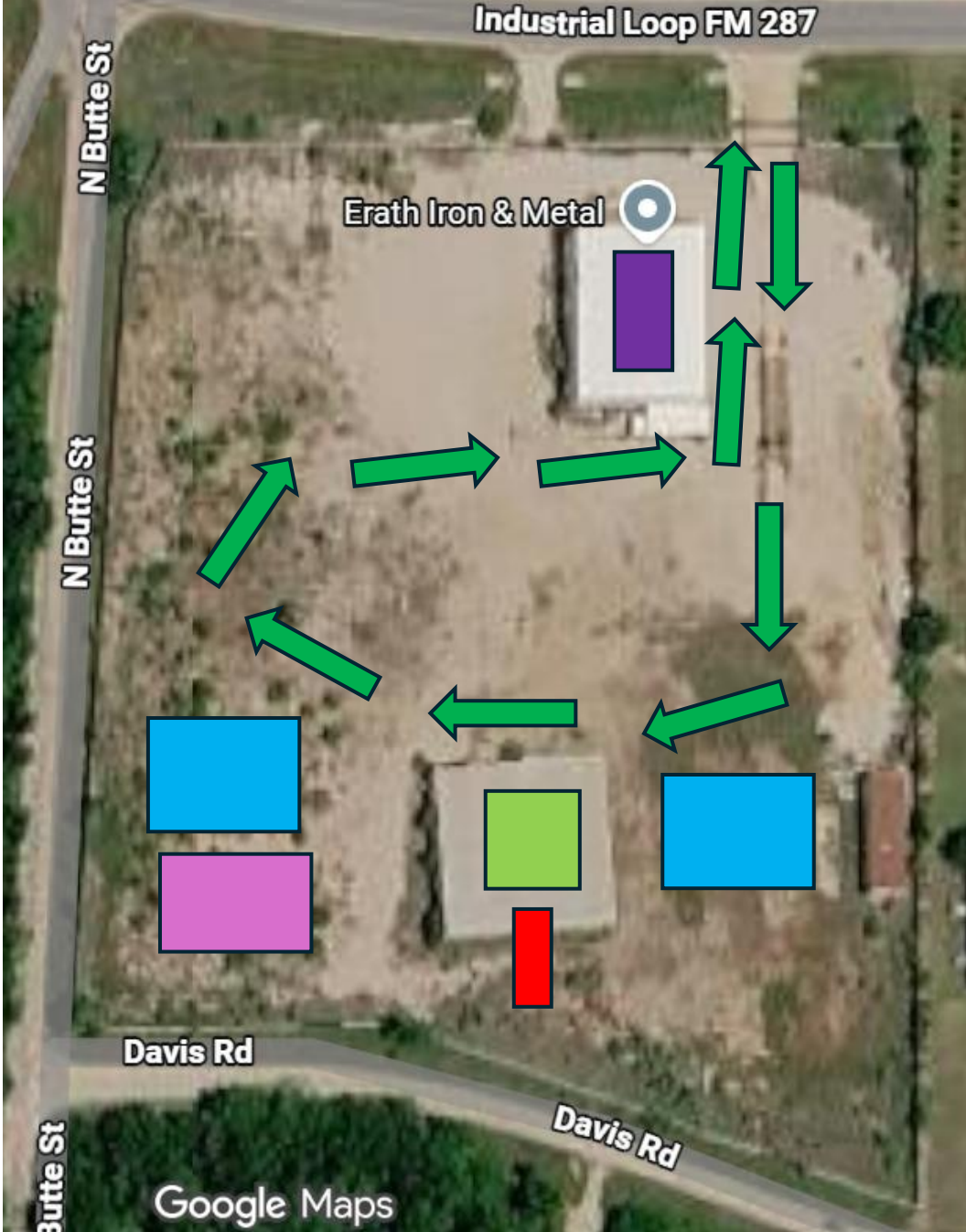
Jessica Sutter, City Secretary

S E A L

TABLE 12**LIGHT INDUSTRIAL & MANUFACTURING USES**

	Residential Districts										Non-Residential Districts					
	AG	SF 5.0	SF 6.0	SF 7.5	SF	SF	TH	DUP	MF	MH	R	C	DT	REC	LI	I
Airport, Heliport or Landing Field																C
Animal Rendering Plant (Slaughterhouse)																P
Assembly & Fabrication Processes (inside only)																P
Batch Plant – Asphalt/Concrete (Permanent)																
Bottling Works (Including Brewery or Winery)																P
Bus Station or Terminal												C				P
Commercial Dairy Processing Plant																C
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair																P
Food Processing (No Animal Slaughtering)																P
Heavy Industrial Processes (Smokestack)																
Helistop or Helicopter Landing Pad																C
Industrial Processes (Wholly Enclosed Within a Building)																C
Industrial Processes (Not Wholly Enclosed Within a Building)																C
Laboratory Equipment Manufacturing																P
Maintenance & Service for Buildings												C				P
Manufacturing, General																P
Mineral Extraction (Including Gas & Oil – no open pit mines)																C
Motor Freight (Trucking) Company																C
Moving and Storage Company (With Outside Storage)																P
Paper Manufacturing, Converting or Finishing																P
Railroad Yard																
Salvage, Reclamation or Recycling of Materials																
Sand/Gravel/Stone Extraction																
Sand/Gravel/Stone Sales (Storage)																P
Stone/Clay/Glass Manufacturing																P
Truck Sales, Service, Leasing or Rental																P
Truck Stop and Fueling Station																C

Wind Turbine Recycling Facility																<u>P</u>
Wood or Steel Structural Fabrication																P



Confidential- For Discussion Purpose Only



Concrete batch
plant indoors



Shredded
product stored
under roof



Material to be
processed storage



Confined saw
cutting area



Mobile Shredder
discharge conveyor
inside building

Item 6.



COMPLETE WIND TURBINE BLADE RECYCLING SOLUTION

WWW.CUTTINGWIND.COM

PROPOSED SITE PLAN 705 INDUSTRIAL LOOP

Operation Information

6-10 Local Employees

Equipment on site:

- 1: Track mounted shredding unit
- 2: Excavator with grapple
- 1: Mini-Excavator with saw
- 1: Wheel Loader

Operating Hours:

M-Sat

- Truck Receiving: 7-4
- Shredding/ Processing: 8-4

Material on Site

- Unprocessed material stacked outdoors, processed FIFO
- Process material stored on site less than 30 days
- Processed material to ship daily to certified offtakers or be used as cement additive

TCEQ Permitting

- Will have approved SWPPP
- Will have Air permits/ exemptions verified
- Top tier dust suppression and emission controls used at all touch points of the operation

Process Overview



1) Material arrives on flatbed trailers (form 1)



1) Material arrives on flatbed trailers (form 2)



1) Material arrives in dump trailers (form 3)



2) Bundles of Material in Staging Area (form 1)

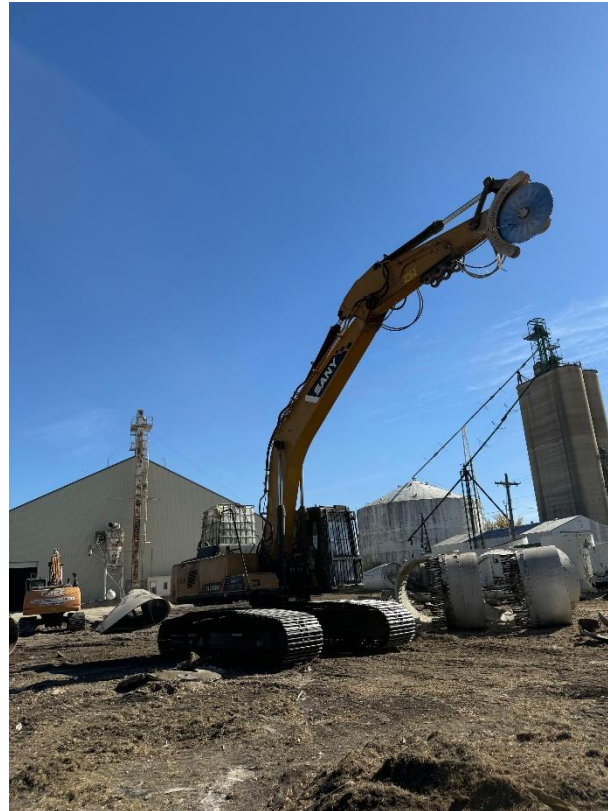


2) Stacks of Material in Staging Area (form 2)



3) Material Saw Cut

Water directly applied for dust suppression



4) Material put through shredder Water directly applied for dust suppression



5) Material in bunker loaded out to approved recyclers Water directly applied for dust suppression



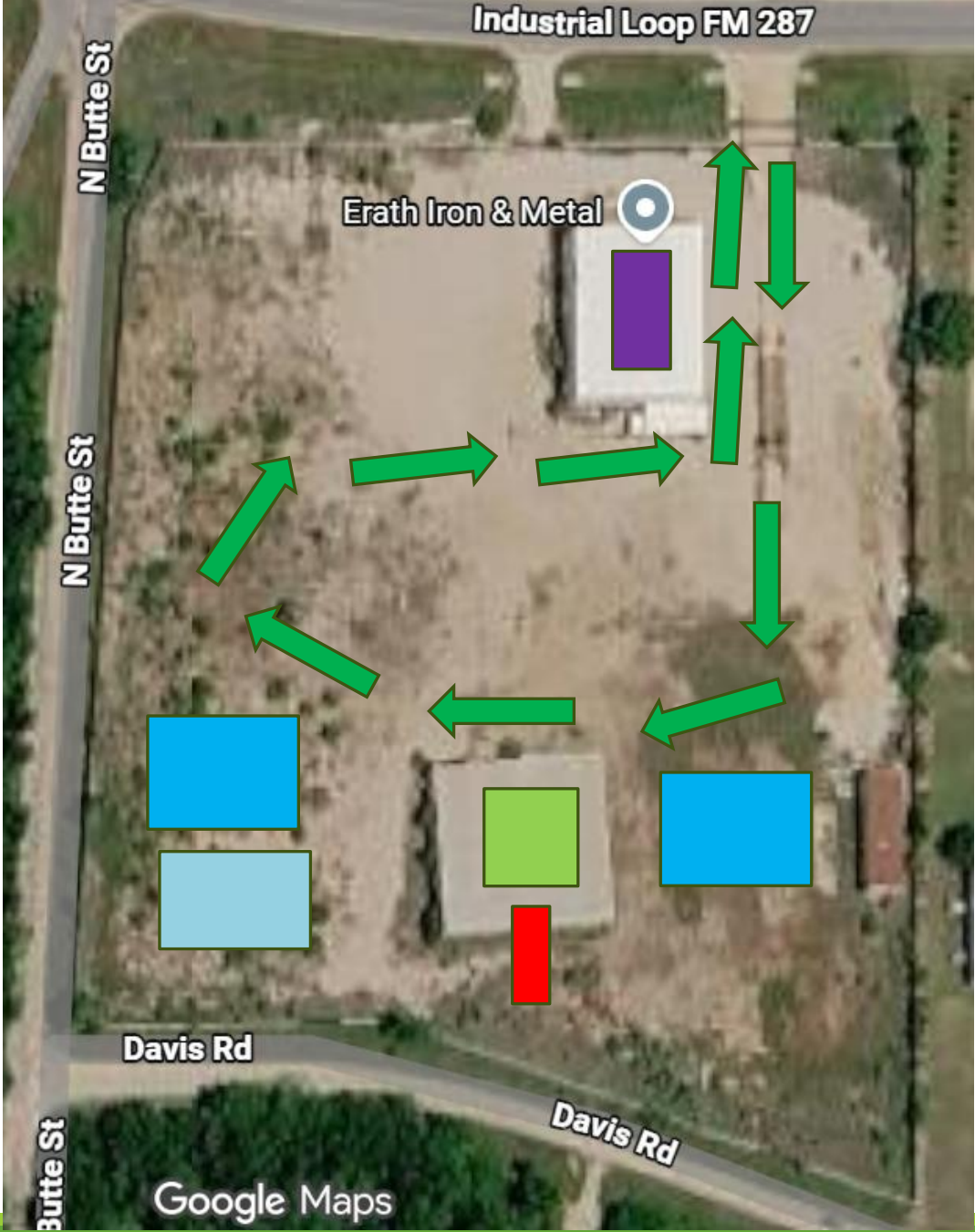
5) Alternate Use- Material milled and utilized in precast concrete blocks

In house concrete plant making 2'x'2'6' blocks utilizing recycled blade material and other natural products found in concrete.



705 Industrial Loop Site Plan Overview





Concrete batch
plant indoors



Shredded product
stored under roof



Material to be
processed storage



Confined saw
cutting area



Mobile Shredder
discharge conveyor
inside building



Truck Traffic
Legal Length
Flatbed
trucks

Contact www.cuttingwind.com

Rob Piscatelli

Cell: 716-344-4642

rob@cuttingwind.com

Nick Bell

Cell: 716-864-8138

nick@cuttingwind.com





5/26/2026

City of Breckenridge
Planning & Zoning Commission
Breckenridge, TX 76424

RE: Letter of Intent for Zoning Request – 705 Industrial Loop, Breckenridge, TX 76424

To the Planning & Zoning Commission and City Commission:

Please accept this Letter of Intent in support of a zoning request for the property located at 705 Industrial Loop, Breckenridge, TX 76424.

The purpose of this request is to allow the development and operation of a facility focused on the processing and recycling of end-of-life wind turbine blades and related wind energy components, along with the operation of a concrete batch plant that will utilize processed wind turbine blade material as an aggregate or supplemental material in concrete production.

Property Description

The subject property is located at:

705 Industrial Loop
Breckenridge, TX 76424

The site is situated within an industrial area and is well suited for heavy industrial and manufacturing-related activities due to its existing access to transportation routes and compatibility with surrounding industrial uses.

The property consists of acreage sufficient to support:

- Processing and handling of wind turbine blades and components
- Material storage and staging areas
- Concrete batch plant operations
- Truck access and circulation

- Administrative and support facilities

Existing and Requested Zoning

The applicant respectfully requests zoning, or rezoning if necessary, to permit:

- Industrial recycling and processing operations
- Aggregate and material recovery activities
- Concrete batch plant operations
- Related industrial manufacturing and storage uses

The requested zoning classification is intended to support long-term industrial investment and advanced recycling operations within the City of Breckenridge.

Proposed Operations

The proposed facility will receive end-of-life wind turbine blades and related fiberglass composite components from decommissioned wind energy projects. Materials will be processed through cutting, shredding, and sizing operations for beneficial reuse applications.

A primary component of the operation will include the use of processed turbine blade material within an on-site concrete batch plant. The processed composite material will be incorporated as aggregate or supplemental reinforcement material in concrete products and mixes. This process supports:

- Diversion of composite materials from landfills
- Sustainable material reuse
- Development of innovative construction materials
- Expansion of local industrial and manufacturing activity

Operations are expected to include:

- Material receiving and staging
- Mechanical processing and reduction of composite materials
- Storage of processed material
- Concrete production and loading
- Transportation and logistics activities associated with industrial operations

Existing Physical Conditions

The property is currently industrial in character and appropriate for the proposed use. The site provides adequate area for industrial operations, equipment placement, truck movement, material handling, and future improvements associated with the proposed development.

Improvements and operations will be designed to comply with applicable environmental, safety, drainage, and operational regulations and standards.

Purpose and Public Benefit

This zoning request is being made to establish a specialized recycling and manufacturing operation that promotes sustainable industrial development and economic growth within the City of Breckenridge.

The project is expected to:

- Create industrial and operational jobs
- Increase local economic activity and tax base
- Support the recycling and beneficial reuse of difficult-to-dispose composite materials
- Advance environmentally responsible manufacturing practices
- Position Breckenridge as a leader in innovative recycling and sustainable industrial development

The proposed use is consistent with industrial land use objectives and is compatible with surrounding industrial activities.

Applicant Contact Information

Applicant:

Rob Piscatelli- Partner

Cutting Wind LLC

2075 Kenmore Ave

Buffalo, NY 14207

Property Address:

705 Industrial Loop
Breckenridge, TX 76424

Phone:

716-344-4642

Email:

rob@cuttingwind.com

Mailing Address:

Po Box 1447

Buffalo, NY 14226

Thank you for your consideration of this request. We respectfully ask for approval of the requested zoning designation and look forward to working with City staff and the Planning & Zoning Commission throughout the review process.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Rob' followed by a stylized surname.

Rob Piscatelli

HEATLEY SURVEYING**P. O. Box 1****BRECKENRIDGE, TEXAS 76424****PHONE: (254) 559-8914****FIRM #10079500****FAX: (254)559-6396**

Triple H Management

9.35 acres

Block 3 and 4 NE Breckenridge Industrial Park

Breckenridge Texas

August 23, 2023

9.35 acres of land being all of Block 4 and a portion of Block 3 Northeast Industrial Park as shown on the plat recorded in Slide 99B Plat Records, Stephens County, Texas, and being the same land as described in deed recorded in Volume 2168 Page 38 Official Public Records, Stephens "County, Texas.

BEGINNING at a ½" iron pin set in the south line of Farm Road 287 and the east line of North Butte Street for the northwest corner of Block 4 and being the northwest corner of this tract;

THENCE S 89°39'48" E with the south line of the farm road passing the northeast corner of Block 4 and the northwest corner of Block 3 at 480.90' and continuing a total a distance of 560.90' to a 5/8 iron pin found for the northeast corner of the tract described in Volume 2168 Page 38 and the northwest corner of the tract described in Volume 2049 Page 515 for the northeast corner of this tract;

THENCE S 00°31'41" W a distance of 813.98' to a nail found in pavement for the southeast corner of the tract described in Volume 2168 Page 38 and the southwest corner of the tract described in Volume 2149 Page 325 for the southeast corner of this tract;

THENCE N 64°37'35" W with the north line of Davis Road a distance of 380.42' to a set ½" iron pin;

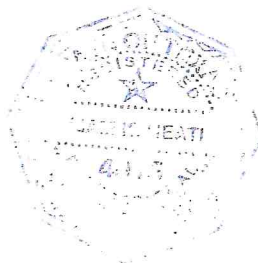
THENCE N 89°26'48" W continuing with the north line of Davis Road a distance of 257.00' to a ½" iron pin found in the east line of North Butte Street for the southwest corner of Block 4 and being the southwest corner of this tract;

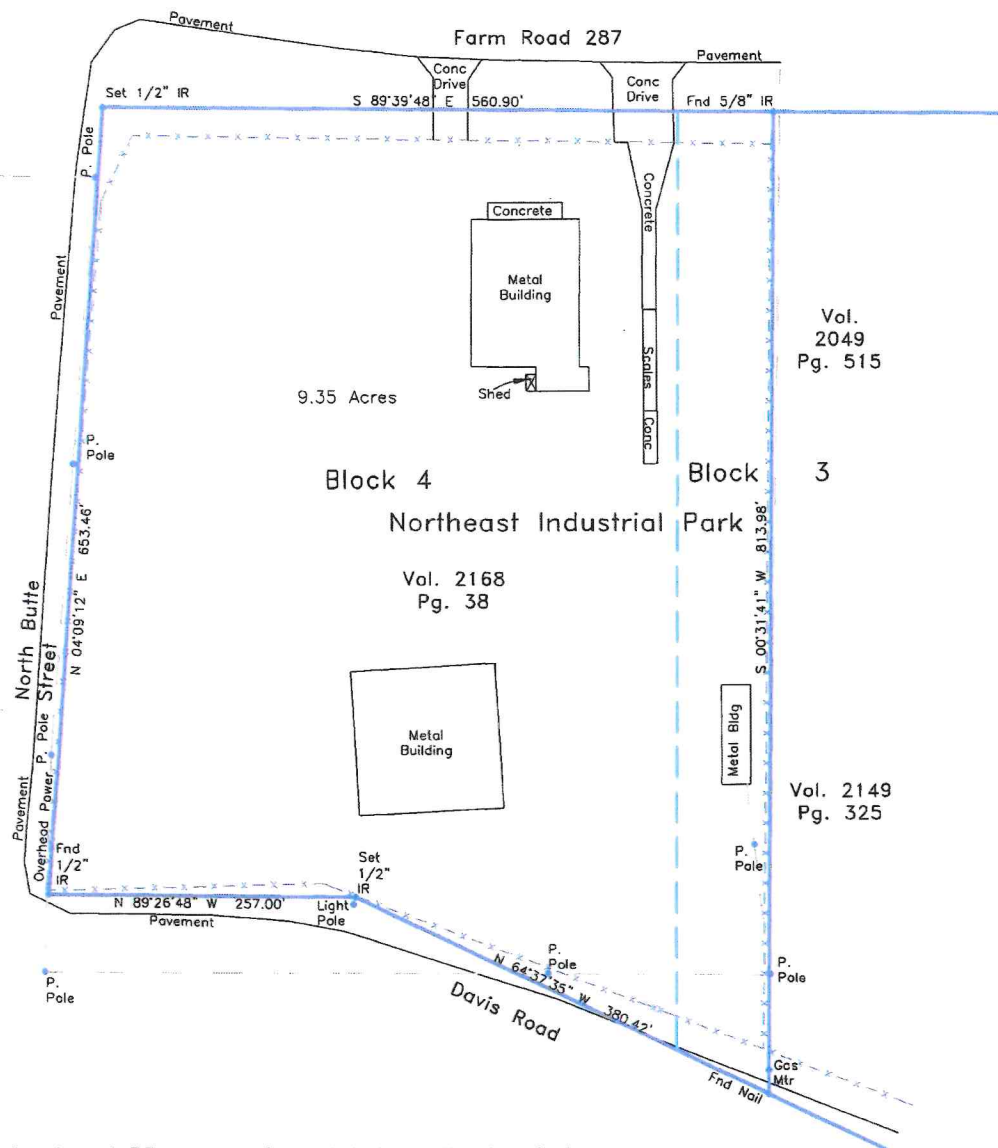
THENCE N 04°09'12" E with the west line of Block 4 and the east line of North Butte Street a distance of 653.46' to the place of beginning and containing 9.35 acres of land. (See accompanying plat S-2361 B, bearings based on G.P.S. NAD 1983 coordinates).



William K. Heatley

Registered Professional Land Surveyor #4015





Plat showing 9.35 acres of land being all of Lot 4 and the west part of Block 3 of the Northeast Industrial Park as shown on the plat recorded in Slide 99 B, Plat Records, Stephens County, Texas



Note:
Easements not shown on plat unless otherwise noted.
Bearings based on G.P.S. NAD 1983 coordinates
See accompanying field notes

SCALE: 1" = 100'
DATE: 08-23-2023
FILE: TRIPLE H MGMT B

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey.

William K. Heatley

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079500

SURVEY PLAT IN STEPHENS COUNTY TEXAS

HEATLEY SURVEYING

P.O. BOX 1

BRECKENRIDGE, TX 76424

(254) 559-8914

Print Number: S-2361 B

CITY OF MASONVILLE

606 GORDON STREET, PO Box 135

MASONVILLE, IA 50654

563-927-2707

MASONVILLE@IOWATELECOM.NET

Feb 9, 2026

To whom it may concern,

The City of Masonville is writing this letter to offer our support for Cutting Wind. Growing up in a small town and having a new business come to town, I was a little hesitant at first with the recycling of windmill blades, but they have gone above and beyond and exceeded our expectations. They have fulfilled all the requirements from the Iowa Department of Natural Resources and the Code of Masonville. I have spoken with the local DNR representative for our district and the residents of Masonville and have had no complaints about Cutting Wind. They are a great asset to our town. They have donated equipment and monetary resources for our city park and fire department, which is invaluable to our small community. They held a community picnic with the owners and the residents of Masonville to answer any questions or concerns the residents may have had.

We had a follow-up inspection with the Iowa Department of Natural Resources, and they were impressed with the quality of work being performed on site.

I would highly recommend them. Feel free to call me with any questions or concerns you may have. 563-608-2752.

Sincerely,



Bill Alden, Mayor
City of Masonville
PO Box 135
Masonville, IA 50654



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add “Manufactured Homes” as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property owner of 4.78 acres located at 308 Dallas is requesting amending Table 2 “Residential Uses,” Section 7.E, “Use Tables” of Chapter 22 “Zoning” of the Breckenridge Code of Ordinances to allow Manufactured Homes in Single Family Residential zoning districts with a Conditional Use Permit, specifically, SF 7.5, stating the property is intended for exclusively for a SF residence, stating there are no other properties located within 200 feet of the subject track thus providing ample separation and is consistent with the rural and low-density character of the area.

The City Commission, at the recommendation of the Planning and Zoning Commission recently spent considerable time reviewing and updating our Zoning Ordinance implementing best practices by updating zoning classifications to be like uses (i.e., R-4 incorporated mixed uses including stick built, SF homes and MH) removing MH from SF zoning and keeping it in its own category. While there is a mix of existing SF stick built homes and MH in this area, P&Z should be mindful of creating a precedence for these types of requests.

By approving Manufactured Homes in additional zoning districts with a Conditional Use Permit, the City is allowing for more Manufactured Homes than originally contemplated in the recent Comprehensive Plan. However, by requiring a Conditional Use Permit for Manufactured Homes in these districts, the Planning and Zoning Commission and City Commission would have some control over when a Manufactured Home is placed in these areas. Allowing MH via a Conditional Use Permit would be preferable versus changing the zoning, should P&Z determine it meets the criteria.

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider recommending approval of Ordinance 2026-12 amending Chapter 22, Zoning as presented.

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 2 “RESIDENTIAL USES”, TO ADD ALLOW MANUFACTURED HOMES IN SINGLE-FAMILY RESIDENTIAL (SF 7.5) ZONING DISTRICTS WITH A CONDITIONAL USE PERMIT; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”);

WHEREAS, the Zoning Ordinance establishes various zoning districts and allows for certain uses within each zoning district and currently only allows Manufactured Homes in Agricultural and Manufactured Home Subdivision Zoning Districts;

WHEREAS, the City has received a request for the Zoning Ordinance to be amended to add Manufactured Homes as permitted uses in additional residential zoning districts;

WHEREAS, City staff has recommended that the Zoning Ordinance be updated to permit manufactured homes in the SF 7.5 Zoning District with the grant of a conditional use permit;

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on June 29, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on July 7, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Planning and Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Amendment of Section 7.E., Table 2. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 2 “Residential Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit “A”**, with the additions underlined, and all other parts of said Chapter not so amended shall remain in full force and effect.

III. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

IV. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

V. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission.

PASSED, APPROVED, AND ADOPTED on this the 4^h day of August 2026.

Kord Trammel, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L

TABLE 2 RESIDENTIAL USES	Residential Districts										Non-Residential Districts					
	AG	SF 5.0	SF 6.0	SF 7.5	SF	SF	TH	DUP	MF	MH	R	C	DT	REC	LI	I
Bed and Breakfast Inn	P								P							
Boarding/Rooming House									P							
Independent Living Facility For Elderly/Seniors									P	C		P			P	
Live/Work Dwelling Units								C	P			C			C	
Manufactured Home (HUD CODE)	P			IC						P						
Mixed Use Residential (above first floor)												C			C	
Mobile Home																
Multi-Family Residential									P							
Recreational Vehicles (RV)																
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P	C	C						
Single-Family Attached Dwelling (Townhouse)							P	P	P							
2-Family Dwelling (Duplex)							P	P	P							
3-Family Dwelling (Triplex)									P							
4-Family Dwelling (Quadruplex)									P							
Zero Lot Line Single-Family Dwelling (Patio Home)							P	P	P							



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a recommendation to the City Commission regarding a Conditional Use Permit for placement of a Manufactured Home on Property known as 309 N. Dallas which is in a Single-Family Residential (SF 7.5) Zoning District

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The discussion of this item is contingent upon the approval of the Ordinance adding Manufactured Homes as Permissible Uses with a Conditional Use Permit in the Single-Family Residential (7,500 square feet) (SF 7.5) Zoning District.

The property owner of 4.78 acres located at 309 Dallas is requesting amending Table 2 “Residential Uses,” Section 7.E, “Use Tables” of Chapter 22 “Zoning” of the Breckenridge Code of Ordinances to allow Manufactured Homes in Single Family Residential zoning districts with a Conditional Use Permit, specifically, SF 7.5, stating the property is intended for exclusively for a SF residence, stating there are no other properties located within 200 feet of the subject track thus providing ample separation and is consistent with the rural and low-density character of the area.

Pursuant to Article III, Section 24 of the Zoning Ordinance, the following factors must be considered when determining whether to grant a conditional use permit:

- (1) That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to, or endanger, the public health, safety, morals, or general welfare;
- (2) That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use;
- (3) That the establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have

been or are being provided;

- (5) That adequate measures have been or will be taken to provide ingress or egress, so designed as to minimize traffic congestion in the public streets; and
- (6) That the conditional use shall conform to all applicable yard area regulations of the district in which it is located.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider recommending approval of Ordinance 2026-13 granting a Conditional Use Permit for a Manufactured Home on property known as 309 Dallas in Single-Family Residential (7.5) Zoning District.

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF BRECKENRIDGE, TEXAS; PROVIDING FOR A CONDITIONAL USE PERMIT FOR A “MANUFACTURED HOME” IN A SINGLE-FAMILY RESIDENTIAL (SF 7.5) ZONED DISTRICT ON PROPERTY LEGALLY DESCRIBED AS A 4.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE LUNATIC ASYLUM LANDS, SECTION NO. 9, ABSTRACT NO. 997, CITY OF BRECKENRIDGE, STEPHENS COUNTY, TEXAS, AND COMMONLY KNOWN AS 309 DALLAS, BRECKENRIDGE, TEXAS; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a home rule municipality operating under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

WHEREAS, the City Commission of the City of Breckenridge, Texas (the “City Commission”) has adopted a comprehensive zoning ordinance, codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”);

WHEREAS, WWT Cattle, LLC (hereinafter the “Applicant”) has made application under the provisions of the Zoning Ordinance for a Conditional Use Permit for a “Manufactured Home”, as defined by the Zoning Ordinance, in a Single-Family Residential (SF 7.5) District, on property legally described as a 4.78 acre tract of land out of the east half of the southeast quarter of the Lunatic Asylum Lands, Section No. 9, Abstract No. 997, City of Breckenridge, Stephens County Texas, commonly known as 309 Dallas, Breckenridge, Texas (the “Property”);

WHEREAS, Article III “Zoning District Regulations”, Section 7 “Schedule of Permitted Uses”, Subsection 7.E “Use Tables”, Table 2 “Residential Uses” of the Zoning Ordinance allows for a “Manufactured Home” in a Single-Family Residential (SF 7.5) District with the grant of a Conditional Use Permit;

WHEREAS, public hearings on said application were held before the Planning and Zoning Commission on June 29, 2026 and the City Commission on July 7, 2026, after due notice of the public hearings having been provided as required by the Zoning Ordinance;

WHEREAS, the Planning and Zoning Commission recommended that the Conditional Use Permit requested by the Applicant be granted;

WHEREAS, the City Commission has considered the evidence and testimony provided by all parties appearing before the City Commission, in person and in writing, and the recommendation of the Planning and Zoning Commission relative to the proposed Conditional Use Permit, and has further considered all written approvals and protests, all as required by law; and

WHEREAS, the City Commission has determined that the use of the Property for a Manufactured Home is compatible with surrounding properties, is appropriate for the location of the

Property, and meets the conditions of Article IV “Overlay and Special Districts”, Section 24 “Conditional Use Permits (CUP)”, Subsection C “Approval Process” of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS THAT:

I. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

II. Zoning Map and Conditional Use Permit Approved. The Official Zoning Map of the City is hereby amended to reflect the following zoning use changes and the Conditional Use Permit is approved as follows:

2.1. Rezoning. The Property is rezoned from Single-Family Residential (SF 7.5) District to Single-Family Residential (SF 7.5) District with Conditional Use Permit for a “Manufactured Home”.

2.2. Conditional Use Permit with Conditions Approved. A Conditional Use Permit (“CUP”) for the Property authorizing a “Manufactured Home” is hereby approved as set forth herein, and the CUP and the use for which it is granted is subject to all Applicable Regulations (defined below) and to the following conditions:

- A. Uses. In addition to uses allowed by right in the Single-Family Residential (SF 7.5) District, the following uses shall be permitted in accordance with the conditions of this CUP: “Manufactured Home” shall only apply to the existing Property.
- B. Applicable Regulations. This CUP shall be subject to all ordinances and regulations of the City applicable to the Property, including without limitation the Zoning Ordinance and those regulations governing the Single-Family Residential (SF 7.5) District (“Applicable Regulations”). The CUP granted by this Ordinance shall control in cases of conflict between this Ordinance and/or the Zoning Ordinance.

III. Failure to Comply/Expiration/Transferable. All terms of this CUP shall be complied with prior to issuance of a certificate of occupancy. This CUP shall be declared null and void and of no force and effect and shall discontinue if or for any one or more of the following:

- A. Any failure to comply with any term or condition of this Ordinance or the Applicable Regulations, as they exist or may be amended; or
- B. Any improvements, the Property, uses, or structures regulated by this CUP are enlarged, modified, structurally altered or otherwise significantly changed unless a separate Conditional Use Permit or other required authorization is granted therefor; or
- C. The manufactured home that is authorized hereunder is not actively occupied as a residence within ninety (90) days of the effective date of this Ordinance; or
- D. A structure for which this CUP is granted remains vacant for a continuous period of one

hundred eighty (180) calendar days; or

E. This CUP was obtained by fraud or deception; or

F. Ownership of the Property is not longer held by the Applicants; or

G. As otherwise permitted by law, this Ordinance and/or the Zoning Ordinance, as they exist or may be amended, including without limitation the requirements of Article II “Zoning Procedures & Administration”, Section 3 “Nonconforming Uses and Structures”.

IV. Repeal. Any prior ordinances or ordinance provisions are hereby repealed to the extent they are in conflict with the terms of this Ordinance. Any remaining provisions of said ordinances shall remain in full force and effect.

V. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Breckenridge hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, clauses, or phrases be declared unconstitutional or invalid.

VI. Effective Date. This Ordinance shall become effective upon its adoption by the City Commission.

PASSED, APPROVED, AND ADOPTED on this the 4th day of August 2026.

ATTEST:

Kord Trammel, Mayor

Jessica Sutter, City Secretary

S E A L

SECTION 24: CONDITIONAL USE PERMITS (CUP)

A. PURPOSE AND INTENT:

- (1) **Nature of Conditional Use Permits** - A conditional use permit (CUP) may be granted to a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit applications.
- (2) **Permit required** - No conditional use permit shall be established and no building permit shall be issued for any use requiring a conditional use permit within any zoning district until a conditional use permit (CUP) is issued in accordance with the provisions of this Section. An application for a conditional use permit shall be accompanied by a detailed site plan prepared in the manner described in Section 23 E. The Site Plan shall illustrate the proposed use to be established, its relationship to adjoining properties, and how it meets the approval standards set forth in this Section.

B. STATUS OF USES PERMITTED BY CONDITIONAL USE PERMIT:

The following general rules apply to all conditional uses:

- (1) The designation of a use in a zoning district as may be permitted by CUP in Section 7 (Use Tables) of this Ordinance does not constitute an authorization or assurance that such use will be approved.
- (2) Approval of a conditional use permit shall authorize only the particular use for which the CUP is issued and shall be specific to the property address to which it was originally granted and runs with the land. A CUP cannot be relocated to another location or address and is not issued or granted to a person, agent, developer, owner or entity per se.
- (3) No use authorized by a conditional use permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new conditional use permit in accordance with the procedures set forth in this Section.
- (4) Development or construction related to the conditional use shall not be carried out until the applicant has secured all the building permits and approvals required by this Chapter, the City Code, and any permits that may be required by regional, State or Federal agencies.
- (5) The ordinance establishing the CUP may provide that approval of the CUP expires if the use for which the CUP was granted is abandoned for a period of six (6) months, at the City Commission's discretion.

- (6) A conditional use permit shall not grant variances to any requirement, rule or standard listed herein or in other codes and ordinances. Likewise, a variance cannot be granted by the Board of Adjustment (BOA) to any Conditional Use Permit but shall only be considered by the City Commission as an amendment to the CUP.

C. APPROVAL PROCESS:

After public hearing and proper notice, and after recommendation by the Planning and Zoning Commission, the City Commission may authorize the issuance of conditional use permits when the City Commission finds all of the following conditions present:

- (1) That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to, or endanger, the public health, safety, morals, or general welfare;
- (2) That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use;
- (3) That the establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
- (5) That adequate measures have been or will be taken to provide ingress or egress, so designed as to minimize traffic congestion in the public streets; and
- (6) That the conditional use shall conform to all applicable yard area regulations of the district in which it is located.

- D. Prior to the granting of any conditional use, the City Commission may stipulate such conditions, restrictions, and duration upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to protect the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in herein. In all cases in which conditional uses are granted, the City Commission shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. The granting of a conditional use does not create a vested right to the use and the conditional use may be canceled at the City Commission's sole discretion, pursuant to the terms of the ordinance granting the CUP.

- E. No application for a conditional use which has been denied wholly or in part by the City Commission shall be resubmitted for a period of twelve (12) months from the date of said denial.



June 4, 2026

City Commission
105 N. Rose Avenue
Breckenridge, TX 76424

Re: Letter of Intent — Application for Specific Use Permit for Approximately 5.07 Acres

Dear Members of the City Commission:

I respectfully submit this Letter of Intent in support of an application for a Specific Use Permit authorizing the placement of a manufactured home for single-family residential use on approximately 5.07 acres of property. The zoning amendment proposed in January 2026, as currently written, would not permit a manufactured home on the subject property by right. Rather than seeking to alter the underlying zoning classification, the purpose of this letter is to request that the Commission grant a Specific Use Permit allowing the property to be used as a single-family primary residence, including the placement of a manufactured home, within the applicable district.

Property Description and Current Status

The subject property consists of approximately 5.07 acres. Under the classification proposed in January 2026, the placement of a manufactured home on the tract would not be permitted by right. Rather than contest the classification itself, the applicant seeks a Specific Use Permit authorizing the placement of a manufactured home for use as a single-family primary residence on the property.

Basis for This Request

The applicant offers the following considerations in support of this application for a Specific Use Permit:

1. **Single-Family Residential Use Only.** The property is intended exclusively for use as a single-family primary residence. No commercial, multi-family, or industrial use is contemplated. The applicant and their family intend to reside on the property as their primary domicile.
2. **No Adjacent Properties Affected.** There are no other properties within 200 feet of the subject tract that would be materially affected by this residential use. The surrounding acreage provides ample separation, and the proposed use is consistent with the rural and low-density character of the area.
3. **Utilities Already Available.** Necessary utilities are already available at the property, eliminating the need for new infrastructure investment or extension of municipal services. This reduces any potential burden on the City and makes the requested use immediately feasible.



4. **Rural Character and Acreage Setting.** The 5.07-acre tract provides substantial open acreage surrounding the intended residence. The placement of a manufactured home on a property of this size is consistent with common rural residential use patterns in the region and does not create the density or land-use concerns that might arise on smaller or more urban parcels.

The applicant respectfully submits that authorizing a manufactured home on a 5.07-acre rural tract by Specific Use Permit — where no neighboring properties would be affected and all utilities are in place — is consistent with responsible stewardship of rural residential land and would not be detrimental to the surrounding area or the public interest. The conditions ordinarily of concern in evaluating such a permit, including compatibility with adjacent uses, adequacy of utilities, and impact on neighboring properties, are each well satisfied here.

The applicant, therefore, respectfully requests that the City Commission grant a Specific Use Permit expressly authorizing the placement of a manufactured home for single-family residential use on the subject 5.07-acre tract. The applicant is prepared to accept reasonable conditions the Commission may deem appropriate to ensure the use remains compatible with the surrounding area.

The applicant welcomes the opportunity to appear before the Commission at a scheduled public hearing to present this request in person and to respond to any questions or concerns the Commission may have. Additional documentation, including a property survey or utility confirmation, can be provided upon request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'William Thompson', with a long, sweeping horizontal line extending to the right.

William Thompson
5 Sendero Road
Breckenridge, Texas 76424
(325) 665-9603
will@wwtcattle.com

METS AND BOUNDS DESCRIPTION
4.78 Acres

All that certain 7.76 acre tract or parcel of land situated in the City of Breckenridge, County of Stephens, State of Texas, and said tract being part of the east half of the southeast quarter of the Limestone A&M Lands Section Number 1 original grantee and patented N. G. Greenwood, Abstract Number 997, patented dated 14 July 1879, and recorded in volume 152 page 366 of the Deed Records of said Stephens County, and said tract being the east half of said 7.76 acre tract as described in deed to Myra L. Hall and Fayla G. Taylor et al. dated 26 February 2001, and recorded in volume 1307 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows:

BEGINNING for the southeastern southeast corner of the tract being described herein at a found 3.4 inch iron rod in a barbed wire fence, and following the southeastern southeast corner of said tract 2.00 miles, same being the southeast corner of a called 0.11 acre tract as described in deed to Volante Clark, filed 22 November 2010, and recorded in volume 2171 page 152 of said official public records, and said tract being on the east line of a called 0.11 acre tract as described in deed to Myra L. Hall and Fayla G. Taylor et al. dated 26 February 2001, and recorded in volume 1307 page 213 of said official public records, from said point a found 1 inch pipe being the southeast corner of said Gayton tract being South 89 degrees 00 minutes 00 seconds West, a distance of 27.19 feet, and from said point a found 3.4 inch rod being the southeast corner of said Clark tract being South 89 degrees 00 minutes 00 seconds West, a distance of 112.50 feet, and beginning 1st day having NAD83 N-TZ grid coordinates of N 1014049.09 E 148387.24.

THENCE North 60 degrees 00 minutes 00 seconds East, with the monumented east line of said Gayton tract and along and near a barbed wire fence, a distance of 224.03 feet to a found 1.2 inch pipe for an all corner of said tract, same being the most westerly northeast corner of said Gayton tract, from said pipe a pipe fence corner post bears South 75 degrees 28 minutes 41 seconds East, a distance of 1.1 feet.

THENCE South 89 degrees 00 minutes 00 seconds West, with the north line of said Gayton tract, and with a barbed wire fence, a distance of 130.31 feet to a found iron rod for the westmost northwest corner of this tract, same being an all corner of said Gayton tract, from said rod a pipe fence corner post bears North 80 degrees 07 minutes 44 seconds East, a distance of 0.9 feet.

THENCE North 60 degrees 00 minutes 00 seconds East, with the east line of said Gayton tract, a distance of 062.01 feet to a set 1.2 inch rebar on the south side of Dallas Street for the northeast corner of this tract.

THENCE South 89 degrees 00 minutes 00 seconds East, with the south side of said street, a distance of 19.00 feet to a set 1.2 inch rebar for the northwestern northeast corner of this tract, and from said rebar the southeast corner of a tract as described in deed to E. P. Todd, filed 25 September 1947, and recorded in volume 214 page 386 of said deed records.

THENCE South 80 degrees 00 minutes 00 seconds East, with the west line of said Todd tract, a distance of 125.00 feet to a set 1.2 inch rebar for an all corner of said tract, and the southeast corner of said Todd tract.

THENCE South 89 degrees 00 minutes 00 seconds East, with the south line of said Todd tract, a distance of 100.00 feet to a set 1.2 inch rebar in the bottom of an old septic tank for an all corner of said tract, and from said rebar the southeast corner of a tract as described in deed to H. L. Williams and Billie H. Williams, filed 07 May 1947, and recorded in volume 214 page 133 of said deed records.

THENCE North 60 degrees 00 minutes 00 seconds East, with the east line of said Williams tract, a distance of 75.00 feet to a found iron rod by a pipe post for a corner of this tract, same being the southeast corner of a called 0.11 acre tract as described in deed to Myra L. Hall and Fayla G. Taylor et al. dated 26 February 2001, and recorded in volume 1307 page 213 of said official public records, from said rod a found 1 inch pipe on the south side of said street being the northeast corner of said Dallas Street and Rose Avenue being the northeast corner of said Dallas tract bears North 89 degrees 00 minutes 00 seconds West, a distance of 0.9 feet.

THENCE South 89 degrees 00 minutes 00 seconds East, with the south line of said Dallas tract, a distance of 09.00 feet to a set 1.2 inch rebar on the west side of South Rose Avenue for the eastmost northeast corner of this tract, same being the southeast corner of said Dallas tract, from said rod a set 1.2 inch rebar at the intersection of said Dallas Street and Rose Avenue being the northeast corner of said Dallas tract bears North 89 degrees 00 minutes 00 seconds West, a distance of 0.9 feet.

THENCE South 28 degrees 15 minutes 00 seconds East, with the east line of said Dallas tract and above the west side of Rose Avenue, a distance of 381.16 feet to a set 1.2 inch rebar for the northeast northeast corner of this tract.

THENCE South 02 degrees 15 minutes 00 seconds West, and passing at 7.61 feet a set 1.2 inch rebar on the west side of said Rose Avenue, and continuing on and across, a total distance of 210.89 feet to a set 1.2 inch rebar by a pipe fence corner post for an all corner of this tract, and from said rebar the northeast corner of a tract as described in deed to J. W. Stine, filed 26 February 1944, and recorded in volume 197 page 202 of said deed records.

THENCE South 28 degrees 15 minutes 00 seconds East, with the west line of said Stine tract and with a wire fence, a distance of 318.12 feet to a set 1.2 inch rebar for the northwest northwest corner of this tract, from said rebar a found 1 inch pipe on the west side of said Rose Avenue bears North 02 degrees 15 minutes 00 seconds East, a distance of 210.89 feet, and from said rebar a found 1 inch pipe by a pipe fence corner post bears North 12 degrees 15 minutes 00 seconds East, a distance of 0.9 feet.

THENCE South 02 degrees 15 minutes 00 seconds West, and passing at 29.95 feet a found iron rod with a plastic cap marked 5560 being the northeast corner of said Clark tract, and continuing on and across with the north line of said Clark tract, a total distance of 258.21 feet to the POINT OF BEGINNING, and containing 4.78 acres of land.

NAD83 N-TZ Grid bearings and accurate measurements.

- Note:
1. All trails and water bodies are drawn from Aerials and are approximate locations.
 2. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surface of the parcel and are subject to slight changes.
 3. There may be more existing wells and pipe lines other than shown that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.

Lunatic Asylum
Lands
E/2 of SE4 of
Section 9, A-997

grantee and patentee N. S. Greenwood
dated 14 July 1879
Vol. C-2 Pg. 366 Deed Records
(80 acres)

Jones Addition
Volume 112 Page 135 D.R.
Slide 274 of Plat Cabinet, filed 29 October 1921
Block D

Used for Street Purposes
City of Breckenridge
18 September 1925
Vol. 141 Pg. 290 D.R.
(M.F. ROW)

Gift Deed
Myra L. Hall and
Fayla G. Taylor
26 December 2001
Vol. 1567 Pg. 213 OPR
Tract 2

WD
J. W. Stine
26 February 1944
Vol. 197 Pg. 202 D.R.

WDVL
Gordon Foreman
11 May 1983
Vol. 556 Pg. 402 OPR
(0.551 AC)

GWD
Valerie Clark
22 November 2019
Vol. 2171 Pg. 132 OPR
(0.58 AC)

WD
Panzer Eudora Guyton, John R.
Guyton, Dorothy Maxine Fambro
and T. C. Fambro, Jr. and Jack
Harold Taylor
02 February 1973
Vol. 386 Pg. 102 D.R.
(9.6 Acres)

Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels.

This plat represents a survey of the boundaries of the parcels cited in request for survey.

This plat does not represent a complete survey of adjoining lands.

The Surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

LINE	BEARING	DISTANCE
1.1	S 89°45'00" E	19.06'
1.2	S 00°00'34" W	125.00' (125')
1.3	S 89°45'00" E	100.00'
1.4	N 00°00'18" E	75.00'
1.5	S 89°45'00" E	99.98'
1.6	S 89°56'44" W	136.51' (136' per 386/102)

POB
N:6954945.00,
E:1843857.24
NAD 83 NCTZ

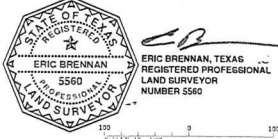
Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by the surveyor and Owen Surveying Company is strictly prohibited. Any alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document of any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware of unauthorized use of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

- Legend
- FIR - 1.2 inch Rebar
 - CIRP - Capped iron rod found
 - SIP - Set 1.2 inch Rebar with plastic cap marked 5560
 - PFPCP - Pipe fence corner post
 - PP - Power Pole
 - TP - Telephone Pole
 - MP - Meter Pole
 - PL - Pipeline

The undersigned does hereby state to Myra L. Hall and Fayla G. Taylor, that this map or plat is based upon an on the ground survey performed on 05 March 2024 under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey. This property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express reciting by the surveyor naming said person. This survey was prepared for the transaction as dated herein, and IS NOT to be used in any other transactions, and the copyrights are reserved.



Boundary Survey on 4.78 Acres in the
Lunatic Asylum Lands, E/2 of SE4 of
Section 9, Abstract Number 997, in
the City of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.
FIRM #1069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)556-0808 FAX (254)556-0772 CELL (254)556-0127

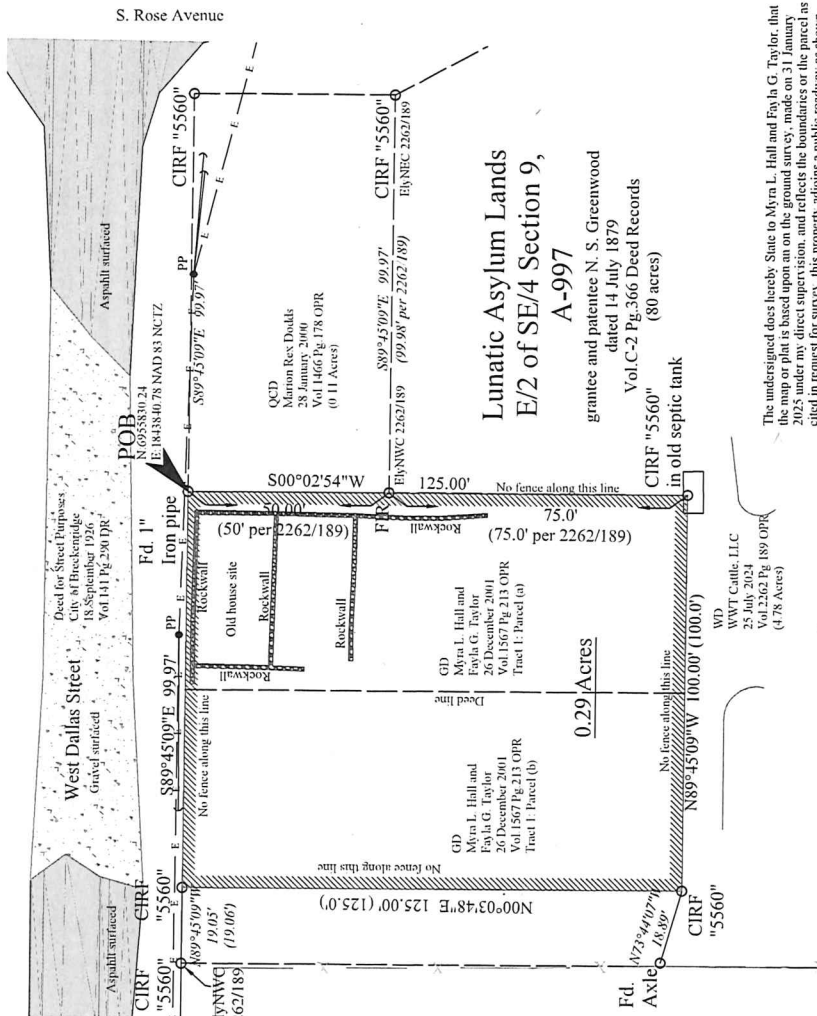
BOUNDARY PLAT: STEPHENS COUNTY
DRAWN BY: CH
Scale: 1" = 60'
Date: 06 March 2024
Print Number: B-490B

SURVEY NOTES:

1. This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property, that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
3. The surveyor has made no investigation or independent search for lease lines, easements, record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
4. Coordinates shown herein are for general locative purposes only and are not the controlling feature for the position shown herein.
5. This plat or map represents a survey of the surface of the tract of land as cited in the request survey, and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structures, features or other objects manmade or natural below the surface of the tract as shown herein.

Legend

- PP= Power Pole
SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
-X= Fence
-E= Electric line
-C= Cable Line
WM= Water Meter
GM= Gas Meter
FIR= Gas Meter
C/O= Clean Out
CLCP= Chain link fence corner post
WFCP= Wood fence corner post
LP= Light Pole
MB= Mail Box
MH= Man Hole



Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company, and therefore all rights in and to the same are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek and enforce any damages or compensation for any individual or company making any unauthorized alterations or changes to the original digital copy of said plat or field notes. If any person becomes aware of a document that is known to have been unauthorizedly altered, or if any person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration of that person shall become liable for the unauthorized use.

The undersigned does hereby State to Myra L. Hall and Fyla G. Taylor, that the map or plat is based upon an on the ground survey, made on 31 January 2025 under my direct supervision, and reflects the boundaries or the parcel as cited in request for survey, this property adjoins a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unmentioned person without an express reserving by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copy rights are reserved



Basis of Bearings
NAD83 Grid Bearings
Distances reflect surface measurements

Owen Surveying Co., Copyright Reserved 2025

METES AND BOUNDS DESCRIPTION
0.29 Acre Tract

All that certain 0.29 acre tract or parcel of land situated in the east half of the southeast quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Tract 1, Parcel (a) and all of Tract 1, Parcel (b), as described in a deed to Myra L. Hall and Fyla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of said Stephens County, and being more particularly described as follows:

BEGINNING for the northeast corner of the tract being described herein at a found 1 inch iron pipe on the south side of West Dallas Street as described in Deed for Street Purposes to the City of Breckenridge, filed 18 September 1926, and recorded in volume 141 page 290 of said deed records, said pipe being the northeast corner of said Hall Tract 1, Parcel (a), same being the northwest corner of a called 0.11 acre tract as described in deed to Marion Rex Dadds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said pipe, a found iron rod with a plastic cap marked "5560" at the intersection of the south side of said Dallas Street and the west side of South Rose Avenue being the northeast corner of said Dadds tract bears South 89 degrees 45 minutes 09 seconds East, a distance of 99.97 feet, said pipe also having NAD83 SPC NCT2 grid coordinates of N.6955830.24, E.1843840.78.

THENCE: South 00 degrees 02 minutes 54 seconds West, with the east line of said Hall Tract (a), and with the west line of said Dadds tract, and passing at 50.00 feet to a found iron rod being the southwest corner of said Dadds tract, same being the easternmost northwest corner of a called 4.78 acre tract as described in deed to WWT Cattle, LLC, filed 25 July 2024, and recorded in volume 2262 page 189 of said official public records and continuing on said course with the west line of said WWT tract, a total distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" in the bottom of an old septic tank for the southeast corner of said Tract 1, Parcel (a), same being an inner ell corner of said WWT tract.

THENCE: North 89 degrees 45 minutes 09 seconds West, with the north line of said WWT tract, a distance of 100.00 feet to a found iron rod with a plastic cap marked "5560" for the southwest corner of said Tract 1, Parcel (b), same being an inner ell corner of said WWT tract, from said rebar, a found axed on the west line of said WWT tract bears North 73 degrees 44 minutes 07 seconds West, a distance of 18.89 feet.

THENCE: North 00 degrees 03 minutes 48 seconds East, with the west line of said Tract 1, Parcel (b), and with the east line of said WWT tract, a distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" on the south side of said West Dallas Street, same being the south line of said City of Breckenridge tract for the northwest corner of said Tract 1, Parcel (b), same being the northeast corner of said WWT tract, from said rod, a found iron rod with a plastic cap marked "5560" being the set 1/2 inch rebar being the westernmost northwest corner of said WWT tract bears North 89 degrees 45 minutes 09 seconds West, a distance of 19.05 feet.

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, and with the south line of said City of Breckenridge tract, a distance of 99.97 feet to the **POINT OF BEGINNING** and containing 0.29 of an acre of land.

NAD83 SPC NCT2 Grid Bearings and surface measurements

Boundary survey on 0.29 Acres being
in the E/2 of SE/4 of Section 9 of the Lunatic
Asylum Lands, Abstract Number 997 in the City of
Breckenridge, County of Stephens, State of Texas

OWEN SURVEYING CO.
FIRM # 00069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: STEPHENS COUNTY
DRAWN BY: CH CHECKED BY: FB

Scale: 1" = 30'

Date: 04 March 2025
Print Number
B - 540B

METES AND BOUNDS DESCRIPTION

4.78 Acre Tract

All that certain 4.78 acre tract or parcel of land situated in the City of Breckenridge, County of Stephens, State of Texas, and said tract being part of the east half of the southeast quarter of the Lunatic Asylum Lands Section Number 9, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of said Stephens County, and said tract being the remanent of Tract 2 as described in deed to Myra L. Hall and Fayla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows;

BEGINNING for the southernmost southwest corner of the tract being described herein at a found $3\frac{1}{4}$ inch iron rod in a barbed wire fence, said rod being the southernmost southwest remanent corner of said Tract 2, same being the northwest corner of a called 0.58 acre tract as described in deed to Valerie Clark, filed 22 November 2019, and recorded in volume 2171 page 132 of said official public records, and said rod being on the east line of a called 9.6 acre tract as described in deed to Panzee Eudora Guyton et al, filed 02 February 1973, and recorded in volume 386 page 102 of said deed records, from said rod a found 1 inch pipe being the southeast corner of said Guyton tract bears South 00 degrees 04 minutes 04 seconds West, a distance of 276.19 feet, and from said rod a found $3\frac{1}{4}$ inch rod being the southwest corner of said Clark tract bears South 00 degrees 00 minutes 59 seconds West, a distance of 112.66 feet, said beginning rod also having NAD83 NCTZ grid coordinates of N:6954945.00, E:1843857.24;

THENCE: North 00 degrees 04 minutes 10 seconds East, with the monumented east line of said Guyton tract and along and near a barbed wire fence, a distance of 224.03 feet to a found $1\frac{1}{2}$ inch pipe for an ell corner of this tract, same being the most easterly northeast corner of said Guyton tract, from said pipe a pipe fence corner post bears South 75 degrees 28 minutes East, a distance of 1.1 feet; THENCE: South 89 degrees 56 minutes 44 seconds West, with the north line of said Guyton tract, and with a barbed wire fence, a distance of 136.51 feet to a found iron rod for the westernmost southwest corner of this tract, same being an ell corner of said Guyton tract, from said rod a pipe fence corner post bears North 80 degrees 07 minutes East, a distance of 0.9 feet;

THENCE: North 00 degrees 03 minutes 48 seconds East, with the east line of said Guyton Tract, a distance of 662.01 feet to a set $1\frac{1}{2}$ inch rebar on the south side of Dallas Street for the northwest corner of this tract; THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, a distance of 19.06 feet to a set $1\frac{1}{2}$ inch rebar for the northernmost northeast corner of this tract, said rebar being the northwest corner of a tract as described in deed to R. R Todd, filed 25 September 1947, and recorded in volume 214 page 386 of said deed records;

THENCE: South 00 degrees 03 minutes 48 seconds West, with the west line of said Todd tract, a distance of 125.0 feet to a set $1\frac{1}{2}$ inch rebar for an ell corner of this tract, and the southwest corner of said Todd tract;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south line of said Todd tract, a distance of 100.0 feet to a set 1½ inch rebar in the bottom of an old septic tank for an ell corner of this tract, said rebar being the southeast corner of a tract as described in deed to H. L. Williams and Billie H. Williams, filed 07 May 1947, and recorded in volume 214 page 134 of said deed records;

THENCE: North 00 degrees 05 minutes 18 seconds East, with the east line of said Williams Tract, a distance of 75.0 feet to a found iron rod by a pipe post for a corner of this tract, same being the southwest corner of a called 0.11 acre tract as described in quit claim deed to Marion Rex Dodds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said rod a found 1 inch pipe on the south side of said street being the northwest corner of said Dodds tract, same being the northeast corner of said Williams tract bears North 00 degrees 00 minutes 41 seconds West, a distance of 50 feet;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south line of said Dodds tract, a distance of 99.98 feet to a set 1½ inch rebar on the west side of South Rose Avenue for the easternmost northeast corner of this tract, same being the southeast corner of said Dodds tract, from said rod a set 1½ inch rebar at the intersection of said Dallas Street and Rose Avenue being the northeast corner of said Dodds tract bears North 00 degrees 00 minutes 41 seconds West, a distance of 50 feet;

THENCE: South 28 degrees 16 minutes 49 seconds East, with the east line of said Hall tract and along the west said Rose Avenue, a distance of 381.16 feet to a set 1½ inch rebar for the northernmost southeast corner of this tract;

THENCE: South 62 degrees 15 minutes 42 seconds West, and passing at 7.64 feet a set 1½ inch rebar on the west side of said Rose Avenue, and continuing on said course, a total distance of 210.89 feet to a set 1½ inch rebar by a pipe fence corner post for an ell corner of this tract, said rebar being the northwest corner of a tract as described in deed to J. W. Stine, filed 26 February 1944, and recorded in volume 197 page 202 of said deed records;

THENCE: South 28 degrees 15 minutes 57 seconds East, with the west line of said Stine tract and with a wire fence, a distance of 318.12 feet to a set 1½ inch rebar for the southernmost southeast corner of this tract, from said rebar a found 1 inch pipe on the west side of said Rose Avenue bears North 62 degrees 04 minutes 05 seconds East, a distance of 210.98 feet, and from said rebar a found 1 inch pipe by a pipe fence corner post bears South 12 degrees 15 minutes 25 seconds East, a distance of 0.62 feet;

THENCE: South 62 degrees 04 minutes 05 seconds West, and passing at 29.06 feet a found iron rod with a plastic cap marked 5560 being the northeast corner of said Clark tract, and continuing on said course with the north line of said Clark tract, a total distance of 258.21 feet to the

POINT OF BEGINNING and containing 4.78 acres of land. NAD83 NCTZ Grid bearings and surface measurements

0.29 Acre Tract

All that certain 0.29 acre tract or parcel of land situated in the east half of the southeast quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Tract 1:, Parcel (a) and all of Tract 1:, Parcel (b), as described in a deed to Myra L. Hall and Fayla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of said Stephens County, and being more particularly described as follows;

BEGINNING for the northeast corner of the tract being described herein at a found 1 inch iron pipe on the south side of West Dallas Street as described in Deed for Street Purposes to the City of Breckenridge, filed 18 September 1926, and recorded in volume 141 page 290 of said deed records, said pipe being the northeast corner of said Hall Tract 1: Parcel (a), same being the northwest corner of a called 0.11 acre tract as described in deed to Marion Rex Dodds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said pipe, a found iron rod with a plastic cap marked "5560" at the intersection of the south side of said Dallas Street and the west side of South Rose Avenue being the northeast corner of said Dodds tract bears South 89 degrees 45 minutes 09 seconds East, a distance of 99.97 feet, said pipe also having NAD83 SPC NCTZ grid coordinates of N:6955830.24, E:1843840.78;

THENCE: South 00 degrees 02 minutes 54 seconds West, with the east line of said Hall Tract 1 (a), and with the west line of said Dodds tract, and passing at 50.00 feet to a found iron rod being the southwest corner of said Dodd tract, same being the easternmost northwest corner of a called 4.78 acre tract as described in deed to WWT Cattle, LLC, filed 25 July 2024, and recorded in volume 2262 page 189 of said official public records and continuing on said course with the west line of said WWT tract, a total distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" in the bottom of an old septic tank for the southeast corner of said Tract 1: Parcel (a), same being an inner ell corner of said WWT tract;

THENCE: North 89 degrees 45 minutes 09 seconds West, with the north line of said WWT tract, a distance of 100.00 feet to a found iron rod with a plastic cap marked "5560" for the southwest corner of said Tract 1: Parcel (b), same being an inner ell corner of said WWT tract, from said rebar, a found axel on the west line of said WWT tract bears North 73 degrees 44 minutes 07 seconds West, a distance of 18.89 feet;

THENCE: North 00 degrees 03 minutes 48 seconds East, with the west line of said Tract 1: Parcel (b), and with the east line of said WWT tract, a distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" on the south side of said West Dallas Street, same being the south line of said City of Breckenridge tract for the northwest corner of said Tract 1: Parcel (b), same being the northernmost northeast corner of said WWT tract, from said rod, a found iron rod with a plastic cap marked "5560" being the set 1/2 inch rebar being the westernmost northwest corner of said WWT tract bears North 89 degrees 45 minutes 09 seconds West, a distance of 19.05 feet;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, and with the south line of said City of Breckenridge tract, a distance of 99.97 feet to the POINT OF

BEGINNING and containing 0.29 of an acre of land. NAD83 SPC NCTZ Grid Bearings and surface measurements

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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 DRIVER'S LICENSE NUMBER.

DATE: July 25, 2024

GRANTOR: Phillip Ray Taylor and Myra L. Hall AKA Myra Hall Lowrance, each conveying their sole and separate property which they do not use or claim as their business or residential homestead property

GRANTEE: WWT Cattle, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: #5 Sendero Road, Breckenridge, Texas 76424

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other valuable consideration

PROPERTY:

All that certain 4.78 acre tract or parcel of land situated in the City of Breckenridge, County of Stephens, State of Texas, and said tract being part of the east half of the southeast quarter of the Lunatic Asylum Lands Section Number 9, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of said Stephens County, and said tract being the remanent of Tract 2 as described in deed to Myra L. Hall and Fayla G. Taylor, filed 26 December 2001, and recorded in volume I567 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows;

BEGINNING for the southernmost southwest corner of the tract being described herein at a found 3¼ inch iron rod in a barbed wire fence, said rod being the southernmost southwest remanent corner of said Tract 2, same being the northwest corner of a called 0.58 acre tract as described in deed to Valerie Clark, filed 22 November 2019, and recorded in volume 2171 page 132 of said official public records, and said rod being on the east line of a called 9.6 acre tract as described in deed to Panzee Eudora Guyton et al, filed 02 February 1973, and recorded in volume 386 page 102 of said deed records, from said rod a found 1 inch pipe being the southeast corner of said Guyton tract bears South 00 degrees 04 minutes 04 seconds West, a distance of 276.19 feet, and from said rod a found 3¼ inch rod being the southwest corner of said Clark tract bears South 00 degrees 00 minutes 59 seconds West, a distance of 112.66 feet, said beginning rod also having NAD83 NCTZ grid coordinates of N:6954945.00, E:1843857.24;

THENCE: North 00 degrees 04 minutes 10 seconds East, with the monumented east line of said Guyton tract and along and near a barbed wire fence, a distance of 224.03 feet to a found 1½ inch pipe for an ell corner of this tract, same being the most easterly northeast corner of said Guyton tract, from said pipe a pipe fence corner post bears South 75 degrees 28 minutes East, a distance of 1.1 feet;

THENCE: South 89 degrees 56 minutes 44 seconds West, with the north line of said Guyton tract, and with a barbed wire fence, a distance of 136.51 feet to a found iron rod for the westernmost southwest corner of this tract, same being an ell corner of said Guyton tract, from said rod a pipe fence corner post bears North 80 degrees 07 minutes East, a distance of 0.9 feet;

THENCE: North 00 degrees 03 minutes 48 seconds East, with the east line of said Guyton Tract, a distance of 662.01 feet to a set 1½ inch rebar on the south side of Dallas Street for the northwest corner of this tract;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, a distance of 19.06 feet to a set 1½ inch rebar for the northernmost northeast corner of this tract, said rebar being the northwest corner of a tract as described in deed to R. R Todd, filed 25 September 1947, and recorded in volume 214 page 386 of said deed records;



THENCE: South 00 degrees 03 minutes 48 seconds West, with the west line of said Todd tract, a distance of 125.0 feet to a set 1½ inch rebar for an ell corner of this tract, and the southwest corner of said Todd tract;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south line of said Todd tract, a distance of 100.0 feet to a set 1½ inch rebar in the bottom of an old septic tank for an ell corner of this tract, said rebar being the southeast corner of a tract as described in deed to H. L. Williams and Billie H. Williams, filed 07 May 1947, and recorded in volume 214 page 134 of said deed records;

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THENCE: South 28 degrees 15 minutes 57 seconds East, with the west line of said Stine tract and with a wire fence, a distance of 318.12 feet to a set 1½ inch rebar for the southernmost southeast corner of this tract, from said rebar a found 1 inch pipe on the west side of said Rose Avenue bears North 62 degrees 04 minutes 05 seconds East, a distance of 210.98 feet, and from said rebar a found 1 inch pipe by a pipe fence corner post bears South 12 degrees 15 minutes 25 seconds East, a distance of 0.62 feet;

THENCE: South 62 degrees 04 minutes 05 seconds West, and passing at 29.06 feet a found iron rod with a plastic cap marked 5560 being the northeast corner of said Clark tract, and continuing on said course with the north line of said Clark tract, a total distance of 258.21 feet to the POINT OF BEGINNING and containing 4.78 acres of land.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of said county.

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 TO 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.

IN ADDITION TO ANY OTHER RESERVATIONS, RESTRICTIONS AND EXCEPTIONS WHICH MAY BE ON FILE IN THE COUNTY CLERK'S OFFICE OF STEPHENS COUNTY, TEXAS, GRANTOR RESERVES FOR THE BENEFIT OF GRANTOR, GRANTORS HEIRS, SUCCESSORS AND ASSIGNS ALL THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE PROPERTY THAT ARE OWNED BY GRANTOR, (INCLUDED RIGHTS TO ROYALTY, BONUS PAYMENTS, DELAY RENTAL PAYMENTS AND OTHER MINERAL RIGHTS).

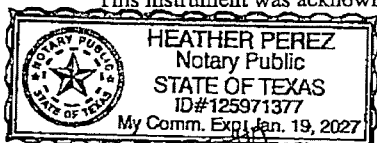
EXECUTED this 25th day of July, 2024


Phillip Ray Taylor

(Acknowledgment)

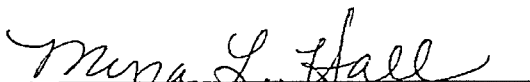
STATE OF TEXAS
COUNTY OF STEPHENS

This instrument was acknowledged before me on the 25th day of July, 2024, by Phillip Ray Taylor.



EXECUTED this 25th day of July, 2024

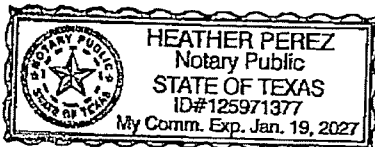

Notary Public, State of Texas

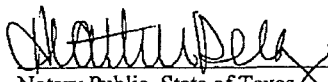

Myra L. Hall AKA Myra Hall Lowrance

(Acknowledgment)

STATE OF TEXAS
COUNTY OF STEPHENS

This instrument was acknowledged before me on the 25th day of July, 2024, by Myra L. Hall AKA Myra Hall Lowrance.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

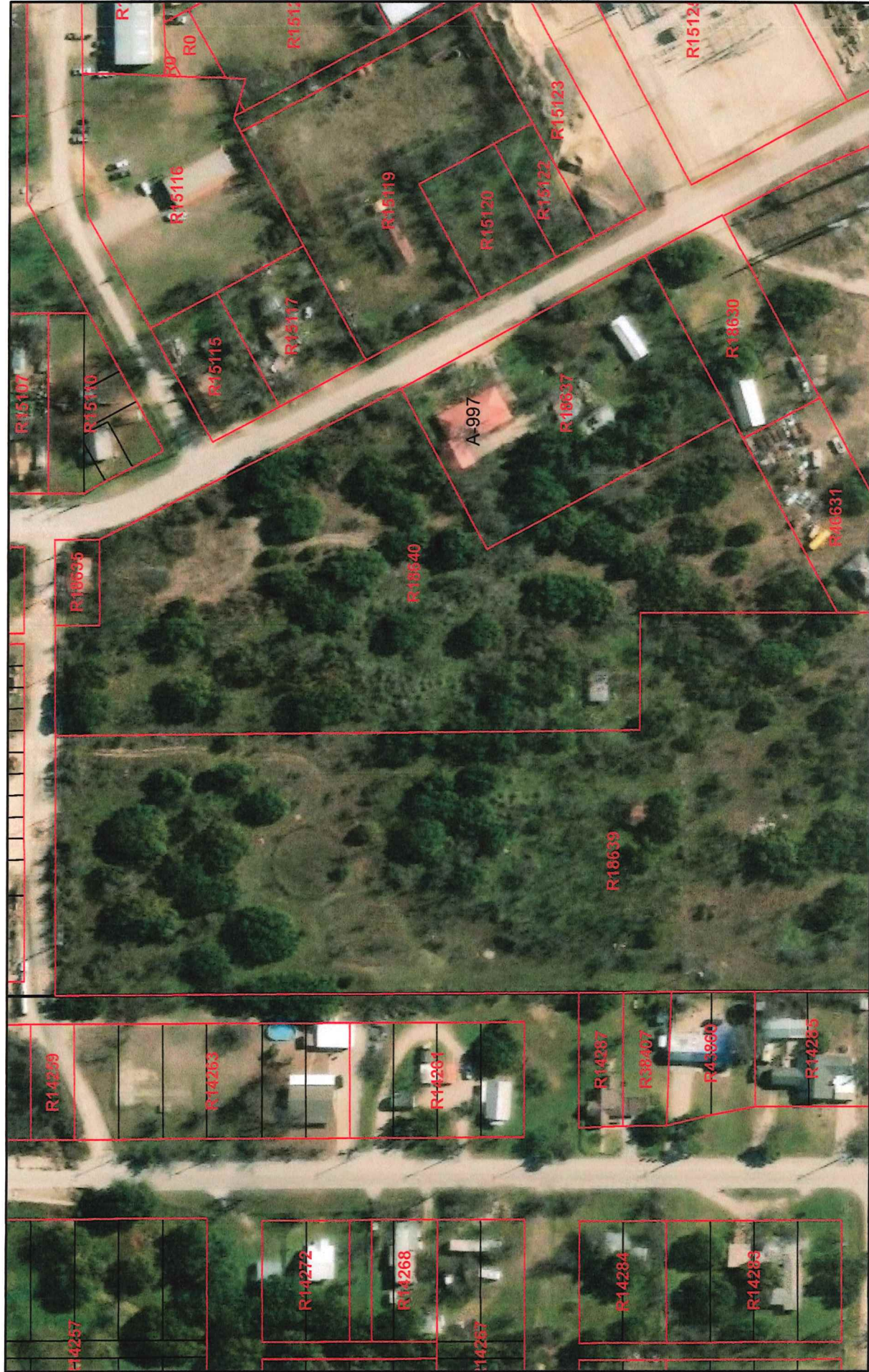
WWT Cattle, LLC
#5 Sendero Road
Breckenridge, Texas 76424

PREPARED IN THE LAW OFFICE OF:

Doyle Law Firm, PLLC
4400 Buffalo Gap Road, #1100
Abilene, Texas 79606

Warranty Deed, Page 3 of 3 - GF#BK2402812

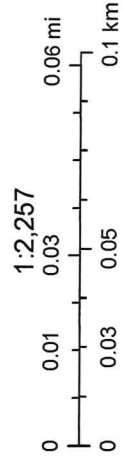
Stephens CAD Web Map



6/4/2026, 3:11:26 PM

☐ Abstracts ☐ Lot Lines

☐ Parcels ☒ Stephens County Boundary



Microsoft, Vantor

Item 8.

Stephens County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



SITE PLAN

Property
TX 76424

Property Info
APN: 18640
Zoning: --
Lot Size: 5.19 acres

Scale: 1" = 100'

0 50' 100'



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any action regarding amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The City has had several vape shops opening throughout the City over the past year or so and now has a proliferation of these types of uses as well as concerns expressed by citizens over the same. The City is proposing amending Chapter 22 (Zoning of the Breckenridge Code of Ordinances) by Amending Table 8 “General Business Retail Uses” to add vape shops as a use which is prohibited in all zoning districts as well as amending Section 30 “Definitions” to establish a definition for a vape shop.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider a recommendation to the City Commission to approve amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”

ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 8 “GENERAL BUSINESS RETAIL USES”, TO ADD “VAPE SHOPS” AS A USE WHICH IS PROHIBITED IN ALL ZONING DISTRICTS; AMENDING ARTICLE V “SUPPLEMENTARY DEVELOPMENT REGULATIONS”, SECTION 30 “DEFINITIONS” TO ESTABLISH A DEFINITION FOR “VAPE SHOP”; PROVIDING FOR A PENALTY ; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City Commission of the City (the “City Commission”) adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”) to enact regulations regarding permitted uses in accordance with the City’s comprehensive plan;

WHEREAS, the Zoning Ordinance does not currently address shops which sell vaping devices and related products (“vape shops”), as a use in any zoning district within the City, although they may be considered a use similar to a convenience store, which are currently allowed in the Retail, General Commercial, and Light Industrial Zoning Districts;

WHEREAS, citizens of the City have urged City officials to take action to prevent vape shops within the City as these shops are seen as appealing to youth and promoting the use of nicotine by young people;

WHEREAS, City staff has proposed to prohibit vape shops within the City in an effort to minimize the adverse effects of vaping within the City and, to that end, proposes that the Zoning Ordinance be amended to clearly define “vape shops” and prohibit them in all zoning districts;

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on August 3, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on August 4, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Planning and Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Findings. After due deliberations, the City Commission has concluded that the adoption of this Ordinance is in the best interest of the City of Breckenridge, Texas, and of the public health, safety, morals, and welfare of its citizens.

III. Amendment of Section 7.E., Table 8. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 8 “General Business Retail Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit “A”**, with the additions underlined, and all other parts of said Chapter and Section not so amended shall remain in full force and effect.

IV. Amendment of Section 30. Chapter 22 “Zoning”, Article V “Supplementary Development Regulations”, Section 30 “Definitions” of the Breckenridge Code of Ordinances is hereby amended to add the following definition and all other parts of said Chapter and Section not so amended shall remain in full force and effect.

VAPE SHOP – A retail establishment utilized primarily for the sale of e-cigarettes, vaping devices, edibles and other devices for the inhalation or consumption of tobacco, CBD or other hemp derived products, and other supplies or paraphernalia, with no on-site smoking or tobacco consumption.

V. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

VI. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding \$2,000.00. Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Breckenridge from filing suit to enjoin the violation. Breckenridge retains all legal rights and remedies available to it pursuant to local, state and federal law.

VII. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

VIII. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission and after publication as required by law.

PASSED, APPROVED, AND ADOPTED on this the 4th day of August 2026.

Kord Trammel, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L

Exhibit "A"

TABLE 8 R GENERAL BUSINESS RETAIL USES	Residential Districts										Non-Residential Districts					
	AG	SF 5.0	SF 6.0	SF 7.5	SF 10.0	SF 15.0	TH	DUP	MF	MH	R	C	DT	REC	LI	I
Alcoholic Beverage Retail Sales*												C				
Antique/Consignment Shop (No Outside Storage)												P			P	
Antique/Consignment Shop (With Outside Storage)															P	
Appliance (Major) Sales, Rental, Repair (With Outside Storage)												P			P	
Appliance (Minor) Sales, Rental Repair (No Outside Storage)												P			P	
Bakery or Confectionary Shop (Retail)											P	P	P		P	
Convenience Store (With Gasoline Sales)												P			P	
Convenience Store (Without Gasoline Sales)											P	P			P	
Garden Center/Nursery/Florist (No Outside Storage)												P			P	
Garden Center/Nursery (With Outside Storage)												C			P	
Gravestone/Tombstone Sales												C			P	
General Merchandise (Dry Goods) – Stores Less than 12,000 Sq. Ft.											P	P			P	
General Merchandise (Dry Goods) – Stores 12,000 Sq. Ft. or Larger											P	P			P	
Grocery/Food Store – Less than 12,000 Sq. Ft.												P			P	
Grocery/Food Store – 12,000 Sq. Ft. or Larger												P			P	
Light Equipment Sales or Service (No Outside Storage)												P			P	
Light Equipment Sales or Service (With Outside Storage)												C			P	
Market (Public, Flea, Produce, etc.) permanent															P	
Pawn Shop												P			P	
Pet Shop/Supplies/Grooming											P	P			P	
Pharmacy											P	P			P	
Recycling Kiosk												C			P	

Exhibit “A”

Restaurant (Without Drive-Thru Service)												P	P			P	
Restaurant (With Drive-Thru or Drive-In Service)													P			P	
Second Hand Thrift Store or Used Merchandise (Inside Only)												P	P			P	
<u>Vape Shop</u>																	