



# Board Agenda

Wednesday, March 25, 2026  
Matagorda Bay Nature Park  
Redfish Hall  
6420 FM 2031  
Matagorda, Texas 77457  
Earliest start time: 2 p.m.

## Item From the Chair

- 1. Comments From the Public .....3

## Consent Items

- \*2. Sale of Land in Llano County (Parcel IW-02) .....5
- \*3. Sale of Land in Llano County (Parcel BW-05) .....8
- \*4. Conveyance of Easement in Burnet County ..... 11
- 5. Directors’ Fees, Expenses ..... 14
- 6. Minutes of Prior Meetings ..... 15

## Action Items

- 7. Acquisition of Interests in Real Property – Use of Eminent Domain in Blanco County ..... 25
- 8. Contracts and Contract Changes ..... 58
- 9. Capital Improvement Project Approval – Kerr County Broadband Expansion .... 61

**\*This agenda item requires the approval of at least 12 members of the Board.**

## Executive Session

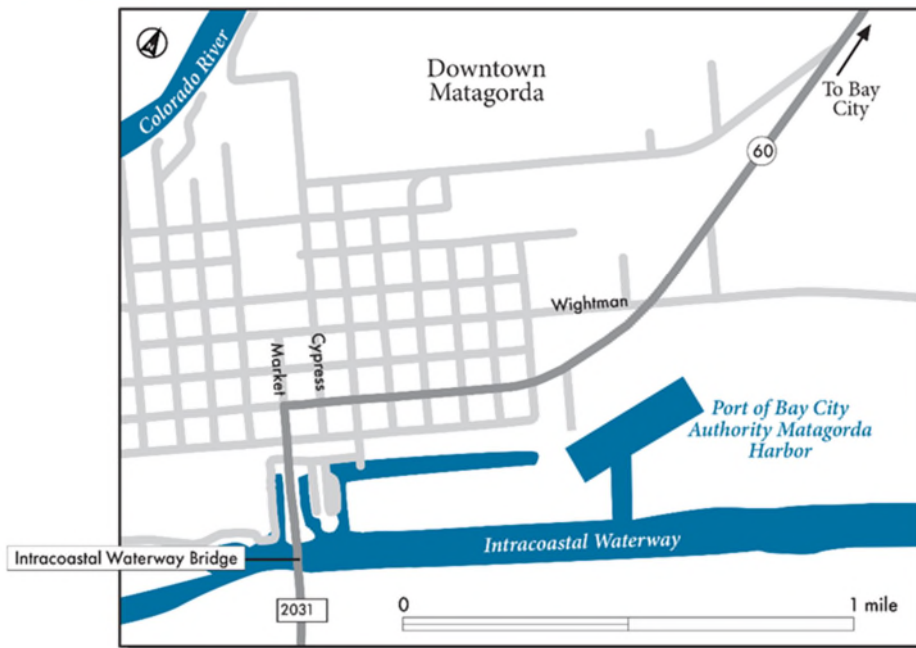
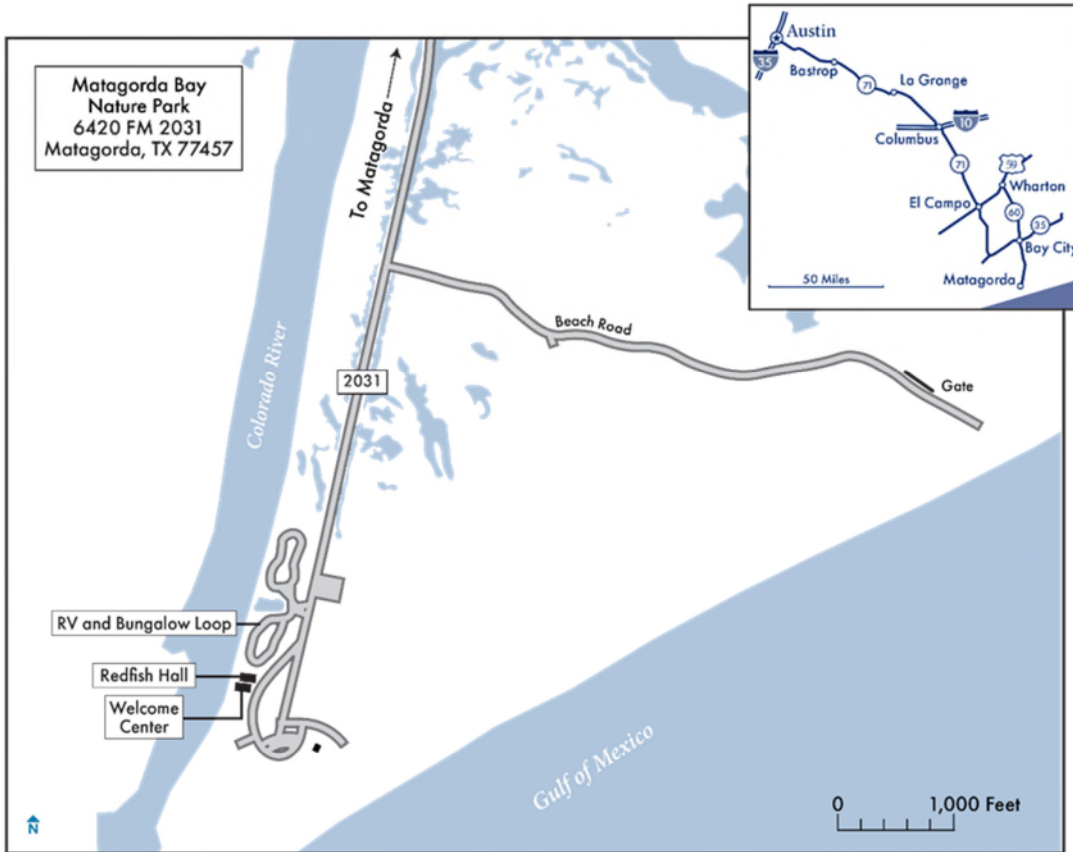
### Action/Discussion Items

- 1. Competitive Electric Matters, Including Generation and Generation Project Updates, Market and Risk Updates, Resource Planning, Resource Options and Agreements
  - a. Action Item: Competitive Electric Matter – Capital Improvement Project
- 2. Personnel Matters
- 3. Legal Advice on Pending and Anticipated Litigation, Claims and Settlements
- 4. Legal Advice on Legal Matters

The Board also may go into executive session on any item listed above, pursuant to Chapter 551 of the Texas Government Code, including, but not limited to, sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code.

## Legal Notice

Legal notices are available on the Texas secretary of state website 72 hours prior to the meeting at the following link: <https://www.sos.texas.gov/open/index.shtml>



# 1. Comments From the Public

## Summary

This part of the meeting is intended for comments from the public on topics under LCRA's jurisdiction. Per the Open Meetings Act, for topics not related to an item listed on the Board of Directors agenda, the Board cannot respond to or take action during public comments.

In order to address the Board, a member of the public is required to sign and complete the registration form at the entrance to the meeting room. Please see the Protocols for Public Communication at Board and Committee Meetings as shown in Exhibit A for details.

Any member of the public wishing to comment on an item listed on this agenda will be called to make comments at the appropriate time.

## Exhibit(s)

A – Protocols for Public Communication at Board and Committee Meetings

## EXHIBIT A

### **PROTOCOLS FOR PUBLIC COMMUNICATION AT BOARD AND COMMITTEE MEETINGS**

**Approved by the LCRA Board of Directors on Dec. 11, 2018**

- 1. Oral Presentations on Issues Under LCRA's Jurisdiction.** Any person wishing to make an oral presentation at a Board meeting on any matter under LCRA's jurisdiction must complete a registration form that indicates the agenda item or other topic on which they wish to comment, along with the speaker's name, address and other relevant information. Any person making an oral presentation to the Board may distribute related materials to the Board at the meeting.
- 2. Time Allocation.** The presiding officer may limit the length of time for each speaker. Speakers may not trade or donate time to other speakers without permission from the presiding officer, and repetitive testimony shall be minimized.
- 3. Rules of Decorum.** Speakers and members of the audience must avoid disruptive behavior that interferes with the orderly conduct of a public meeting. Placards, banners, and hand-held signs are not allowed in Board or committee meetings, and speakers and members of the audience must avoid personal affronts, profanity, booing, excessive noise, and other disruptive conduct. The presiding officer may direct that anyone who disrupts a meeting be removed from the room.
- 4. Recording.** Any person making an audio or video recording of all or any part of a Board meeting must do so in a manner that is not disruptive to the meeting. During a meeting, members of the public must remain in or behind the public seating area and are not permitted to record from any other area of the meeting room.
- 5. Committee Meetings.** The protocols outlined in 1-4 above also apply to members of the public wishing to address any LCRA Board committee whose membership comprises the entirety of the LCRA Board on matters within the scope of each of those committees.

**FOR ACTION (CONSENT)**

## **2. Sale of Land in Llano County (Parcel IW-02)**

### **Proposed Motion**

Declare approximately 70.5 square feet of land, being a portion of LCRA Parcel IW-02 in Llano County, nonessential, and authorize the acting general manager or his designee to sell the property to the adjoining landowner.

### **Board Consideration**

Section 8503.020(b) of the Texas Special District Local Laws Code requires the approval of at least 12 members of the LCRA Board of Directors to convey any interest in real property. LCRA Board Policy 401 – Land Resources requires at least 12 members of the LCRA Board to declare the land no longer necessary or of beneficial use to the business of LCRA before conveyance. Additionally, Section 8503.020 of the Texas Special District Local Laws Code and LCRA Board Policy 401 require Board approval of the terms of all land sales before conveyance.

### **Budget Status and Fiscal Impact**

The fiscal year 2026 business plan contains the administrative costs associated with the sale of this land. The proceeds of \$807 will be credited to the LCRA Strategic Reserve fund.

### **Summary**

The adjacent landowner, Marie Dunn (Rockwood Family Revocable Living Trust), requested to purchase an approximately 70.5-square-foot tract of land owned by LCRA. The purchase would permanently resolve her encroachment onto LCRA property. The sale price of the tract will be \$807. Staff determined this price based on the Llano County Appraisal District's assessed values of Marie Dunn's adjacent lot and other nearby waterfront lots.

The property will be sold subject to the following reservations and restrictions:

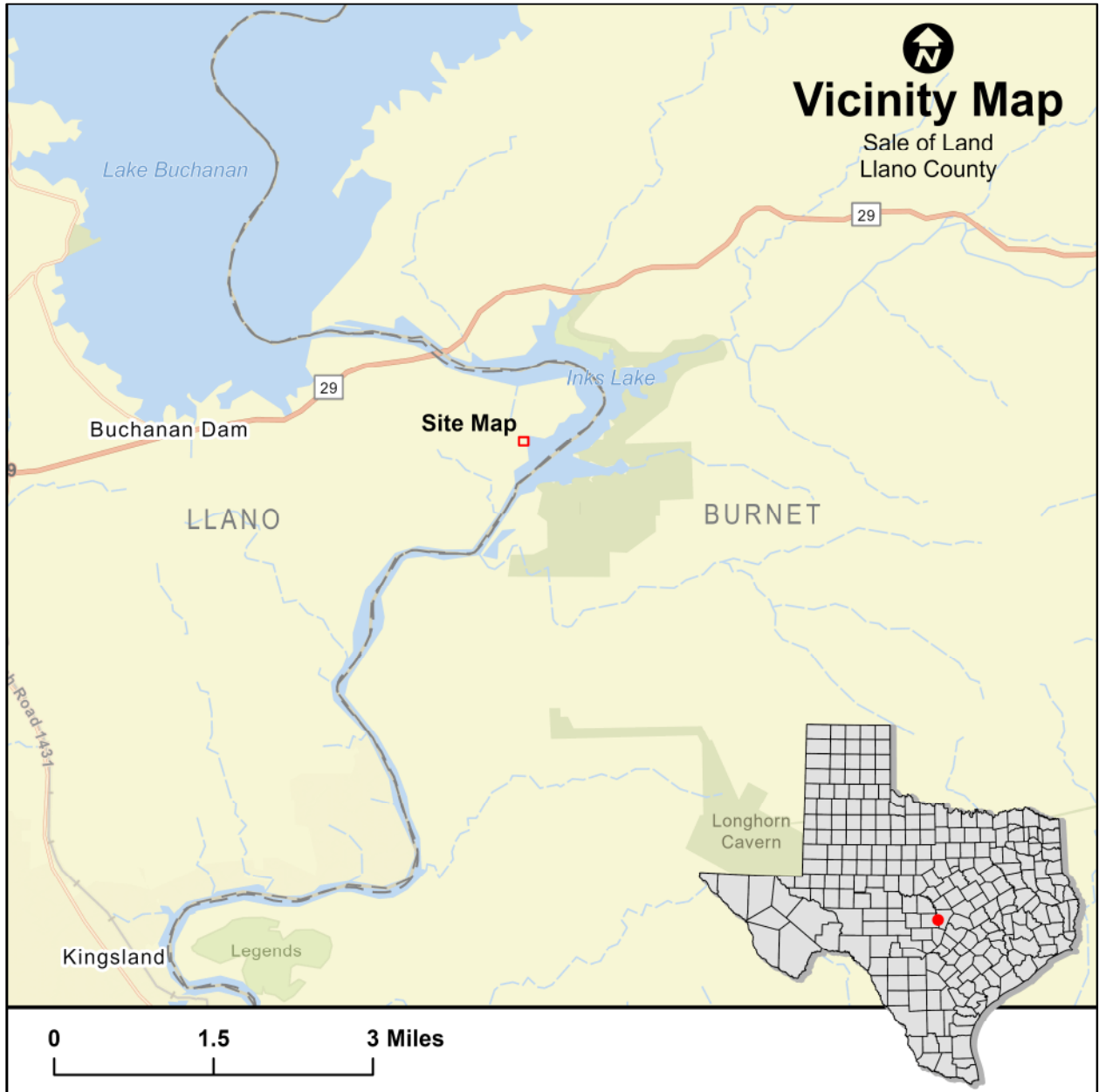
- 1) LCRA will reserve all presently held oil, gas, and other mineral rights of every kind or character in, on, and under the property, provided that LCRA shall not be permitted to drill or excavate for minerals on the surface of the property.
- 2) LCRA will retain a 20-foot-wide recreational easement abutting the high-water line of Inks Lake for use by the public as required by Section 8503.023(d) of the Texas Special District Local Laws Code.
- 3) LCRA will retain the right to inundate all or any part of the property with water from time to time without any compensation.

LCRA staff will comply with the environmental and cultural resource due diligence assessment procedures set forth in Board Policy 401.403 before the sale of this property.

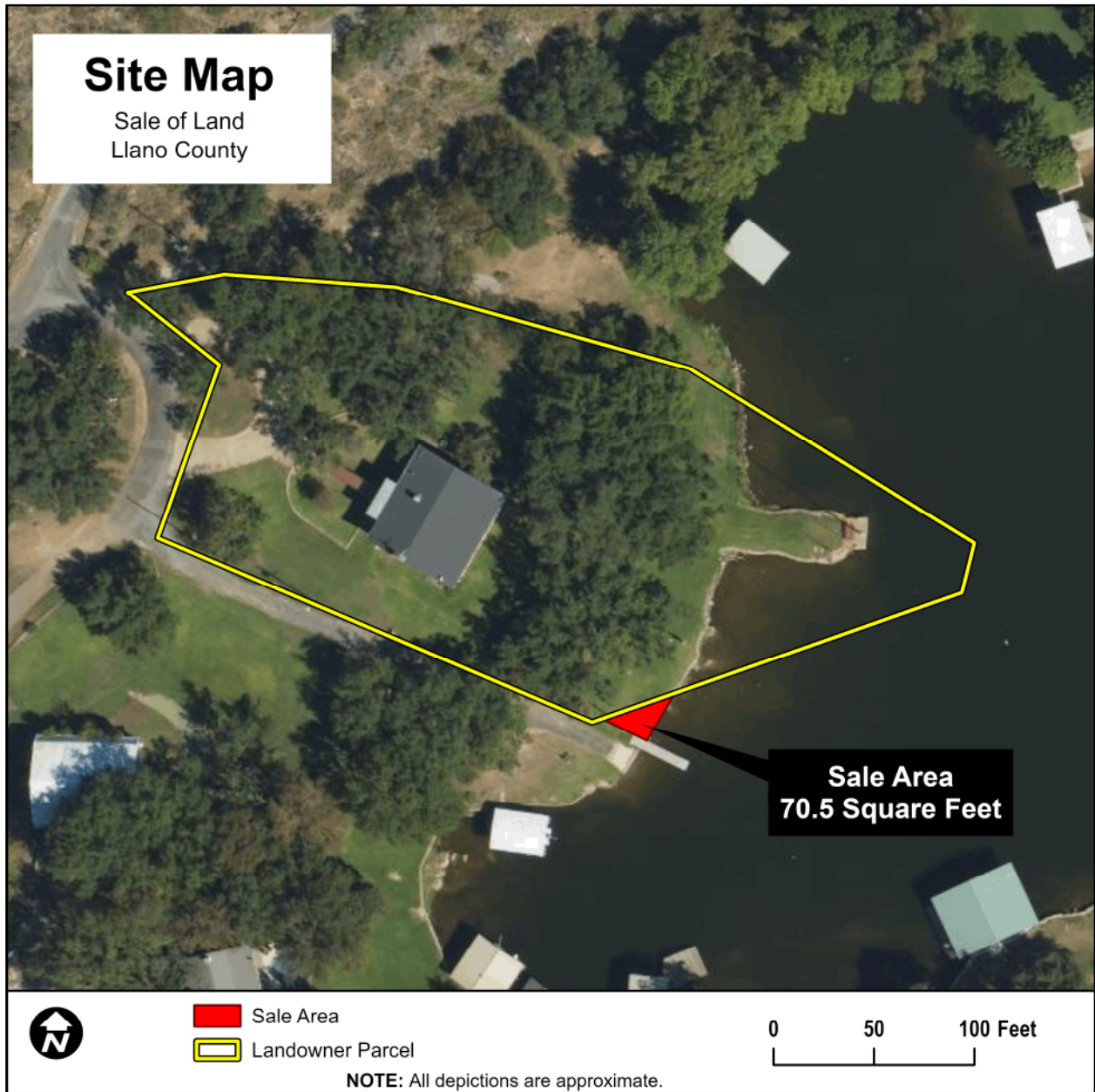
### **Exhibit(s)**

- A – Vicinity Map
- B – Site Map

**Exhibit A**



**Exhibit B**



**FOR ACTION (CONSENT)**

### **3. Sale of Land in Llano County (Parcel BW-05)**

**Proposed Motion**

Declare an approximately 0.30-acre tract of land, being a portion of LCRA Parcel BW-05 in Llano County, nonessential, and authorize the acting general manager or his designee to sell the property to the adjoining landowners.

**Board Consideration**

Section 8503.020(b) of the Texas Special District Local Laws Code requires the approval of at least 12 members of the LCRA Board of Directors to convey any interest in real property. LCRA Board Policy 401 – Land Resources requires at least 12 members of the LCRA Board to declare the land no longer necessary or of beneficial use to the business of LCRA before conveyance. Additionally, Section 8503.020 of the Texas Special District Local Laws Code and LCRA Board Policy 401 require Board approval of the terms of all land sales before conveyance.

**Budget Status and Fiscal Impact**

The fiscal year 2026 business plan contains the administrative costs associated with the sale of this land. The proceeds of \$67,237 will be credited to the LCRA Strategic Reserve fund.

**Summary**

The adjacent landowners, Gwen and Bryan Carpenter, have requested to purchase a 0.30-acre tract of land owned by LCRA. The purchase would permanently resolve their encroachment onto LCRA property. The sale price of the tract will be \$67,237. Staff determined the price based on the Llano County Appraisal District's assessed values of Gwen and Bryan Carpenter's adjacent lots and other nearby waterfront lots.

The property will be sold subject to the following reservations and restrictions:

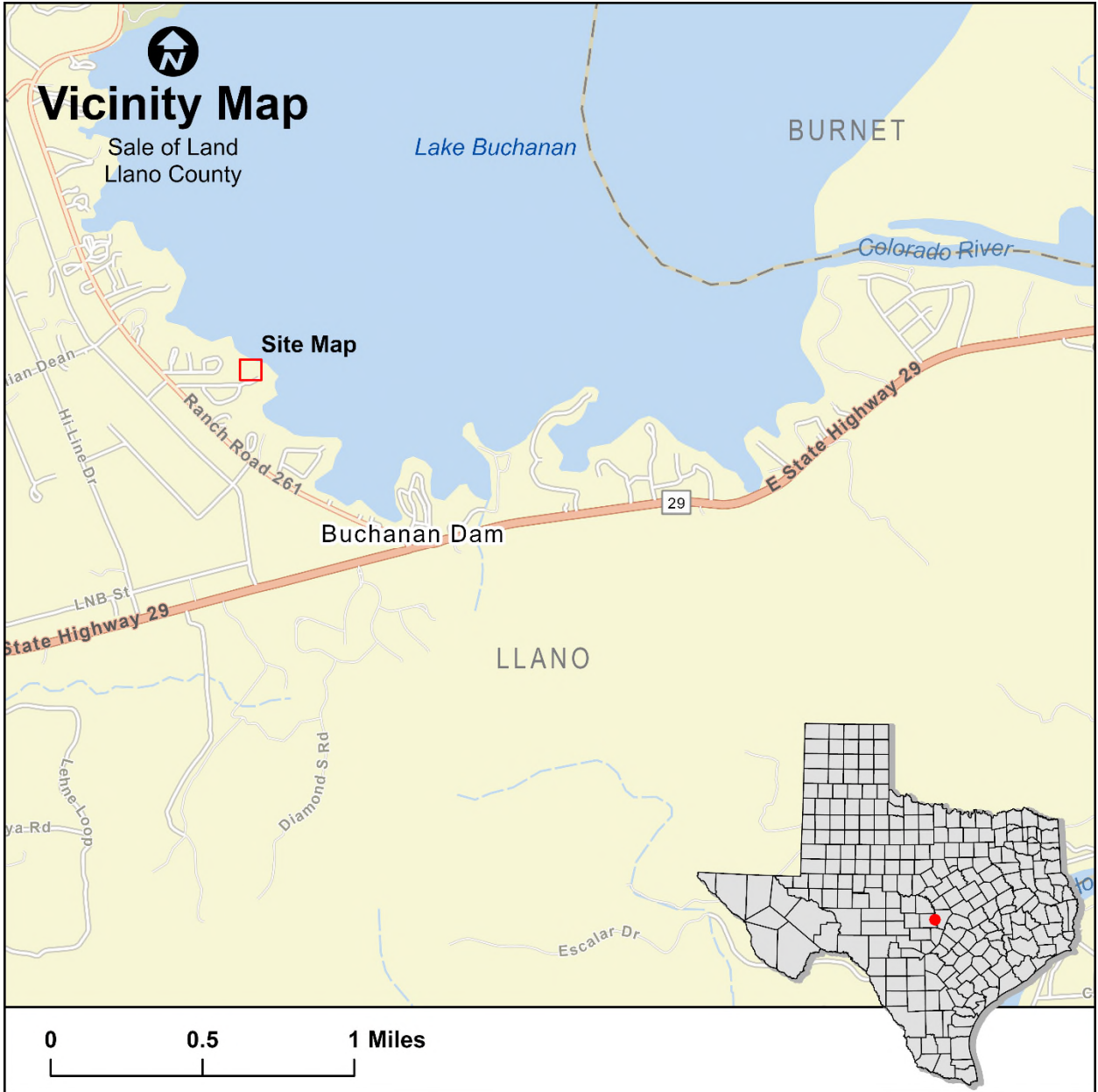
- 1) LCRA will reserve all presently held oil, gas, and other mineral rights of every kind or character in, on, and under the property, provided that LCRA shall not be permitted to drill or excavate for minerals on the surface of the property.
- 2) LCRA will retain a 20-foot-wide recreational easement abutting the high-water line of Lake Buchanan for use by the public as required by Section 8503.023(d) of the Texas Special District Local Laws Code.
- 3) LCRA will retain the right to inundate all or any part of the property with water from time to time without any compensation.

LCRA staff will comply with the environmental and cultural resource due diligence assessment procedures set forth in Board Policy 401.403 before the sale of this property.

**Exhibit(s)**

- A – Vicinity Map
- B – Site Map

**Exhibit A**



**Exhibit B**



**FOR ACTION (CONSENT)**

## **4. Conveyance of Easement in Burnet County**

### **Proposed Motion**

Authorize the acting general manager or his designee to convey a 20-foot-wide, overhead electric distribution easement to Pedernales Electric Cooperative across a portion of LCRA Parcel TS-30 in Burnet County.

### **Board Consideration**

Section 8503.020(b) of the Texas Special District Local Laws Code requires the approval of at least 12 members of the LCRA Board of Directors to convey any interest in real property. LCRA Board Policy 401 – Land Resources requires the approval of the LCRA Board to convey easements across LCRA land.

### **Budget Status and Fiscal Impact**

The fiscal year 2026 LCRA business plan contains the administrative costs associated with the conveyance of this easement.

### **Summary**

LCRA acquired Parcel TS-30, which contains LCRA's Narrows Recreation Area, in 1939 as part of creating Lake Travis. LCRA Parks wants to improve the Narrows Recreation Area by acquiring electric service from PEC. PEC has asked LCRA for an easement for a new distribution line to provide service to the park. There will be no charge to PEC for the easement as the electric line will serve LCRA property.

LCRA staff will comply with the environmental and cultural resource due diligence procedures set forth in LCRA Board Policy 401.403 – Land Disposition prior to conveying this easement.

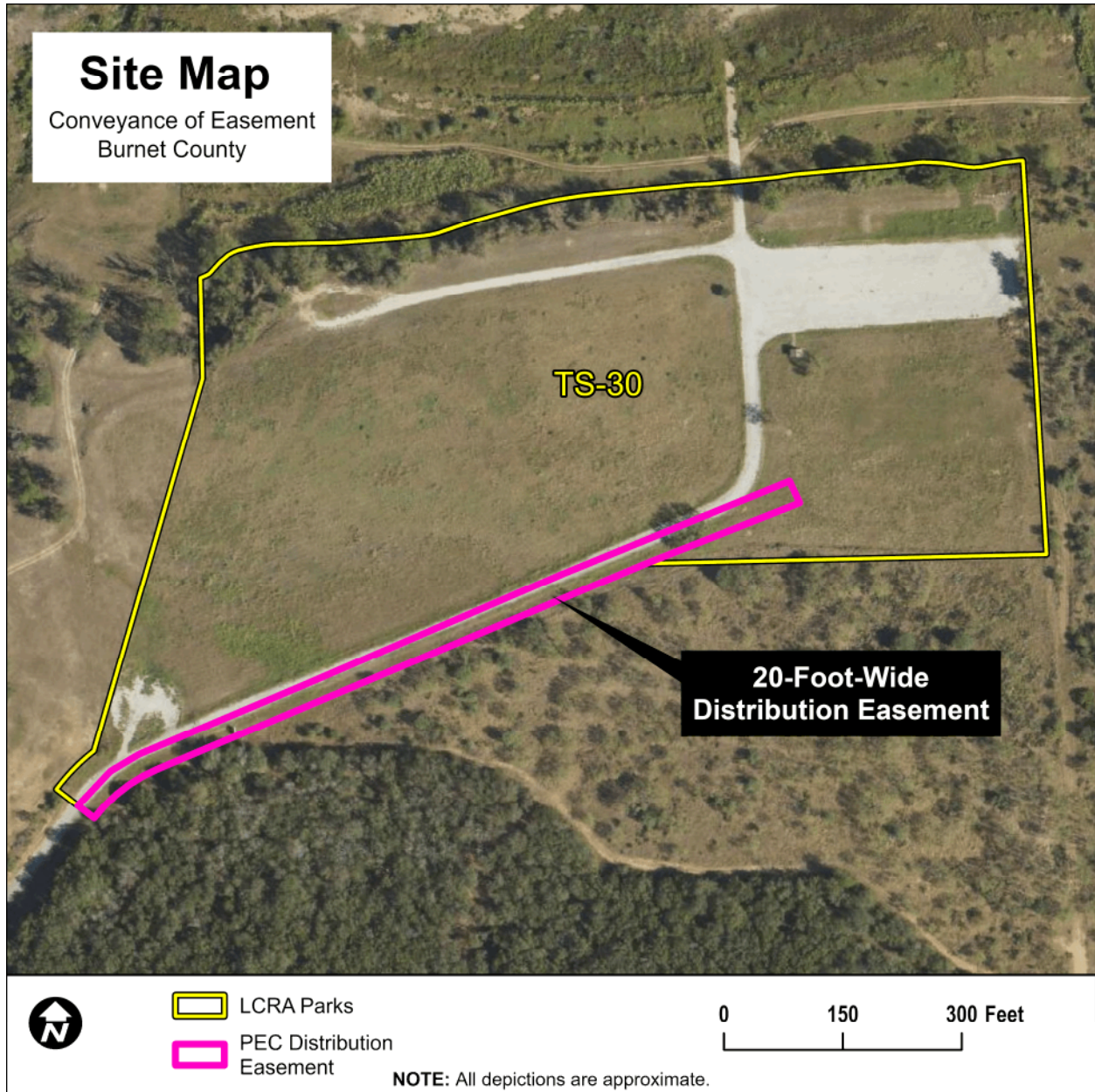
### **Exhibit(s)**

- A – Vicinity Map
- B – Site Map

**EXHIBIT A**



**EXHIBIT B**



**FOR ACTION (CONSENT)**

## **5. Directors' Fees, Expenses**

### **Proposed Motion**

Approve directors' fees and the reimbursement of directors' expenses.

### **Board Consideration**

LCRA Board Policy 105 – Directors' Fees and Expense Reimbursement and Section 2.08 – Per Diem and Expenses of the LCRA bylaws require Board of Directors approval for directors' fees and expenses.

### **Budget Status and Fiscal Impact**

The budget in the business plan provides for directors' fees and expenses.

### **Summary**

LCRA Board Policy 105 establishes guidelines for the payment of fees and reimbursement of the expenses that directors incur as they carry out their responsibilities as LCRA Board members.

**FOR ACTION (CONSENT)**

## **6. Minutes of Prior Meetings**

**Proposed Motion**

Approve the minutes of the Feb. 18, 2026, and March 12, 2026, LCRA Board of Directors meetings.

**Board Consideration**

Section 2.04 of the LCRA bylaws requires the secretary to keep minutes of all meetings of the Board.

**Budget Status and Fiscal Impact**

Approval of this item will have no budgetary or fiscal impact.

**Summary**

Staff presents the minutes of each meeting to the Board for approval.

**Exhibit(s)**

- A – Minutes of Feb. 18, 2026, LCRA Board meeting
- B – Minutes of March 12, 2026, LCRA Board meeting

## **EXHIBIT A**

LCRA Board of Directors  
Minutes Digest  
Feb. 18, 2026

- 26-09 Declaration of an approximately 0.092-acre tract of land, being a portion of LCRA Parcel BW-04 in Llano County, nonessential, and authorization for the general manager or his designee to sell the land to the adjoining landowners.
- 26-10 Approval of directors' fees and the reimbursement of directors' expenses.
- 26-11 Approval of the minutes of the Jan. 28, 2026, LCRA Board of Directors meeting.
- 26-12 Approval of the resolution authorizing a note purchase agreement (the Series C Agreement) with U.S. Bank N.A. or another bank to be determined related to LCRA Series C and Taxable Series C Revenue Revolving Notes (the Series C Notes) for a term not to exceed three years, and authorizing the general manager, chief financial officer or treasurer to negotiate and execute such Series C Agreement, which may be an amendment of the existing agreement related to the Series C Notes; and authorization for the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$160 million for the Series C Notes and authorizing any other necessary agreements.
- 26-13 Approval of the resolution authorizing a note purchase agreement (the Series D Agreement) with JP Morgan Chase Bank, N.A. or another bank to be determined related to LCRA Series D and Taxable Series D Revenue Revolving Notes (the Series D Notes) for a term not to exceed three years, and authorizing the general manager, chief financial officer or treasurer to negotiate and execute such Series D Agreement, which may be an amendment of the existing agreement related to the Series D Notes; and authorization for the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$100 million for the Series D Notes and authorizing any other necessary agreements.
- 26-14 Approval of the supplemental resolution to the Controlling Resolution establishing the LCRA Transmission Contract Revenue Financing Program to authorize a note purchase agreement (the Series E Agreement) with LCRA Transmission Services Corporation and U.S. Bank N.A. or another bank to be determined related to LCRA TSC Series E for a term not to exceed three years and authorizing the general manager,

chief financial officer or treasurer to negotiate and execute such Series E Agreement, which may be an amendment of the existing agreement related to the Series E Notes; and authorization for the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$100 million for the Series E Notes and authorizing any other necessary agreements.

- 26-15 Adoption and approval of the Supplemental Resolution to the Master Resolution authorizing the issuance of Refunding Revenue Bonds in one or more series in an amount not to exceed \$400 million for the following purposes: (i) currently refund certain outstanding LCRA revenue bonds; (ii) currently refund portions of the LCRA Commercial Paper Notes, Series B and Taxable Series B and any series of LCRA Revenue Revolving Notes; (iii) fund the debt service reserve fund or purchase a reserve fund obligation for the Bonds; and (iv) pay for issuance costs of the Bonds.
- 26-16 Authorization for the general manager or his designee to negotiate and execute the renewal of a firm raw water contract with Jonestown Water Supply Corporation for municipal use of LCRA's firm water supply that would increase the supply to up to 1,626 acre-feet per year for a term of 40 years. The contract will include the addition of 876 acre-feet to the current contract amount of 750 acre-feet.
- 26-17 Approval of the resolution authorizing the general manager or his designee to prepare and submit to the Texas Commission on Environmental Quality for review and approval an application to amend the Water Management Plan.

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
LOWER COLORADO RIVER AUTHORITY  
Austin, Texas  
Feb.18, 2026

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of the Lower Colorado River Authority (LCRA) convened in a regular meeting at 1:13 p.m. Wednesday, Feb. 18, 2026, in the Board Room of the Hancock Building, at the principal office of LCRA, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Stephen F. Cooper, Chair  
Martha Leigh M. Whitten, Vice Chair  
Joseph M. "Joe" Crane, Secretary  
Matthew L. "Matt" Arthur  
Melissa K. Blanding  
Curtis E. Ford  
Carol Freeman  
Thomas L. "Tom" Kelley  
Aden Lasseter  
Robert "Bobby" Lewis  
Mark Mayo  
Margaret D. "Meg" Voelter  
David R. Willmann

Absent: Nancy Eckert Yeary

Chair Cooper convened the meeting at 1:13 p.m.

There were no comments from the public on general items during the meeting [Agenda Item 1].

General Manager Phil Wilson gave the Board an update. He shared a story about employees demonstrating one of LCRA's core values – focus on safety – and noted that National Burn Awareness Week is observed during February. He shared Colorado Commitment stories – examples of employees making every LCRA endeavor outstanding. He also noted that the Llano Chamber of Commerce named Director Willmann the 2025 Llano Citizen of the Year.

The Board next took action on the consent agenda. Upon motion by Director Voelter, seconded by Director Crane, the Board unanimously approved consent items 2, 3 and 4 by a vote of 13 to 0 as follows:

26-09 Declaration of an approximately 0.092-acre tract of land, being a portion of LCRA Parcel BW-04 in Llano County, nonessential (no longer necessary, convenient or

of beneficial use to the business of LCRA), and authorization for the general manager or his designee to sell the land to the adjoining landowners, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

26-10 Approval of directors' fees and the reimbursement of directors' expenses, as recommended in Consent Item 3 [attached hereto as Exhibit B].

26-11 Approval of the minutes of the Jan. 28, 2026, LCRA Board of Directors meeting [Consent Item 4].

26-12 Chief Financial Officer Jim Travis presented for consideration a staff recommendation, described in Agenda Item 5 [attached hereto as Exhibit C], that the Board approve the resolution authorizing a note purchase agreement (the Series C Agreement) with U.S. Bank N.A. or another bank to be determined related to LCRA Series C and Taxable Series C Revenue Revolving Notes (the Series C Notes) for a term not to exceed three years, and authorizing the general manager, chief financial officer or treasurer to negotiate and execute such Series C Agreement, which may be an amendment of the existing agreement related to the Series C Notes; and authorize the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$160 million for the Series C Notes and authorizing any other necessary agreements. Upon motion by Director Freeman, seconded by Director Blanding, the recommendation was unanimously approved by a vote of 13 to 0.

26-13 Chief Financial Officer Jim Travis presented for consideration a staff recommendation, described in Agenda Item 6 [attached hereto as Exhibit D], that the Board approve the resolution authorizing a note purchase agreement (the Series D Agreement) with JP Morgan Chase Bank, N.A. or another bank to be determined related to LCRA Series D and Taxable Series D Revenue Revolving Notes (the Series D Notes) for a term not to exceed three years, and authorizing the general manager, chief financial officer or treasurer to negotiate and execute such Series D Agreement, which may be an amendment of the existing agreement related to the Series D Notes; and authorize the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$100 million for the Series D Notes and authorizing any other necessary agreements. Upon motion by Director Willmann, seconded by Director Crane, the recommendation was unanimously approved by a vote of 13 to 0.

26-14 Chief Financial Officer Jim Travis presented for consideration a staff recommendation, described in Agenda Item 7 [attached hereto as Exhibit E], that the Board approve the supplemental resolution to the Controlling Resolution establishing the LCRA Transmission Contract Revenue Financing Program to authorize a note purchase agreement (the Series E Agreement) with LCRA Transmission Services Corporation and U.S. Bank N.A. or another bank to be determined related to LCRA TSC Series E for a term not to exceed three years and authorizing the general manager,

chief financial officer or treasurer to negotiate and execute such Series E Agreement, which may be an amendment of the existing agreement related to the Series E Notes; and authorization for the general manager or his designee to negotiate and execute related documents, setting forth the terms and conditions governing the issuance of the debt in an amount up to \$100 million for the Series E Notes and authorizing any other necessary agreements. Upon motion by Director Kelley, seconded by Director Crane, the recommendation was unanimously approved by a vote of 13 to 0.

26-15 Chief Financial Officer Jim Travis presented for consideration a staff recommendation, described in Agenda Item 8 [attached hereto as Exhibit F], that the Board adopt and approve the Supplemental Resolution to the Master Resolution authorizing the issuance of Refunding Revenue Bonds (Bonds) in one or more series in an amount not to exceed \$400 million for the following purposes: (i) currently refund certain outstanding LCRA revenue bonds; (ii) currently refund portions of the LCRA Commercial Paper Notes, Series B and Taxable Series B and any series of LCRA Revenue Revolving Notes; (iii) fund the debt service reserve fund or purchase a reserve fund obligation for the Bonds; and (iv) pay for issuance costs of the Bonds.

The resolution also will:

1. Approve related documents, including the bond purchase agreement: escrow agreement; paying agent/registrars agreement, remarketing agreement, if necessary; tender agreement, if necessary; and the preliminary and final official statements in substantially final form. Bond counsel has prepared or reviewed all documents.
2. Delegate authority to the general manager, chief financial officer and/or treasurer to:
  - a. Select all or a portion of LCRA's outstanding debt to be refunded and provide for appropriate notices of redemption/defeasance/prepayment.
  - b. Approve any final changes to said documents necessary to facilitate proper issuance of the Bonds.
  - c. Establish the terms of the Bonds as provided in the resolution (including issuing such bonds in one or more separate series; principal amounts and maturity schedules; interest rates; whether the bonds are taxable or tax--exempt; tender and remarketing provisions, if any; and redemption provisions).
  - d. Select a remarketing agent and a tender agent if the Bonds are to be subject to a mandatory tender provision.
  - e. Approve the terms of the sale of the Bonds to an underwriting team and execute a bond purchase agreement.

Upon motion by Director Lewis, seconded by Director Blanding, the recommendation was unanimously approved by a vote of 13 to 0.

26-16 Senior Vice President of Water Resources Monica Masters presented for consideration a staff recommendation, described in Agenda Item 9 [attached hereto as Exhibit G], that the Board authorize the general manager or his designee to negotiate and execute the renewal of a firm raw water contract with Jonestown Water Supply Corporation for municipal use of LCRA's firm water supply that would increase the

supply to up to 1,626 acre-feet per year for a term of 40 years. The contract will include the addition of 876 acre-feet to the current contract amount of 750 acre-feet. Upon motion by Director Crane, seconded by Director Lasseter, the recommendation was unanimously approved by a vote of 13 to 0.

Carol Philipson, a resident of Spicewood, commented during Agenda Item 10 and expressed concerns regarding AI data center impacts.

26-17 Executive Vice President of Water John B. Hofmann presented for consideration a staff recommendation, described in Agenda Item 10 [attached hereto as Exhibit H], that the Board approve the resolution authorizing the general manager or his designee to prepare and submit to the Texas Commission on Environmental Quality for review and approval an application to amend the Water Management Plan consistent with Agenda Item 10. [The Water Operations Committee received public comments and discussed the proposed amendment to the Water Management Plan for lakes Buchanan and Travis during its meeting earlier in the day. The Board also received written comments on this item.] Upon motion by Director Crane, seconded by Director Mayo, the recommendation was approved by a vote of 11 to 2, with Directors Arthur and Kelley voting no.

Chair Cooper declared the meeting to be in executive session at 1:50 p.m. pursuant to sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code. Executive session ended, and Chair Cooper declared the meeting to be in public session at 2:39 p.m.

There being no further business to come before the Board, the meeting adjourned at 2:39 p.m.

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Joseph M. Crane  
Secretary  
LCRA Board of Directors

Approved: March 25, 2026

**EXHIBIT B**

LCRA Board of Directors  
Minutes Digest  
March 12, 2026

26-18      Adoption of a resolution appointing James D. Travis as acting general manager and chief financial officer of LCRA effective March 12, 2026.

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
LOWER COLORADO RIVER AUTHORITY  
Austin, Texas  
March 12, 2026

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of the Lower Colorado River Authority (LCRA) convened in a special meeting at 8:34 a.m. Thursday, March 12, 2026, in the Board Room of the Hancock Building, at the principal office of LCRA, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Stephen F. Cooper, Chair  
Martha Leigh M. Whitten, Vice Chair  
Joseph M. "Joe" Crane, Secretary  
Matthew L. "Matt" Arthur  
Melissa K. Blanding  
Curtis E. Ford  
Carol Freeman  
Thomas L. "Tom" Kelley  
Aden Lasseter  
Robert "Bobby" Lewis  
Mark Mayo  
Margaret D. "Meg" Voelter  
David R. Willmann  
Nancy Eckert Yeary

Chair Cooper and Directors Ford, Freeman, Lewis and Voelter were present in person, with the remaining directors present via videoconference.

Chair Cooper convened the meeting at 8:34 a.m. and led the Board in pledges of allegiance to the American and Texas flags. Director Voelter provided an invocation.

There were no comments from the public during the meeting.

Chair Cooper declared the meeting to be in executive session at 8:38 a.m. pursuant to sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code. Executive session ended, and Chair Cooper declared the meeting to be in public session at 11 a.m.

26-18 Upon motion by Director Voelter, seconded by Director Lewis, the Board unanimously appointed James D. Travis as the acting general manager and chief financial officer, and adopted the resolution by a vote of 11 to 0 as follows:

WHEREAS, the LCRA Board of Directors desires to select an acting general manager to assist with the transition resulting from Phil Wilson's departure from LCRA;

NOW, THEREFORE, BE IT RESOLVED that the LCRA Board of Directors appoint James D. Travis as acting general manager and chief financial officer effective March 12, 2026, and authorize James D. Travis to execute the responsibilities of general manager in accordance with LCRA's enabling legislation, bylaws and policies until such time as a new general manager is appointed by the LCRA Board; and

FURTHER RESOLVED that the LCRA Board of Directors authorize the Chair, or his designee, to do all things necessary to effectuate the appointment of James D. Travis as acting general manager, pursuant to the terms and conditions discussed in executive session; and

FURTHER RESOLVED that the LCRA Board of Directors authorize the Chair, or his designee, to do all things necessary and convenient to expeditiously effectuate the hiring process of a new general manager, consistent with the approach discussed in executive session; and

FURTHER RESOLVED that the LCRA Board of Directors authorize the acting general manager, or the acting general manager's designee, to do all things necessary and convenient to facilitate the transition between general managers.

[Directors Blanding, Kelley and Yeary were absent for voting on this item.]

There being no further business to come before the Board, the meeting adjourned at 11:07 a.m.

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Joseph M. Crane  
Secretary  
LCRA Board of Directors

Approved: March 25, 2026

## **FOR ACTION**

# **7. Acquisition of Interests in Real Property – Use of Eminent Domain in Blanco County**

### **Proposed Motion**

I move that the Lower Colorado River Authority Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of a telecommunications tower site, temporary construction easement and access road easement for the Blanco and Burnet Counties Radio Sites project to provide for the reliable operation of LCRA's communication infrastructure necessary to facilitate LCRA's purposes; and that the first record vote apply to all units of property to be condemned.

### **Board Consideration**

LCRA Board Policy 401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, a separate record vote must be taken for each unit of property. If two or more units of real property are owned by the same person, those units may be treated as one unit of property.

### **Budget Status and Fiscal Impact**

The acquisition cost was included in the Board-approved budget for the Blanco and Burnet Counties Radio Sites project.

### **Summary**

LCRA proposes to acquire a telecommunications tower site in fee simple in Blanco County with a temporary construction easement and an associated access road easement for the construction of a new radio tower. The proposed fee acquisition site is located adjacent to and overlaps slightly with a tower site currently leased by LCRA from Walter Development Corporation. The acquisition of the new tower site will allow for the construction and operation of a radio tower after the lease with Walter Development Corporation expires in March 2027.

An independent appraisal has been performed to determine just compensation to the landowner. Staff will make an initial offer to acquire the necessary interests in real property voluntarily from Walter Development Corporation, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached. Staff has provided to the Board descriptions of the specific property to be acquired and has attached the descriptions to the resolution.

Environmental and cultural due diligence will be completed prior to closing. Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

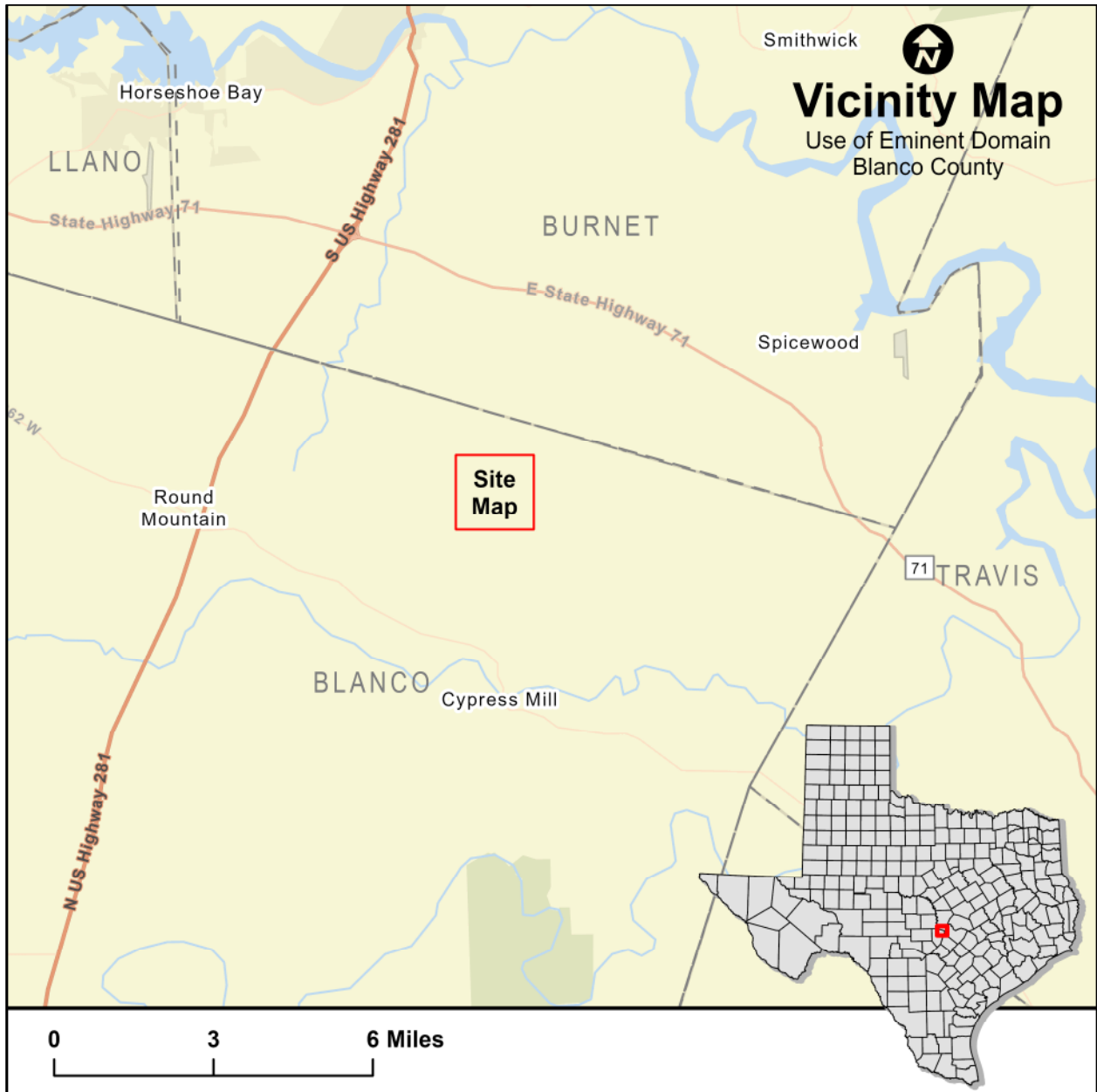
**Presenter(s)**

Stephen Kellicker  
Executive Vice President, Enterprise Resources

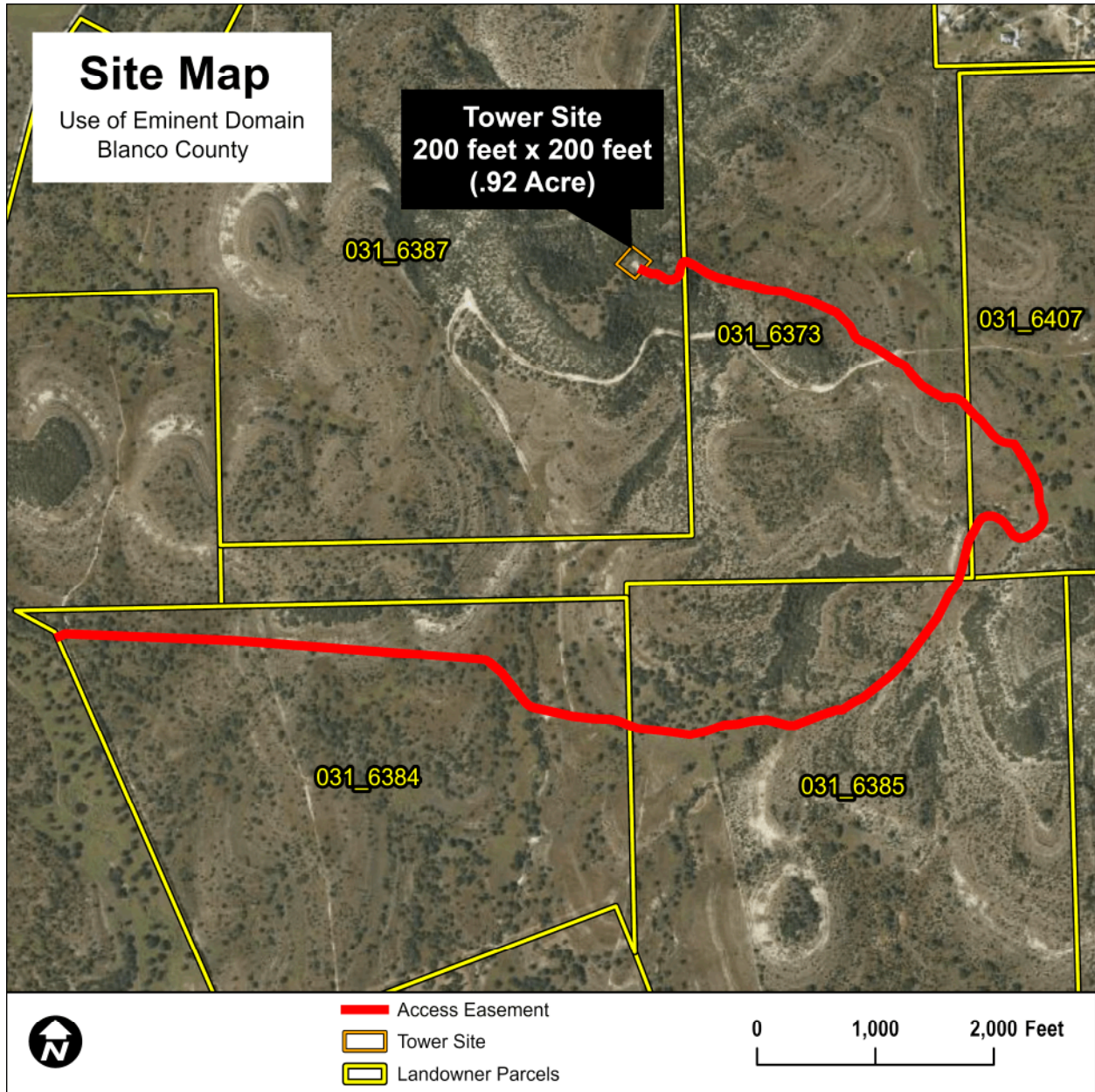
**Exhibit(s)**

- A – Vicinity Map
- B – Site Map
- C – Landowner List
- D – Resolution
- 1 – Property Description

**EXHIBIT A**



**EXHIBIT B**



**EXHIBIT C**

**Landowner List**

<b>Tract Number</b>	<b>Landowner</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Easement Acreage</b>	<b>County</b>	<b>Approximate Value</b>
6387	Walter Development Corporation	514.16 acres	Fee Simple	0.23 acre	Blanco	\$3,588
6387	Walter Development Corporation	514.16 acres	Temporary Construction Easement	0.69 acre	Blanco	\$1,706
6373	Walter Development Corporation	398.88 acres	Access Easement	6.51 acres	Blanco	\$50,778

**EXHIBIT D**

Page 1 of 2

**PROPOSED MOTION**

**I MOVE THAT THE LOWER COLORADO RIVER AUTHORITY BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF A TELECOMMUNICATIONS TOWER SITE, TEMPORARY CONSTRUCTION EASEMENT AND ACCESS ROAD EASEMENT FOR THE BLANCO AND BURNET COUNTIES RADIO SITES PROJECT TO PROVIDE FOR THE RELIABLE OPERATION OF LCRA'S COMMUNICATION INFRASTRUCTURE NECESSARY TO FACILITATE LCRA'S PURPOSES; AND THAT THE FIRST RECORD VOTE APPLY TO ALL UNITS OF PROPERTY TO BE CONDEMNED.**

**RESOLUTION**

**AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN BLANCO COUNTY FOR THE FEE SIMPLE PURCHASE OF A TELECOMMUNICATIONS TOWER SITE AND ACQUISITION OF A TEMPORARY CONSTRUCTION EASEMENT AND AN ACCESS ROAD EASEMENT.**

**WHEREAS**, the Lower Colorado River Authority has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of a telecommunications tower site in Blanco County; and

**WHEREAS**, an independent, professional appraisal of the subject property will be submitted to the Lower Colorado River Authority, and an amount will be established to be just compensation for the interests in real property to be acquired.

**NOW, THEREFORE, BE IT RESOLVED** that the acting general manager or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction and operation of the Blanco and Burnet Counties Radio Sites project to provide for the reliable operation of LCRA's communication infrastructure necessary to facilitate LCRA's purposes, with the description of the location of and interest in the property(ies) the Lower Colorado River Authority seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity require the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that the Lower Colorado River Authority does not intend to acquire rights to groundwater or surface water in the land; that the Lower Colorado River Authority will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such

## **EXHIBIT D**

Page 2 of 2

time as the Lower Colorado River Authority has determined that the landowner(s) and the Lower Colorado River Authority will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the acting general manager or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property(ies), and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage; and

**BE IT FURTHER RESOLVED** that the acting general manager or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the communications infrastructure.

**EXHIBIT 1**

Page 1 of 26

BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY  
ABSTRACT NO. 811  
PARCEL NO. 031\_13395

0.23 ACRES  
PAGE 1 OF 5

EXHIBIT " \_ "

A 0.23 ACRE, MORE OR LESS TRACT OF LAND SITUATED IN THE GB AND CNG RR CO SURVEY, ABSTRACT NO. 811, BLANCO COUNTY, TEXAS; SAID TRACT OF LAND BEING A PORTION OF A CALLED 5,412.39 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED FROM CAPITAL FARM CREDIT, FLCA TO WALTER DEVELOPMENT, A TEXAS CORPORATION RECORDED NOVEMBER 7, 2013 WITH VOLUME 484 AT PAGE 65 OF OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS (O.P.R.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point, for the southerly corner of the tract described herein (Grid Coordinates = **Northing (Y)** = 10,130,895.00 U.S. ft., **Easting (X)** = 2,953,827.60 U.S. ft.), from which a 60D nail found on the centerline of Shovel Mountain Road (a variable width right-of-way), for the southwesterly corner of said 5,412.39 acre tract bears S 09°41'48" W, a distance of 10,470.30 feet, said point being the **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,120,575.56 U.S. ft., **Easting (X)** = 2,952,064.28 U.S. ft.);

**THENCE** over and across said 5,412.39 acre tract the following four (4) courses and distances:

- 1) **THENCE N 51°19'27" W**, a distance of **100.01 feet** to a calculated point for the westerly corner of herein described tract, from which a metal cotton spindle found on the centerline of Shovel Mountain Road (a variable width right-of-way), for a corner of said 5,412.39 acre tract, bears S 57°58'13" W, a distance of 5,562.64 feet, said point being a **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,128,007.65 U.S. ft., **Easting (X)** = 2,949,034.25 U.S. ft.);
- 2) **THENCE N 38°40'33" E**, a distance of **100.01 feet** to a calculated point, for the northerly corner of herein described tract;
- 3) **THENCE S 51°19'27" E**, a distance of **100.01 feet** to calculated point, for the easterly corner of herein described tract;

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**EXHIBIT 1**

Page 2 of 26

BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY  
ABSTRACT NO. 811  
PARCEL NO. 031\_13395

0.23 ACRES  
PAGE 2 OF 5

4) **THENCE S 38°40'33" W, a distance of 100.01 feet to the POINT OF BEGINNING.**

Bearing Basis: Texas Lambert Grid, Central Zone, NAD 83/2011 – Epoch 2010.  
All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987681. All distance units are U.S. Survey Feet.

**END OF DESCRIPTION**

This description and drawing attached hereto represent an on the ground survey made under my direct supervision during the month of December 2025.



02/18/2026

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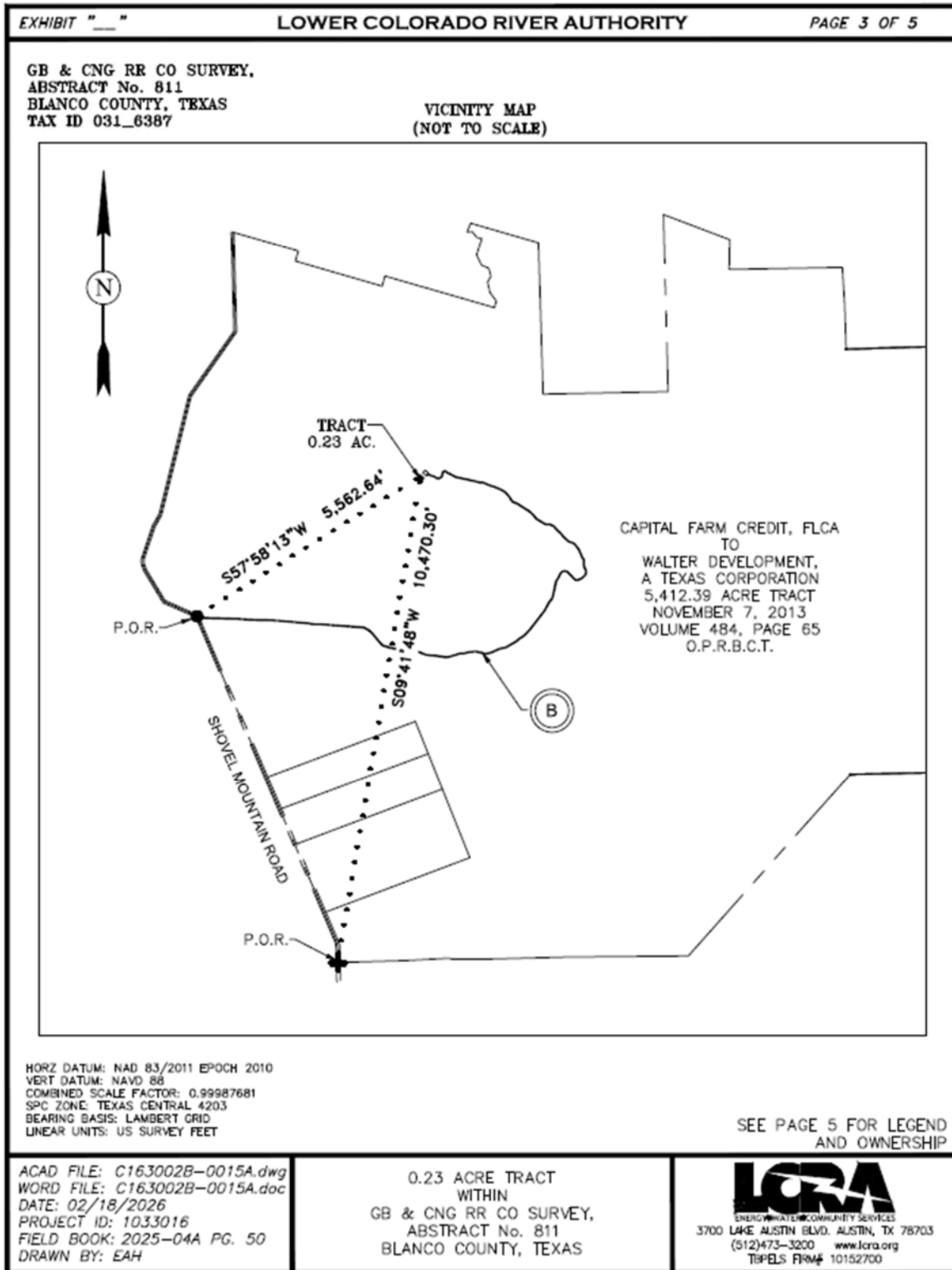
Felix Gonzalez  
Registered Professional Land Surveyor No. 5481  
Lower Colorado River Authority  
3700 Lake Austin Boulevard  
Austin, Texas 78703  
(512) 473-3200  
TBPLS Firm No. 10152700

Date

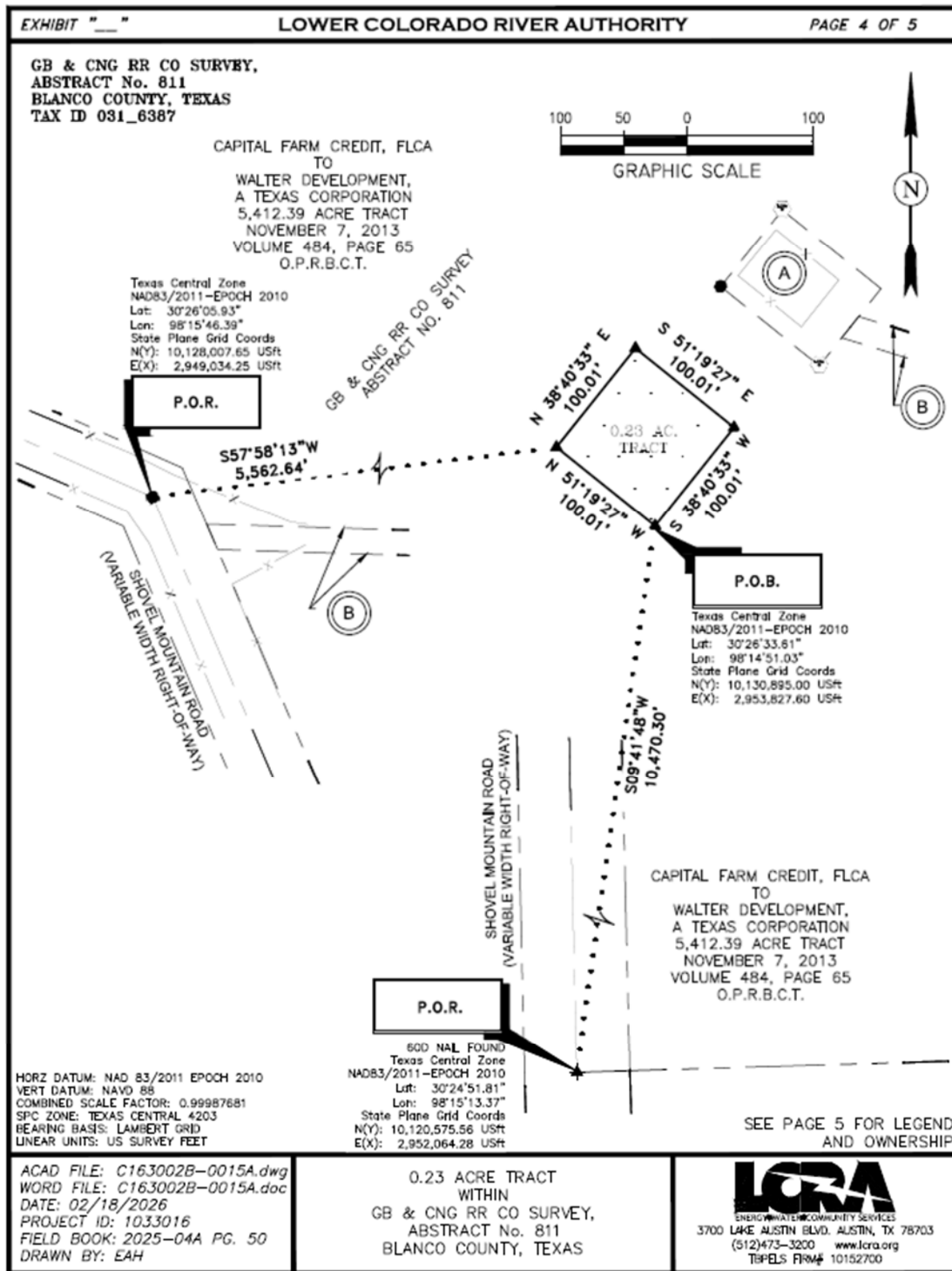
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**EXHIBIT 1**  
Page 3 of 26



**EXHIBIT 1**  
Page 4 of 26



**EXHIBIT 1**  
Page 5 of 26

EXHIBIT "___"	LOWER COLORADO RIVER AUTHORITY	PAGE 5 OF 5																																				
<p><b>GB &amp; CNG RR CO SURVEY, ABSTRACT No. 811 BLANCO COUNTY, TEXAS TAX ID 031_6387</b></p>																																						
<p style="text-align: center;"><u>LEGEND</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 15%;">☉</td> <td style="width: 15%;">1/2" IRON ROD WITH A CAP STAMPED "LCRA" FOUND</td> </tr> <tr> <td style="text-align: center;">○</td> <td>1/2" IRON ROD FOUND (OR AS NOTED)</td> </tr> <tr> <td style="text-align: center;">▲</td> <td>CALCULATED POINT</td> </tr> <tr> <td style="text-align: center;">✦</td> <td>NAIL FOUND (AS NOTED)</td> </tr> <tr> <td style="text-align: center;">●</td> <td>METAL COTTON SPINDLE FOUND</td> </tr> <tr> <td style="text-align: center;">— X —</td> <td>FENCE</td> </tr> <tr> <td style="text-align: center;">— - - - -</td> <td>BOUNDARY LINE</td> </tr> <tr> <td style="text-align: center;">- - - - -</td> <td>EASEMENT LINE</td> </tr> <tr> <td style="text-align: center;">—————</td> <td>TRACT LINE</td> </tr> <tr> <td style="text-align: center;">— · — · —</td> <td>ORIGINAL SURVEY LINE</td> </tr> <tr> <td style="text-align: center;">- - - - -</td> <td>CENTERLINE</td> </tr> <tr> <td style="text-align: center;">- · - · - · -</td> <td>FLYT-TIE</td> </tr> <tr> <td style="text-align: center;">( )</td> <td>DEED OF RECORD CALL</td> </tr> <tr> <td style="text-align: center;">P.O.B.</td> <td>POINT OF BEGINNING</td> </tr> <tr> <td style="text-align: center;">P.O.R.</td> <td>POINT OF REFERENCE</td> </tr> <tr> <td style="text-align: center;">⚡</td> <td>BREAKLINE</td> </tr> <tr> <td style="text-align: center;">D.R.C.B.TX.</td> <td>DEED RECORDS OF BLANCO COUNTY, TEXAS</td> </tr> <tr> <td style="text-align: center;">O.P.R.C.B.TX.</td> <td>OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS</td> </tr> </table>	☉	1/2" IRON ROD WITH A CAP STAMPED "LCRA" FOUND	○	1/2" IRON ROD FOUND (OR AS NOTED)	▲	CALCULATED POINT	✦	NAIL FOUND (AS NOTED)	●	METAL COTTON SPINDLE FOUND	— X —	FENCE	— - - - -	BOUNDARY LINE	- - - - -	EASEMENT LINE	—————	TRACT LINE	— · — · —	ORIGINAL SURVEY LINE	- - - - -	CENTERLINE	- · - · - · -	FLYT-TIE	( )	DEED OF RECORD CALL	P.O.B.	POINT OF BEGINNING	P.O.R.	POINT OF REFERENCE	⚡	BREAKLINE	D.R.C.B.TX.	DEED RECORDS OF BLANCO COUNTY, TEXAS	O.P.R.C.B.TX.	OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS	<p style="text-align: center;">(A)</p> <p style="text-align: center;">MEMORANDUM OF LEASE VERTICAL BRIDGES TOWERS II, LLC TO LOWER COLORADO RIVER AUTHORITY SEPTEMBER 14, 2017 0.179 AC. DOC. NO. 202050 O.P.R.B.C.TX.</p> <p style="text-align: center;">(B)</p> <p style="text-align: center;">20' WIDE ACCESS ROAD THIRD AMENDMENT TO GROUND LEASE AGREEMENT WALTER DEVELOPMENT CORPORATION TO LOWER COLORADO RIVER AUTHORITY APRIL 3, 2018 (UNRECORDED)</p>	
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<p>HORZ DATUM: NAD 83/2011 EPOCH 2010 VERT DATUM: NAVD 88 COMBINED SCALE FACTOR: 0.99987681 SPC ZONE: TEXAS CENTRAL 4203 BEARING BASIS: LAMBERT GRID LINEAR UNITS: US SURVEY FEET</p>																																						
<p>ACAD FILE: C163002B-0015A.dwg WORD FILE: C163002B-0015A.doc DATE: 02/18/2026 PROJECT ID: 1033016 FIELD BOOK: 2025-04A PG. 50 DRAWN BY: EAH</p>	<p>0.23 ACRE TRACT WITHIN GB &amp; CNG RR CO SURVEY, ABSTRACT No. 811 BLANCO COUNTY, TEXAS</p>	 <p><b>LCRA</b> ENERGY • WATER • COMMUNITY SERVICES 3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703 (512)473-3200 www.lcra.org T&amp;E/LS FIRM# 10152700</p>																																				

**EXHIBIT 1**

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BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY  
ABSTRACT NO. 811  
PARCEL NO. 031\_13395

TRACT: 0.69 ACRES  
SAVE AND EXCEPT: 0.23 ACRES  
PAGE 1 OF 5

EXHIBIT “\_”

A 0.69 ACRE, MORE OR LESS TRACT OF LAND SITUATED IN THE GB AND CNG RR CO SURVEY, ABSTRACT NO. 811, BLANCO COUNTY, TEXAS; SAID TRACT OF LAND BEING A PORTION OF A CALLED 5,412.39 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED FROM CAPITAL FARM CREDIT, FLCA TO WALTER DEVELOPMENT, A TEXAS CORPORATION RECORDED NOVEMBER 7, 2013 WITH VOLUME 484 AT PAGE 65 OF OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS (O.P.R.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point, for the southerly corner of the tract described herein (Grid Coordinates = **Northing (Y)** = 10,130,824.72 U.S. ft., **Easting (X)** = 2,953,835.38 U.S. ft.), from which a 60D nail found on the centerline of Shovel Mountain Road (a variable width right-of-way), for the southwesterly corner of said 5,412.39 acre tract bears S 09°48'15" W, a distance of 10,402.35 feet, said point being the **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,120,575.56 U.S. ft., **Easting (X)** = 2,952,064.28 U.S. ft.);

**THENCE** over and across said 5,412.39 acre tract the following four (4) courses and distances:

- 1) **THENCE N 51°19'27" W**, a distance of **200.02 feet** to a calculated point for the westerly corner of herein described tract, from which a metal cotton spindle found on the centerline of Shovel Mountain Road (a variable width right-of-way), for a corner of said 5,412.39 acre tract, bears S 57°39'02" W, a distance of 5,499.01 feet, said point being a **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,128,007.65 U.S. ft., **Easting (X)** = 2,949,034.25 U.S. ft.);
- 2) **THENCE N 38°40'33" E**, a distance of **200.02 feet** to a calculated point, for the northerly corner of herein described tract;
- 3) **THENCE S 51°19'27" E**, a distance of **200.02 feet** to calculated point, for the easterly corner of herein described tract;
- 4) **THENCE S 38°40'33" W**, a distance of **200.02 feet** to the **POINT OF BEGINNING**.

**EXHIBIT 1**

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BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY  
ABSTRACT NO. 811  
PARCEL NO. 031\_13395

TRACT: 0.69 ACRES  
SAVE AND EXCEPT: 0.23 ACRES  
PAGE 2 OF 5

EXHIBIT "\_\_\_"

SAVE AND EXCEPT

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THENCE over and across said 5,412.39 acre tract the following four (4) courses and distances:

- 1) **THENCE N 51°19'27" W**, a distance of **100.01 feet** to a calculated point for the westerly corner of herein described tract, from which a 1/2-inch iron rod bent found on the centerline of Shovel Mountain Road (a variable width right-of-way), for a corner of said 5,412.39 acre tract, bears N 69°53'01" W, a distance of 5,180.48 feet, said point being a **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,132,738.98 U.S. ft., **Easting (X)** = 2,948,885.67 U.S. ft.);
- 2) **THENCE N 38°40'33" E**, a distance of **100.01 feet** to a calculated point, for the northerly corner of herein described tract;
- 3) **THENCE S 51°19'27" E**, a distance of **100.01 feet** to calculated point, for the easterly corner of herein described tract;

Bearing Basis: Texas Lambert Grid, Central Zone, NAD 83/2011 – Epoch 2010.  
All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987681. All distance units are U.S. Survey Feet.

END OF DESCRIPTION

This description and drawing attached hereto represent an on the ground survey made under my direct supervision during the month of December 2025.

**Preliminary**

03/02/2026 4:19:51 PM

Felix Gonzalez  
Registered Professional Land Surveyor No. 5481  
Lower Colorado River Authority  
3700 Lake Austin Boulevard  
Austin, Texas 78703  
(512) 473-3200  
TBPLS Firm No. 10152700

Date

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ACAD FILE: C:163002B-0013C.dwg

**EXHIBIT 1**  
Page 8 of 26

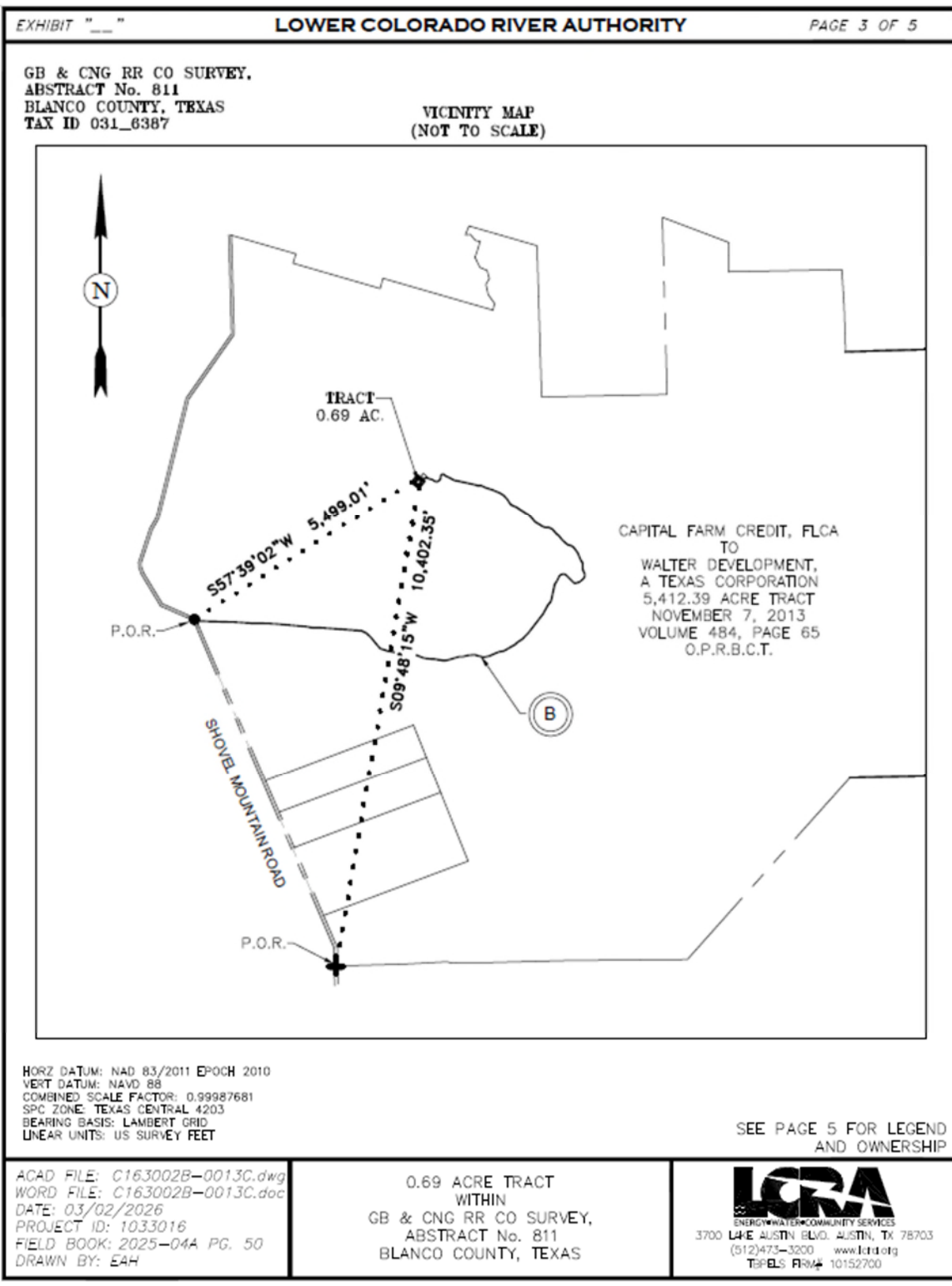
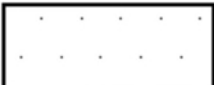
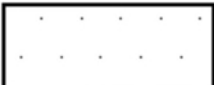


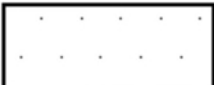





EXHIBIT " " "	<b>LOWER COLORADO RIVER AUTHORITY</b>	PAGE 5 OF 5																																																					
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<p>HORZ DATUM: NAD 83/2011 EPOCH 2010 VERT DATUM: NAVD 88 COMBINED SCALE FACTOR: 0.99987681 SPC ZONE: TEXAS CENTRAL 4203 BEARING BASIS: LAMBERT GRID LINEAR UNITS: US SURVEY FEET</p>																																																							
<p>ACAD FILE: C163002B-0013C.dwg WORD FILE: C163002B-0013C.doc DATE: 03/02/2026 PROJECT ID: 1033016 FIELD BOOK: 2025-04A PG. 50 DRAWN BY: EAH</p>	<p>0.69 ACRE TRACT WITHIN GB &amp; CNG RR CO SURVEY, ABSTRACT No. 811 BLANCO COUNTY, TEXAS</p>	 <p><b>LCRA</b> ENERGY/WATER/COMMUNITY SERVICES 3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703 (512)475-3200 www.lcra.org TSP/ELS/RM/ 10152700</p>																																																					

**EXHIBIT 1**

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BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY, ABSTRACT NO. 811  
EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067  
ROBERT H. JACKSON SURVEY, ABSTRACT NO. 336  
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JOHN F. TORREY SURVEY, ABSTRACT NO. 602  
PARCEL NO. 6373, 6384, 6385, 6387, & 6407

20' WIDE TRACT  
PAGE 1 OF 16

EXHIBIT " — "

AN 20' WIDE TRACT SITUATED IN THE GB AND CNG RR CO SURVEY, ABSTRACT NO. 811, EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067, ROBERT H. JACKSON SURVEY, ABSTRACT NO. 336, JOHN F. TORREY SURVEY, ABSTRACT NO. 1227, AND JOHN F. TORREY SURVEY, ABSTRACT NO. 602, BLANCO COUNTY, TEXAS; BEING A PORTION OF A CALLED 5,412.39 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED FROM CAPITAL FARM CREDIT, FLCA TO WALTER DEVELOPMENT, A TEXAS CORPORATION, RECORDED NOVEMBER 7, 2013 WITH VOLUME 484 AT PAGE 65 OF OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS (O.P.R.B.C.T.), SAID TRACT CENTERLINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point (Grid Coordinates = **Northing (Y)** = 10,127,976.90 U.S. ft., **Easting (X)** = 2,949,047.42 U.S. ft.) in the west line of said 5,412.39 acre tract, same being the centerline of Shovel Mountain Road (a variable width right-of-way), from which a 60D nail found on the centerline of Shovel Mountain Road (a variable width right-of-way), for the southwesterly corner of said 5,412.39 acre tract, bears S 22°10'35" E, a distance of 7,993.56 feet, said point being a **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,120,575.56 U.S. ft., **Easting (X)** = 2,952,064.28 U.S. ft.);

**THENCE S 88° 14' 09" E**, over and across said Shovel Mountain Road, a distance of **33.84 feet** to a one-half inch iron rod found on the apparent east right-of-way line of said Shovel Mountain road;

**THENCE** over and across said 5,412.39 acre tract, with the centerline of the dirt road, the following one hundred and three (103) courses and distances:

- 1) **THENCE S 88° 14' 09" E**, a distance of **315.63 feet** to a calculated point,
- 2) **THENCE S 88° 10' 18" E**, a distance of **524.41 feet** to a calculated point,
- 3) **THENCE S 86° 14' 48" E**, a distance of **302.89 feet** to a calculated point,
- 4) **THENCE S 88° 46' 41" E**, a distance of **380.29 feet** to a calculated point,
- 5) **THENCE S 86° 32' 51" E**, a distance of **211.68 feet** to a calculated point,
- 6) **THENCE S 84° 52' 25" E**, a distance of **614.97 feet** to a calculated point,
- 7) **THENCE S 80° 18' 31" E**, a distance of **120.30 feet** to a calculated point,
- 8) **THENCE S 89° 21' 16" E**, a distance of **169.72 feet** to a calculated point,
- 9) **THENCE S 85° 50' 48" E**, a distance of **898.11 feet** to a calculated point,
- 10) **THENCE S 62° 28' 53" E**, a distance of **123.26 feet** to a calculated point,
- 11) **THENCE S 45° 16' 34" E**, a distance of **132.33 feet** to a calculated point,
- 12) **THENCE S 39° 07' 56" E**, a distance of **230.02 feet** to a calculated point,
- 13) **THENCE S 45° 34' 39" E**, a distance of **77.34 feet** to a calculated point,
- 14) **THENCE S 71° 59' 22" E**, a distance of **157.22 feet** to a calculated point,
- 15) **THENCE S 79° 02' 08" E**, a distance of **328.15 feet** to a calculated point,
- 16) **THENCE S 85° 19' 52" E**, a distance of **285.10 feet** to a calculated point,
- 17) **THENCE S 68° 49' 24" E**, a distance of **179.83 feet** to a calculated point,
- 18) **THENCE S 80° 00' 08" E**, a distance of **117.36 feet** to a calculated point,
- 19) **THENCE S 87° 21' 38" E**, a distance of **126.07 feet** to a calculated point,
- 20) **THENCE S 80° 50' 48" E**, a distance of **198.43 feet** to a calculated point,
- 21) **THENCE N 81° 35' 52" E**, a distance of **57.56 feet** to a calculated point,
- 22) **THENCE N 73° 33' 31" E**, a distance of **266.83 feet** to a calculated point,
- 23) **THENCE S 89° 19' 32" E**, a distance of **77.11 feet** to a calculated point,
- 24) **THENCE N 75° 49' 29" E**, a distance of **109.88 feet** to a calculated point,
- 25) **THENCE N 83° 59' 55" E**, a distance of **136.43 feet** to a calculated point,

## **EXHIBIT 1**

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BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY, ABSTRACT NO. 811  
EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067  
ROBERT H. JACKSON SURVEY, ABSTRACT NO. 336  
JOHN F. TORREY SURVEY, ABSTRACT NO. 1227  
JOHN F. TORREY SURVEY, ABSTRACT NO. 602  
PARCEL NO. 6373, 6384, 6385, 6387, & 6407

20' WIDE TRACT  
PAGE 2 OF 16

- 26) THENCE S 83° 02' 49" E, a distance of **49.82 feet** to a calculated point,
- 27) THENCE S 69° 58' 32" E, a distance of **44.50 feet** to a calculated point,
- 28) THENCE S 77° 44' 06" E, a distance of **132.95 feet** to a calculated point,
- 29) THENCE N 77° 46' 51" E, a distance of **110.82 feet** to a calculated point,
- 30) THENCE N 65° 32' 15" E, a distance of **177.68 feet** to a calculated point,
- 31) THENCE N 71° 05' 05" E, a distance of **53.08 feet** to a calculated point,
- 32) THENCE N 79° 25' 09" E, a distance of **99.16 feet** to a calculated point,
- 33) THENCE N 68° 34' 49" E, a distance of **43.05 feet** to a calculated point,
- 34) THENCE N 56° 21' 48" E, a distance of **68.95 feet** to a calculated point,
- 35) THENCE N 60° 53' 26" E, a distance of **165.75 feet** to a calculated point,
- 36) THENCE N 47° 12' 16" E, a distance of **83.03 feet** to a calculated point,
- 37) THENCE N 58° 42' 32" E, a distance of **92.33 feet** to a calculated point,
- 38) THENCE N 49° 58' 02" E, a distance of **32.95 feet** to a calculated point,
- 39) THENCE N 44° 31' 35" E, a distance of **178.33 feet** to a calculated point,
- 40) THENCE N 37° 44' 36" E, a distance of **509.50 feet** to a calculated point,
- 41) THENCE N 28° 23' 26" E, a distance of **222.17 feet** to a calculated point,
- 42) THENCE N 42° 45' 52" E, a distance of **72.75 feet** to a calculated point,
- 43) THENCE N 23° 22' 30" E, a distance of **60.13 feet** to a calculated point,
- 44) THENCE N 12° 02' 54" E, a distance of **334.81 feet** to a calculated point,
- 45) THENCE N 32° 51' 17" E, a distance of **91.83 feet** to a calculated point,
- 46) THENCE N 26° 02' 06" E, a distance of **113.89 feet** to a calculated point,
- 47) THENCE N 48° 40' 41" E, a distance of **54.11 feet** to a calculated point,
- 48) THENCE N 81° 44' 01" E, a distance of **58.03 feet** to a calculated point,
- 49) THENCE S 68° 35' 12" E, a distance of **48.36 feet** to a calculated point,
- 50) THENCE S 43° 46' 41" E, a distance of **223.31 feet** to a calculated point,
- 51) THENCE S 55° 40' 08" E, a distance of **29.39 feet** to a calculated point,
- 52) THENCE S 86° 53' 03" E, a distance of **28.09 feet** to a calculated point,
- 53) THENCE N 74° 14' 53" E, a distance of **46.29 feet** to a calculated point,
- 54) THENCE N 68° 56' 47" E, a distance of **51.17 feet** to a calculated point,
- 55) THENCE N 46° 32' 24" E, a distance of **128.86 feet** to a calculated point,
- 56) THENCE N 08° 08' 49" E, a distance of **71.61 feet** to a calculated point,
- 57) THENCE N 23° 42' 36" W, a distance of **94.84 feet** to a calculated point,
- 58) THENCE N 17° 35' 31" W, a distance of **42.04 feet** to a calculated point,
- 59) THENCE N 00° 52' 13" E, a distance of **88.46 feet** to a calculated point,
- 60) THENCE N 04° 07' 51" W, a distance of **28.15 feet** to a calculated point,
- 61) THENCE N 26° 06' 42" W, a distance of **29.81 feet** to a calculated point,
- 62) THENCE N 39° 39' 35" W, a distance of **29.14 feet** to a calculated point,
- 63) THENCE N 23° 28' 38" W, a distance of **181.50 feet** to a calculated point,
- 64) THENCE N 35° 52' 08" W, a distance of **149.45 feet** to a calculated point,
- 65) THENCE N 58° 47' 33" W, a distance of **53.32 feet** to a calculated point,
- 66) THENCE N 73° 11' 06" W, a distance of **91.28 feet** to a calculated point,
- 67) THENCE N 47° 35' 58" W, a distance of **149.78 feet** to a calculated point,
- 68) THENCE N 38° 11' 04" W, a distance of **112.85 feet** to a calculated point,
- 69) THENCE N 52° 14' 47" W, a distance of **61.49 feet** to a calculated point,
- 70) THENCE N 41° 09' 13" W, a distance of **140.06 feet** to a calculated point,
- 71) THENCE N 65° 56' 23" W, a distance of **93.52 feet** to a calculated point,
- 72) THENCE S 88° 23' 17" W, a distance of **63.66 feet** to a calculated point,
- 73) THENCE N 73° 19' 43" W, a distance of **47.60 feet** to a calculated point,
- 74) THENCE N 58° 30' 58" W, a distance of **198.32 feet** to a calculated point,
- 75) THENCE N 40° 51' 30" W, a distance of **166.16 feet** to a calculated point,
- 76) THENCE N 44° 51' 03" W, a distance of **52.81 feet** to a calculated point,

**EXHIBIT 1**

**BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY, ABSTRACT NO. 811  
EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067  
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JOHN F. TORREY SURVEY, ABSTRACT NO. 1227  
JOHN F. TORREY SURVEY, ABSTRACT NO. 602  
PARCEL NO. 6373, 6384, 6385, 6387, & 6407**

**20' WIDE TRACT  
PAGE 3 OF 16**

- 77) THENCE N 57° 38' 43" W, a distance of **119.82 feet** to a calculated point,
- 78) THENCE N 58° 32' 14" W, a distance of **137.84 feet** to a calculated point,
- 79) THENCE N 50° 36' 10" W, a distance of **33.41 feet** to a calculated point,
- 80) THENCE N 65° 46' 52" W, a distance of **146.64 feet** to a calculated point,
- 81) THENCE N 33° 17' 25" W, a distance of **146.86 feet** to a calculated point,
- 82) THENCE N 42° 40' 34" W, a distance of **102.03 feet** to a calculated point,
- 83) THENCE N 58° 09' 47" W, a distance of **98.80 feet** to a calculated point,
- 84) THENCE N 67° 07' 12" W, a distance of **172.20 feet** to a calculated point,
- 85) THENCE N 72° 42' 50" W, a distance of **136.69 feet** to a calculated point,
- 86) THENCE N 64° 19' 55" W, a distance of **91.19 feet** to a calculated point,
- 87) THENCE N 74° 32' 20" W, a distance of **34.78 feet** to a calculated point,
- 88) THENCE S 89° 53' 22" W, a distance of **58.29 feet** to a calculated point,
- 89) THENCE N 73° 07' 15" W, a distance of **87.29 feet** to a calculated point,
- 90) THENCE N 77° 45' 17" W, a distance of **370.96 feet** to a calculated point,
- 91) THENCE N 80° 47' 31" W, a distance of **64.78 feet** to a calculated point,
- 92) THENCE N 61° 57' 51" W, a distance of **162.44 feet** to a calculated point,
- 93) THENCE N 71° 22' 53" W, a distance of **31.08 feet** to a calculated point,
- 94) THENCE N 53° 22' 03" W, a distance of **78.69 feet** to a calculated point,
- 95) THENCE S 76° 19' 24" W, a distance of **34.60 feet** to a calculated point,
- 96) THENCE S 38° 47' 46" W, a distance of **31.52 feet** to a calculated point,
- 97) THENCE S 06° 25' 51" W, a distance of **60.31 feet** to a calculated point,
- 98) THENCE S 21° 29' 32" W, a distance of **29.31 feet** to a calculated point,
- 99) THENCE S 53° 22' 21" W, a distance of **53.41 feet** to a calculated point,
- 100) THENCE S 72° 20' 20" W, a distance of **29.78 feet** to a calculated point,
- 101) THENCE N 75° 03' 17" W, a distance of **53.12 feet** to a calculated point,
- 102) THENCE N 51° 10' 13" W, a distance of **41.16 feet** to a calculated point,

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**EXHIBIT 1**

BLANCO COUNTY, TEXAS  
GB AND CNG RR CO SURVEY, ABSTRACT NO. 811  
EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067  
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PARCEL NO. 6373, 6384, 6385, 6387, & 6407

20' WIDE TRACT  
PAGE 4 OF 16

103) THENCE S 76° 28' 17" W, a distance of 273.93 feet to a calculated point, said point being a **POINT OF TERMINATION** (Grid Coordinates = **Northing (Y)** = 10,130,941.87 U.S. ft., **Easting (X)** = 2,953,865.12 U.S. ft.), from which a metal cotton spindle found for the northwesterly corner of said 5,412.39 acre tract, bears N 37°26'42" W, a distance of 6,692.53 feet, said point being a **POINT OF REFERENCE** (Grid Coordinates = **Northing (Y)** = 10,136,253.66 U.S. ft., **Easting (X)** = 2,949,796.38 U.S. ft.);

Bearing Basis: Texas Lambert Grid, Central Zone, NAD 83/2011 – Epoch 2010,  
All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987681. All distance units are U.S. Survey Feet.

**END OF DESCRIPTION**

This description and drawing attached hereto represent an on-the-ground survey made under my direct supervision during the month of December 2025.



02/18/2026

---

Felix Gonzalez  
Registered Professional Land Surveyor No. 5481  
Lower Colorado River Authority  
3700 Lake Austin Boulevard  
Austin, Texas 78703  
Austin, Texas 78703  
(512) 473-3200  
TBPLS Firm No. 10152700

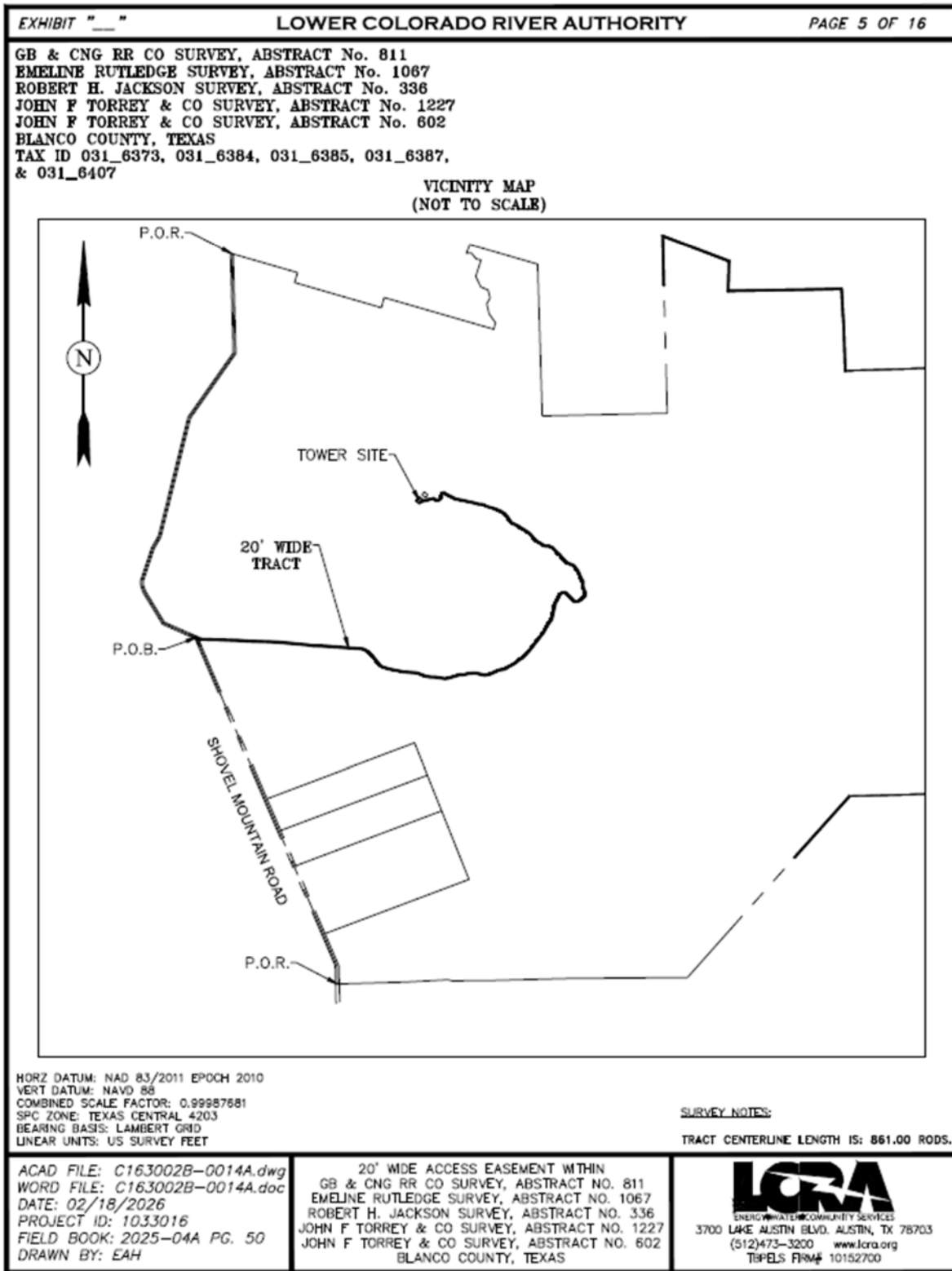
Date

WORD FILE: C163002B-0014A.doc  
ACAD FILE: C163002B-0014A.dwg

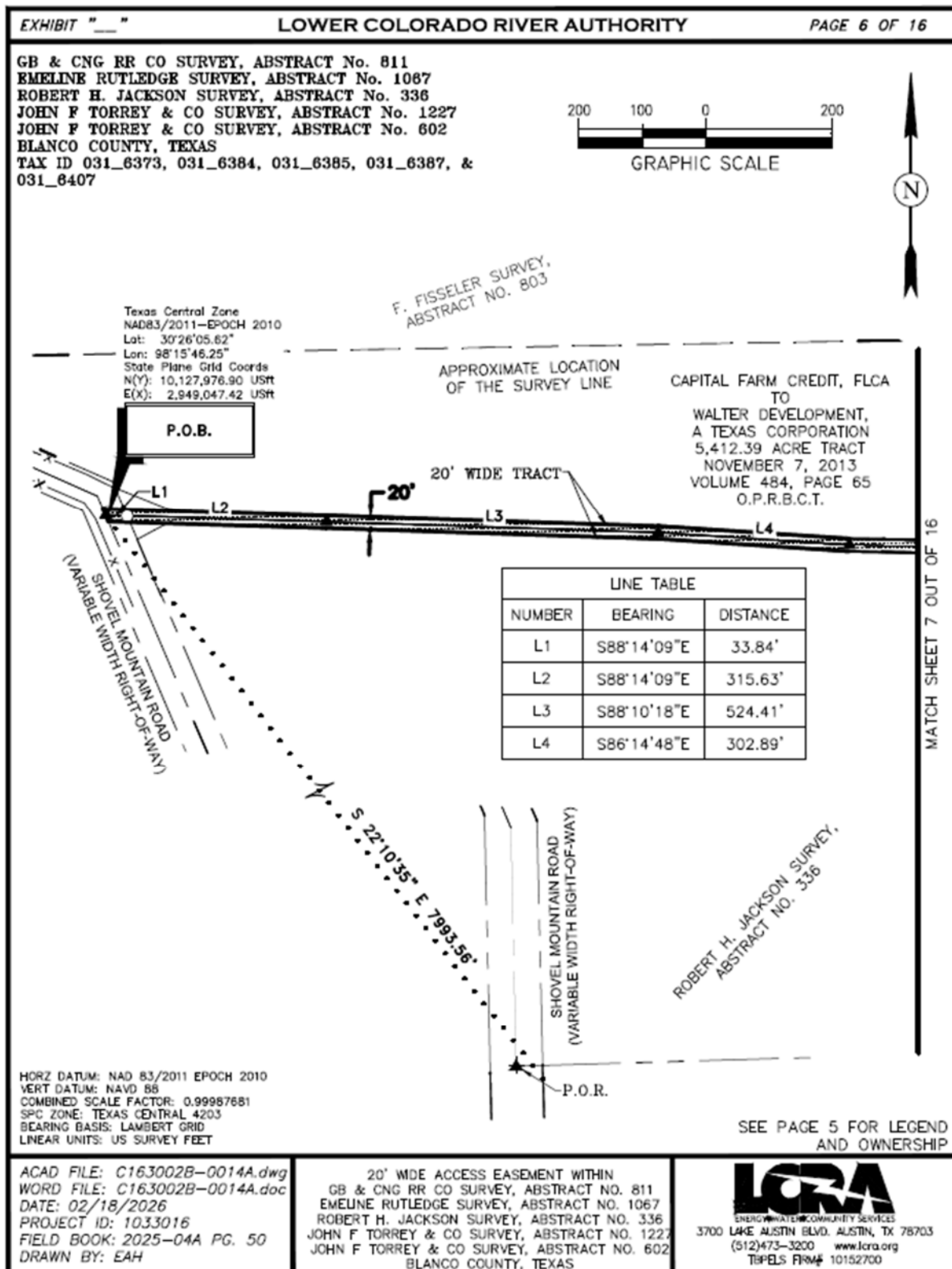


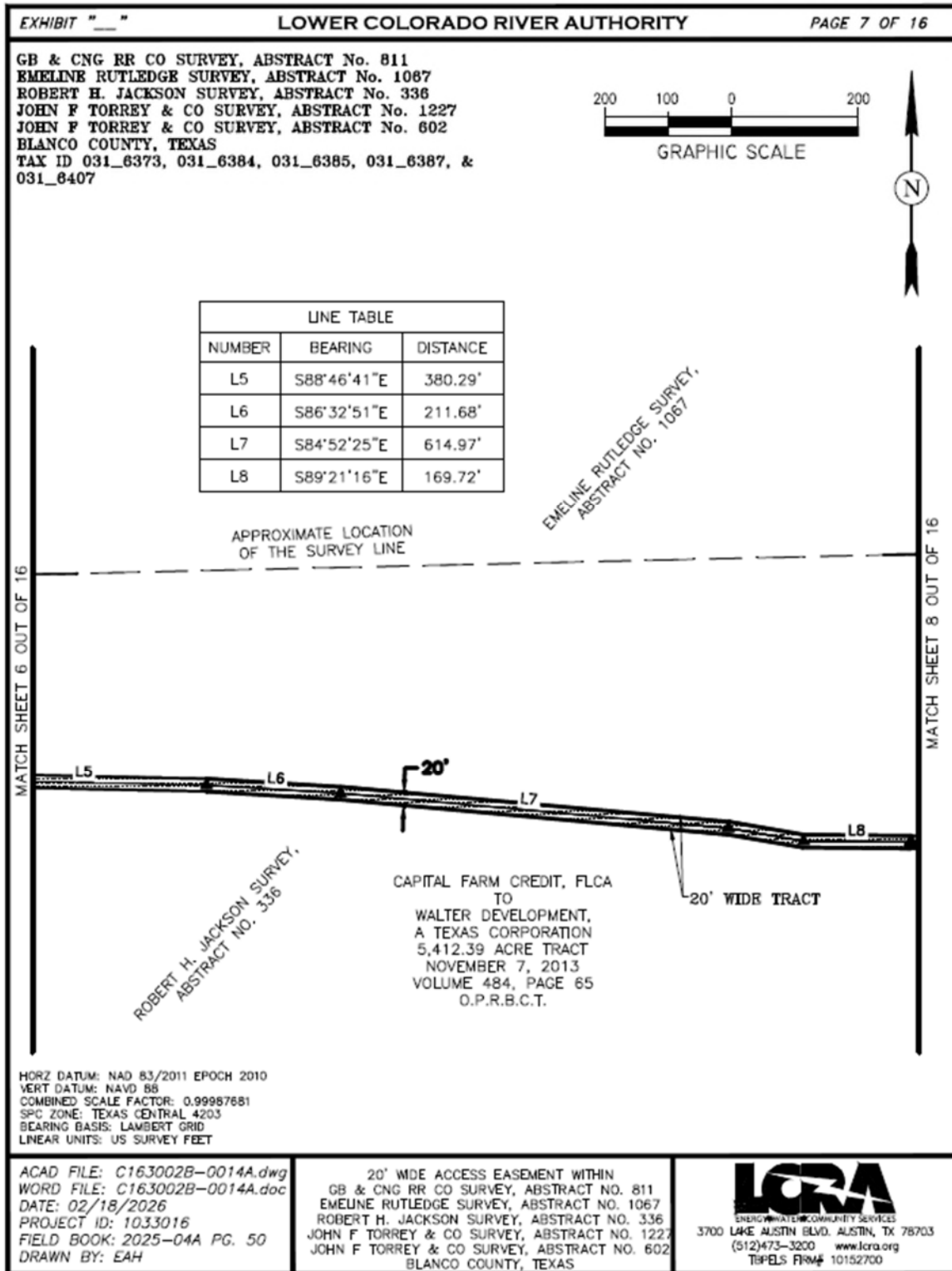
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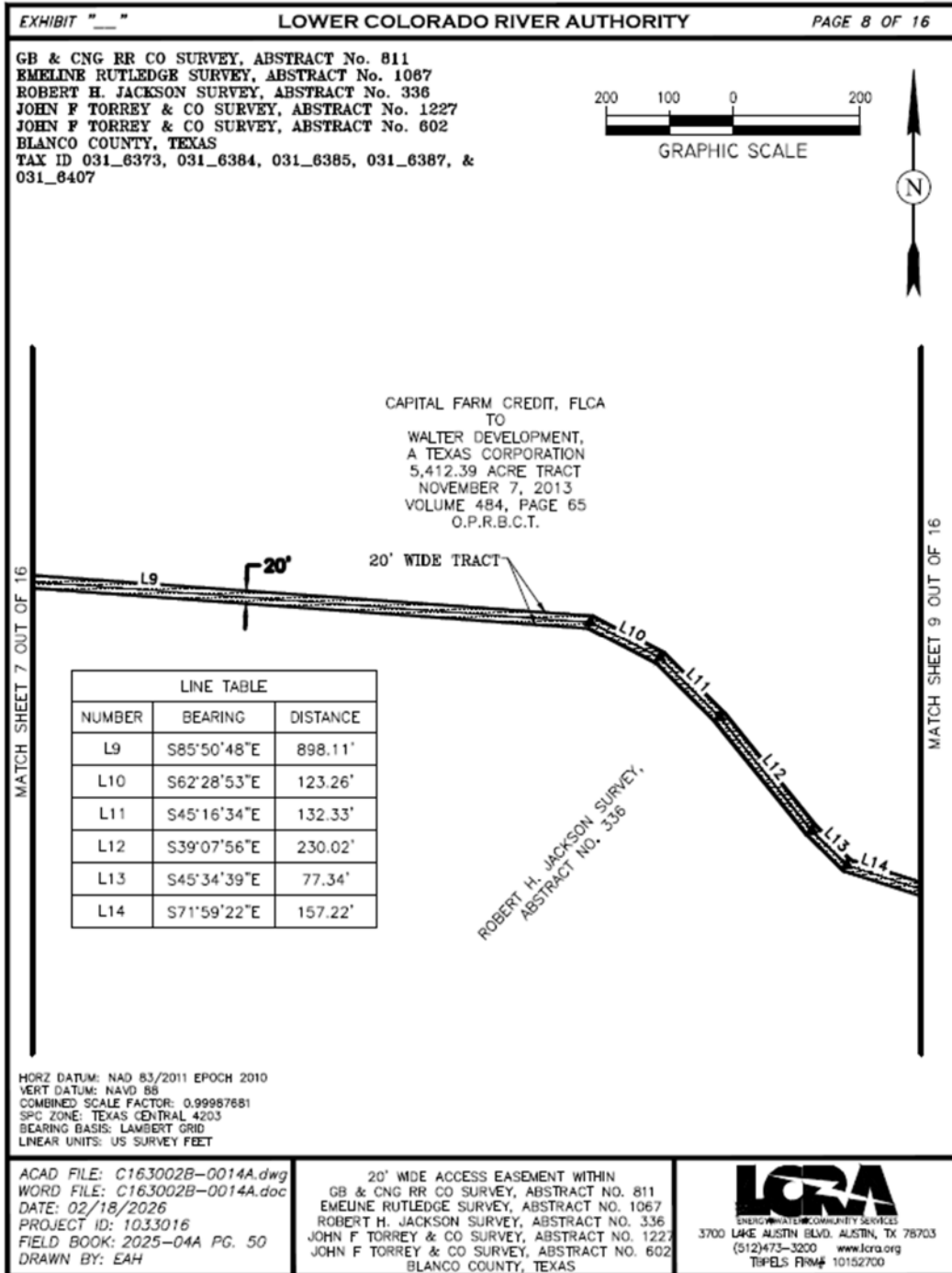


**EXHIBIT 1**  
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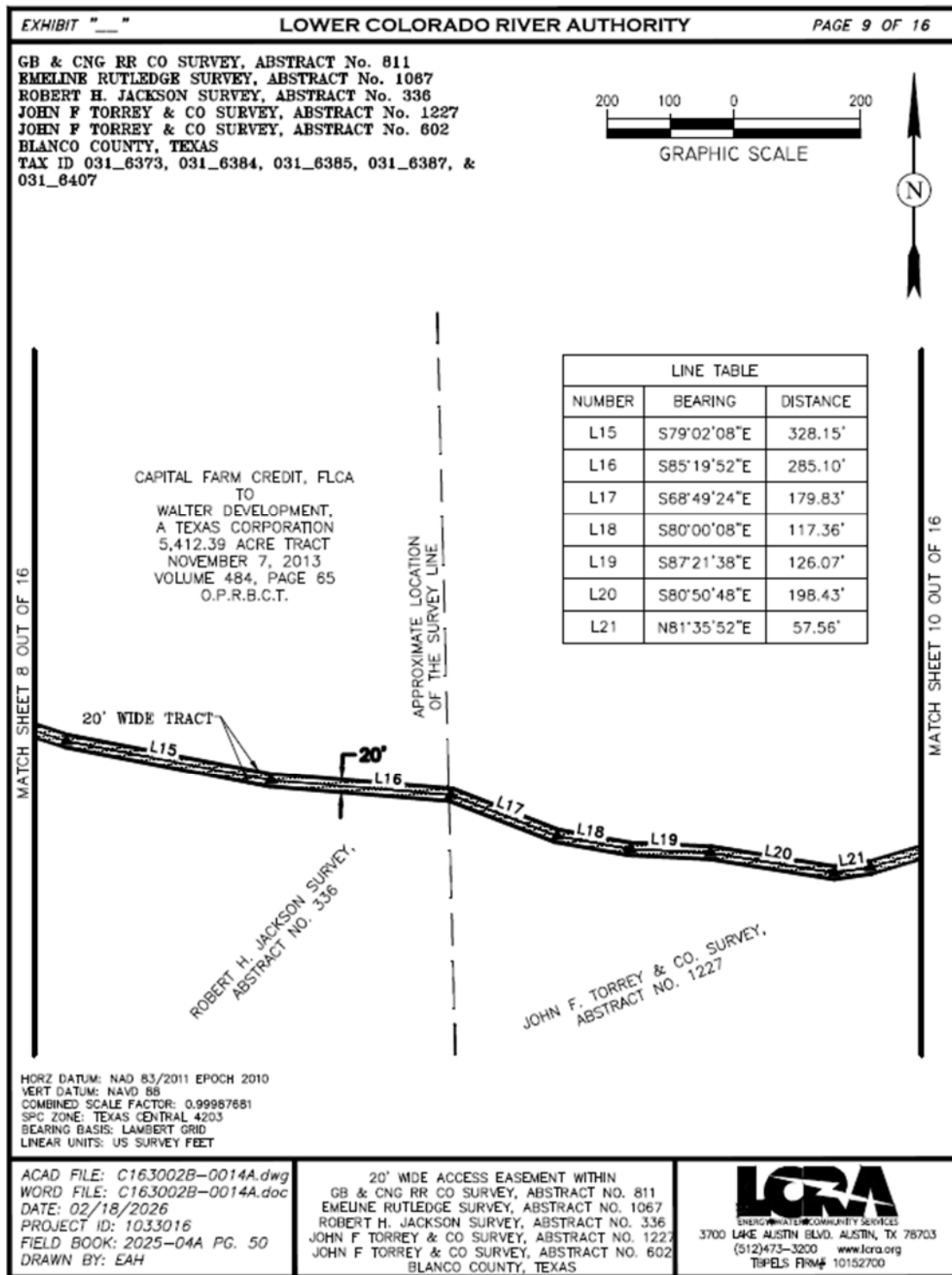


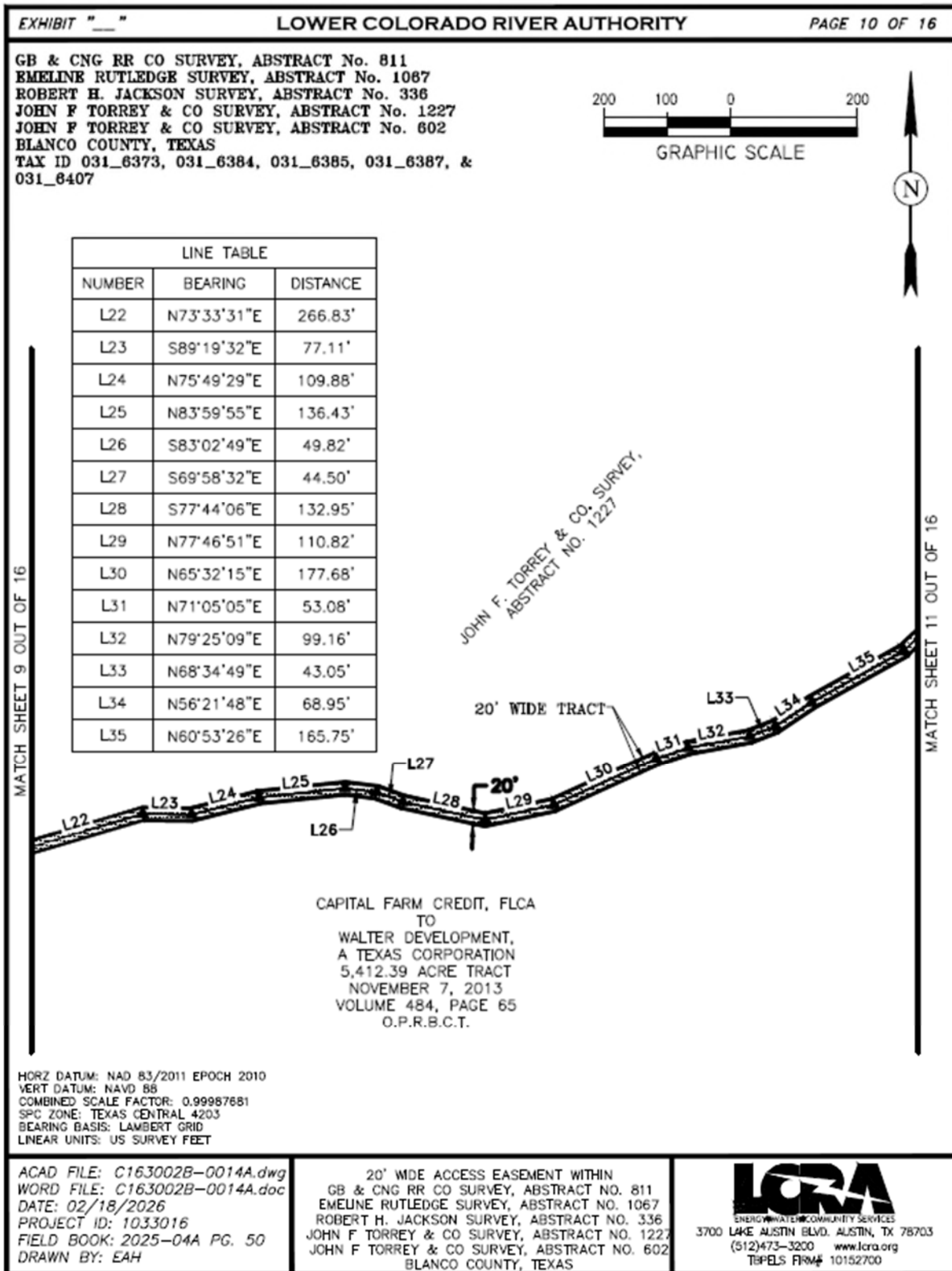


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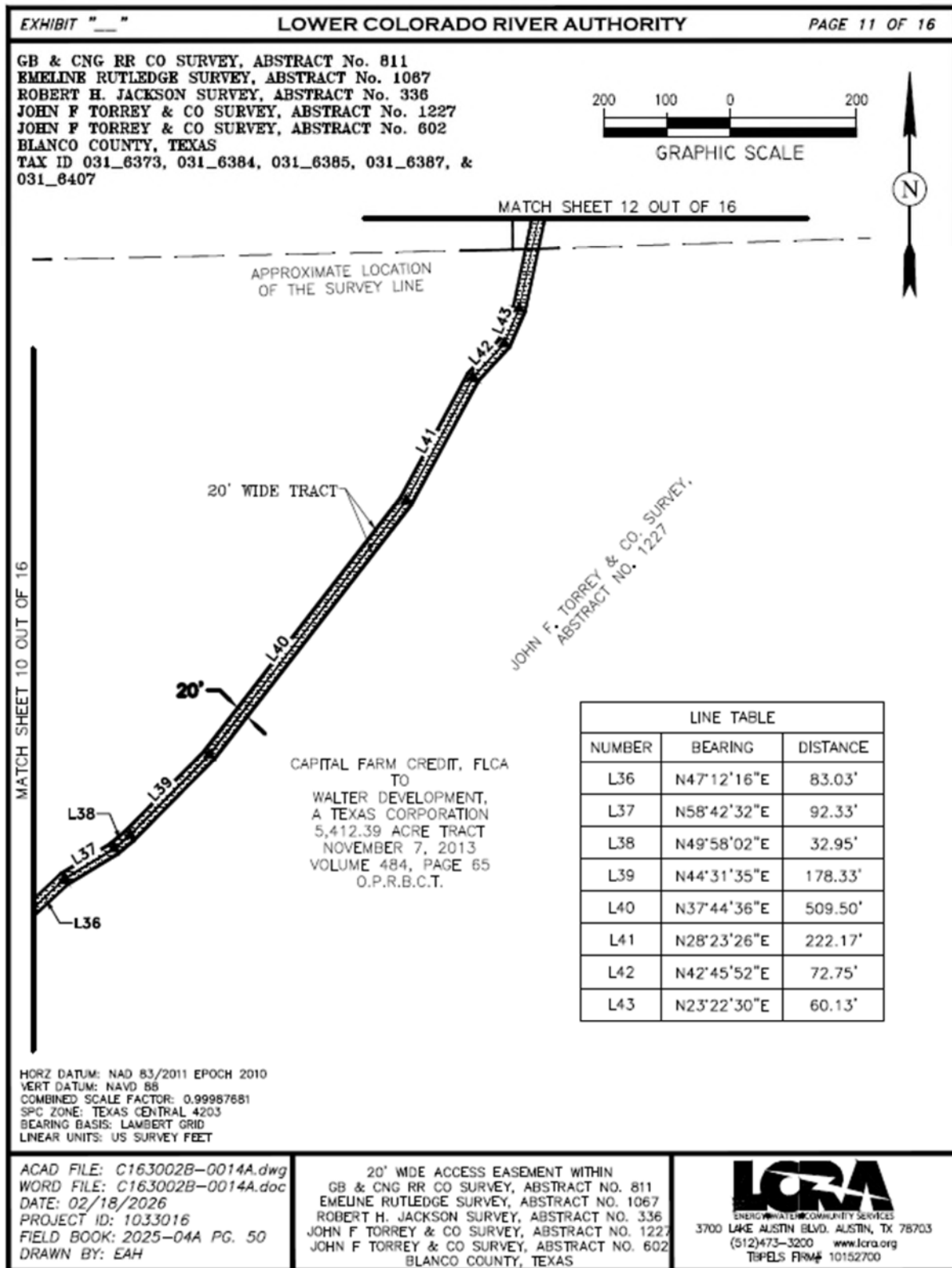


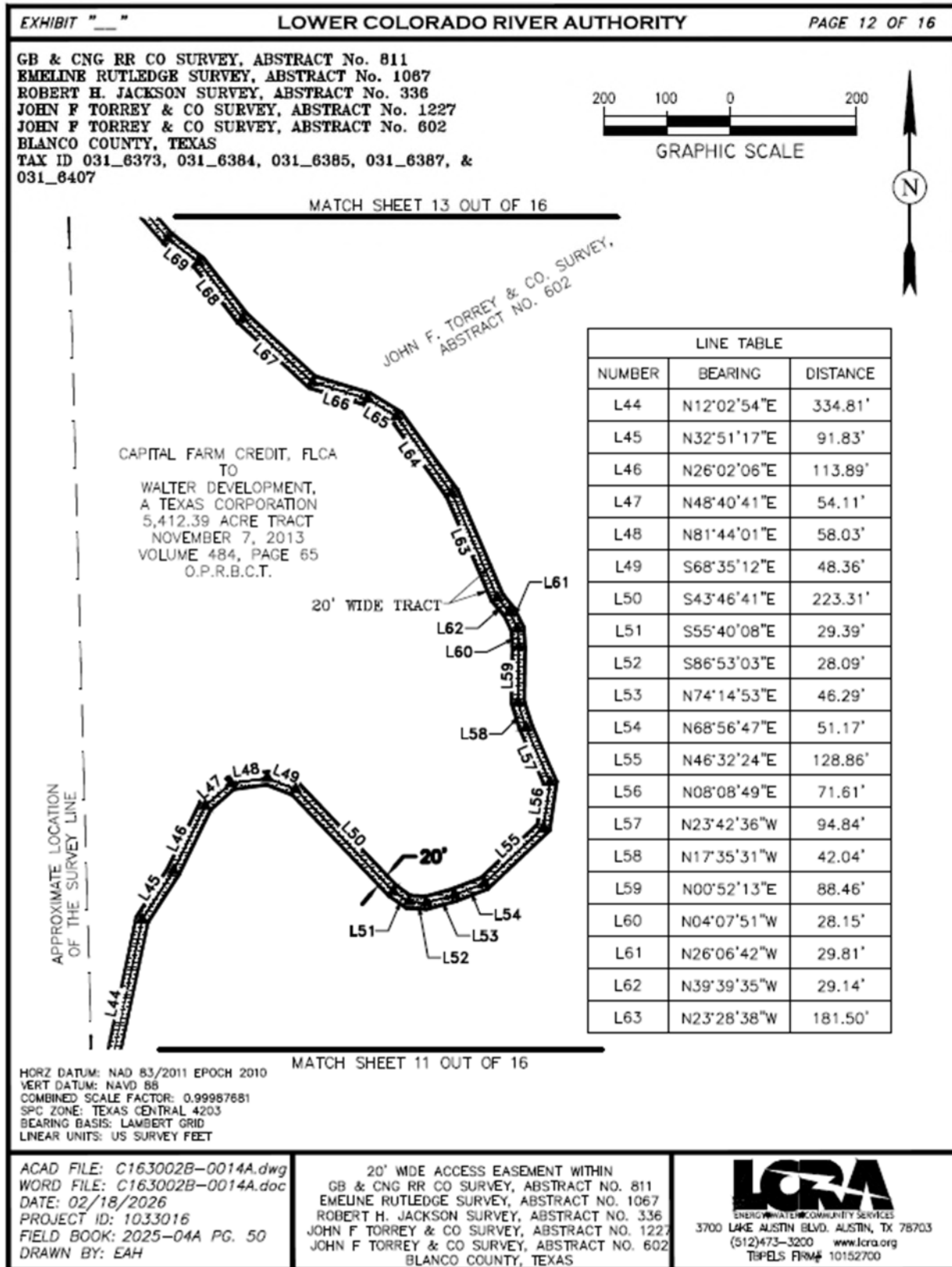
**EXHIBIT 1**  
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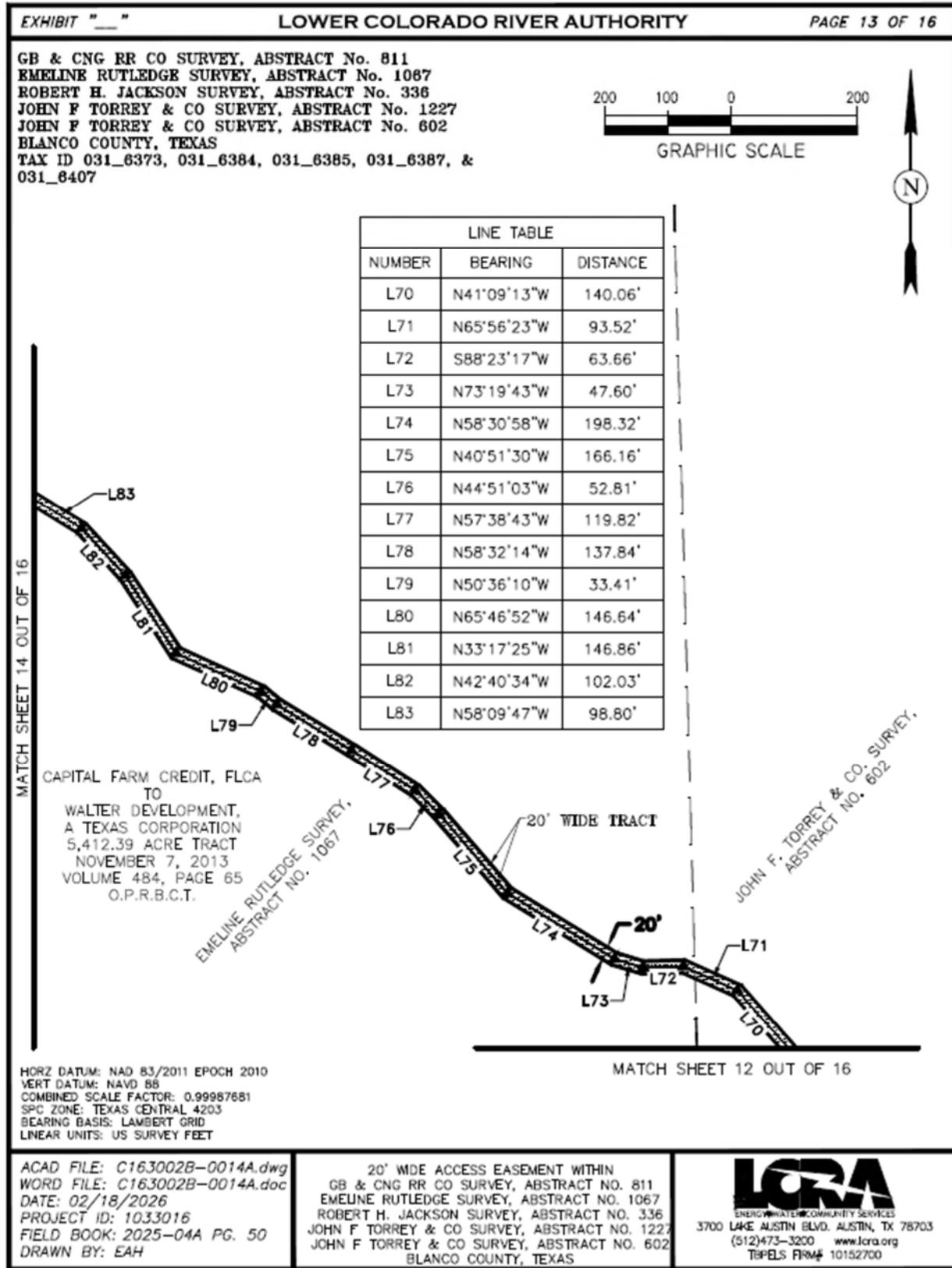




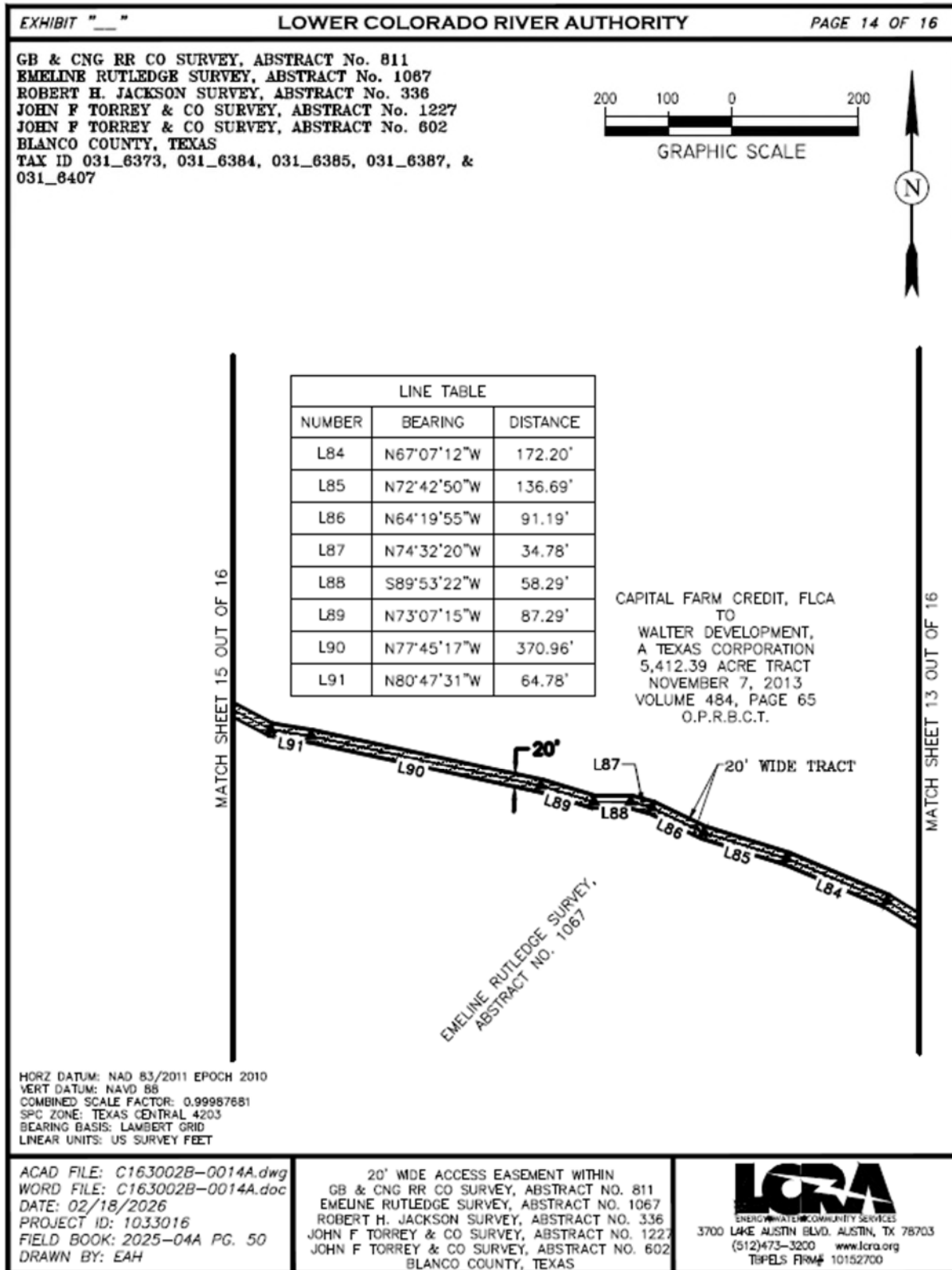
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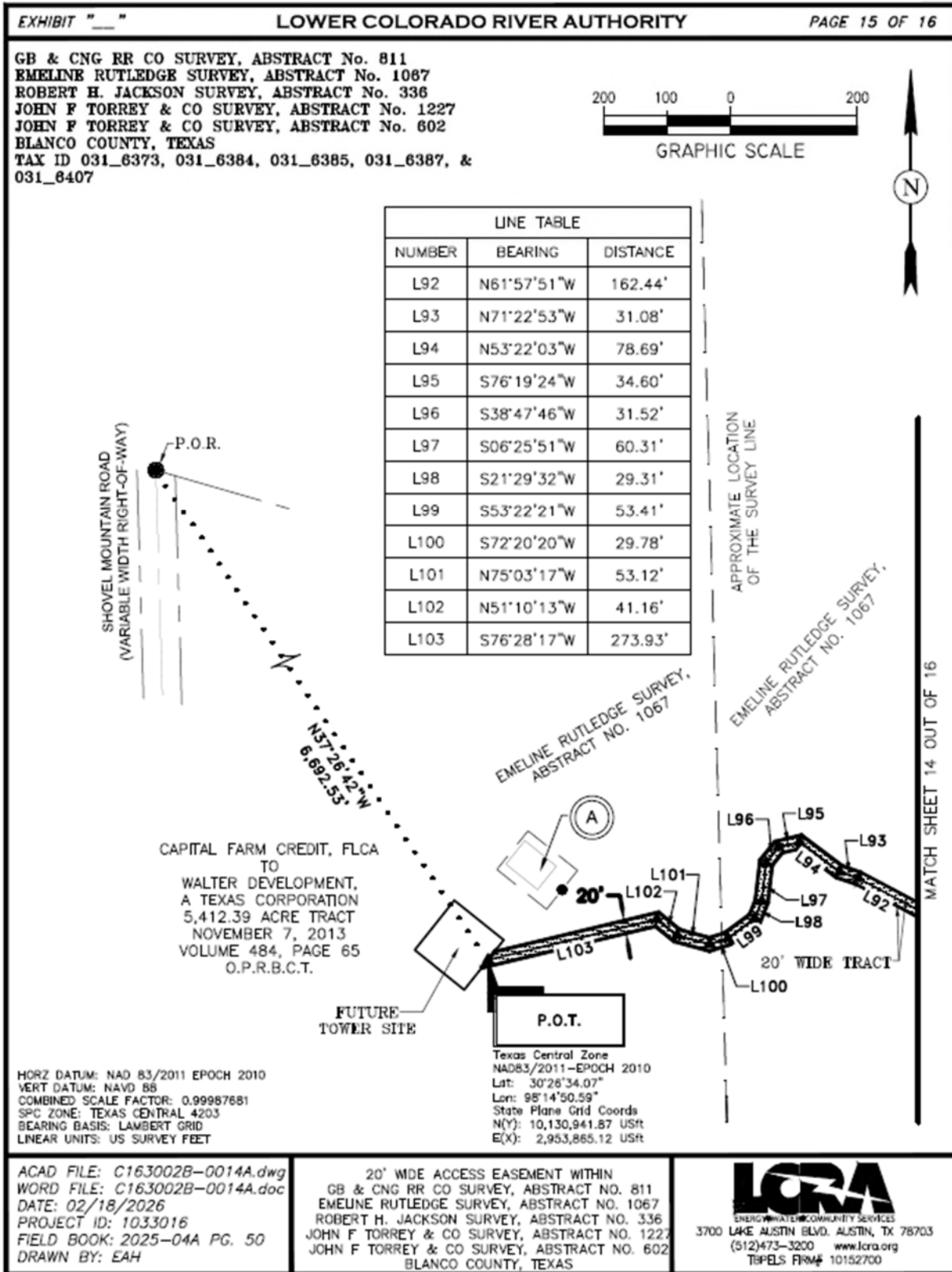






**EXHIBIT 1**  
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**EXHIBIT 1**

GB & CNG RR CO SURVEY, ABSTRACT No. 811  
 EMELINE RUTLEDGE SURVEY, ABSTRACT No. 1067  
 ROBERT H. JACKSON SURVEY, ABSTRACT No. 336  
 JOHN F TORREY & CO SURVEY, ABSTRACT No. 1227  
 JOHN F TORREY & CO SURVEY, ABSTRACT No. 602  
 BLANCO COUNTY, TEXAS  
 TAX ID 031\_6373, 031\_6384, 031\_6385, 031\_6387, &  
 031\_6407

LEGEND	
	1/2" IRON ROD WITH A CAP STAMPED "LCRA" FOUND
	1/2" IRON ROD FOUND (OR AS NOTED)
	CALCULATED POINT
	60D NAIL FOUND
	METAL COTTON SPINDLE FOUND
	FENCE
	BOUNDARY LINE
	EASEMENT LINE
	TRACT LINE
	ORIGINAL SURVEY LINE
	CENTERLINE
	FLYT-TIE
	DEED OF RECORD CALL
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.O.T.	POINT OF TERMINATION
	BREAKLINE
D.R.C.B.TX.	DEED RECORDS OF BLANCO COUNTY, TEXAS
O.P.R.C.B.TX.	OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS

MEMORANDUM OF LEASE  
 VERTICAL BRIDGES TOWERS II, LLC  
 TO  
 LOWER COLORADO RIVER AUTHORITY  
 SEPTEMBER 14, 2017  
 0.179 AC.  
 DOC. NO. 202050  
 O.P.R.B.C.TX.

HORZ DATUM: NAD 83/2011 EPOCH 2010  
 VERT DATUM: NAVD 88  
 COMBINED SCALE FACTOR: 0.99987681  
 SPC ZONE: TEXAS CENTRAL 4203  
 BEARING BASIS: LAMBERT GRID  
 LINEAR UNITS: US SURVEY FEET

ACAD FILE: C163002B-0014A.dwg  
 WORD FILE: C163002B-0014A.doc  
 DATE: 02/18/2026  
 PROJECT ID: 1033016  
 FIELD BOOK: 2025-04A PG. 50  
 DRAWN BY: EAH

20' WIDE ACCESS EASEMENT WITHIN  
 GB & CNG RR CO SURVEY, ABSTRACT NO. 811  
 EMELINE RUTLEDGE SURVEY, ABSTRACT NO. 1067  
 ROBERT H. JACKSON SURVEY, ABSTRACT NO. 336  
 JOHN F TORREY & CO SURVEY, ABSTRACT NO. 1227  
 JOHN F TORREY & CO SURVEY, ABSTRACT NO. 602  
 BLANCO COUNTY, TEXAS

ENERGY AND COMMUNITY SERVICES  
 3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703  
 (512)473-3200 www.lcra.org  
 TBPELS FIRM# 10152700

## **FOR ACTION**

# **8. Contracts and Contract Changes**

### **Proposed Motion**

Authorize the acting general manager or his designee to negotiate and execute the following contracts and contract changes as described in the attached exhibits.

### **Board Consideration**

LCRA Board Policy 308 – Procurement requires Board of Directors approval for any contract for goods or services with projected expenditures exceeding \$5 million, whether under the original contract or as a result of a change.

### **Budget Status and Fiscal Impact**

Board approval of contracts and contract changes does not create a commitment to spend funds. All commitments made under these contracts will be for budgeted items contained in separately authorized operations and capital budgets or pre-spending requirements as outlined in LCRA Board Policy 301 – Finance.

### **Summary**

Each month, the Board approves the contracts and contract changes in accordance with LCRA Board Policy 308.

### **Presenter(s)**

Matt Chavez  
Senior Vice President, Supply Chain

### **Exhibit(s)**

A – New Contracts  
B – Contract Changes

**EXHIBIT A**

<b>New Contracts</b>
----------------------

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**EXHIBIT B**

<b>Contract Changes</b>
-------------------------

**Contract Number:** Multiple

**Supplier Name:** Multiple

**Current Approved Contract Amounts:** \$2.4 billion

**Requested Changes:** \$1.6 billion

**New Contract Amounts:** \$4 billion

**Description:** Staff is requesting Board approval to add funds to multiple goods and services contracts to support the effective execution of future 765-kilovolt transmission line and substation projects (see table below).

Contract Number	Supplier Name	Current Approved Contract Amount	Requested Changes	New Contract Amounts	Description
6665	Irby Construction Company, Inc.	\$1 billion	\$900 million	\$1.9 billion	Transmission line construction services
6767	Saber Power Services, LLC	\$500 million	\$230 million	\$730 million	Substation construction services
6179	Surveying & Mapping, LLC	\$7.5 million	\$3 million	\$10.5 million	Land surveying and mapping services
6180	CDS Muery Services, Inc.	\$2 million	\$3 million	\$5 million	Land surveying and mapping services
6181	LJA Surveying, Inc.	\$2 million	\$3 million	\$5 million	Land surveying and mapping services
6547	ESP Associates, Inc.	\$2.5 million	\$4 million	\$6.5 million	Land surveying and mapping services
6182	McGray & McGray Land Surveyors, Inc.	\$2 million	\$3 million	\$5 million	Land surveying and mapping services
6195	Westwood Professional Services, Inc.	\$2 million	\$3 million	\$5 million	Land surveying and mapping services
6218	Southern States LLC	\$12.6 million	\$5 million	\$17.6 million	Air break switches
6203	Pascor Atlantic Corporation	\$25 million	\$12 million	\$37 million	Air break switches
6666	Techline, Inc.	\$150 million	\$50 million	\$200 million	Transmission line hardware
6668	WESCO Distribution, Inc.	\$30 million	\$25 million	\$55 million	Transmission line hardware
6004	Stephen Antosz & Associates, Inc.	\$3 million	\$6 million	\$9 million	Transformer design services
5284	Southwire Company	\$150 million	\$75 million	\$225 million	Aluminum overhead conductor
5988	Surveying & Mapping, LLC	\$3.8 million	\$2.2 million	\$6 million	Subsurface utility engineering services
5989	Lina T. Ramey & Associates, Inc.	\$2.7 million	\$3.3 million	\$6 million	Subsurface utility engineering services
5990	Half Associates, Inc.	\$2 million	\$4 million	\$6 million	Subsurface utility engineering services
5991	T2 Ues, Inc.	\$2.7 million	\$3.3 million	\$6 million	Subsurface utility engineering services
6366	Geodigital International Corp.	\$3.5 million	\$1.5 million	\$5 million	Aerial mapping services
6363	Surveying & Mapping LLC	\$3.5 million	\$1.5 million	\$5 million	Aerial mapping services
6364	Fugro USA Land, Inc.	\$3.5 million	\$1.5 million	\$5 million	Aerial mapping services
6409	Siemens Energy, Inc.	\$230 million	\$150 million	\$380 million	Power transformers
6465	Hitachi Energy USA, Inc.	\$100 million	\$45 million	\$145 million	Circuit breakers
6466	Siemens Energy, Inc.	\$150 million	\$57 million	\$207 million	Circuit breakers

## **FOR ACTION**

# **9. Capital Improvement Project Approval – Kerr County Broadband Expansion**

### **Proposed Motion**

Approve the Capital Improvement Project Approval Request for the Kerr County Broadband Expansion project.

### **Board Consideration**

Section 301.401 of Board Policy 301 – Finance requires the LCRA Board of Directors to approve any project not previously authorized by the Board in the capital plan if the lifetime budget will exceed \$1.5 million.

### **Budget Status and Fiscal Impact**

- This project is an addendum to the LCRA fiscal year 2026 capital plan.
- Staff seeks approval for a total lifetime budget of \$7.2 million to be spent in FY 2026-FY 2028.
- The recommended project completion date is Dec. 31, 2028, as required by the terms of a grant that will be used to partially fund the project.
- Staff will monitor the fiscal year forecasts and will request a fiscal year budget increase if needed.

### **Summary**

The Texas Broadband Development Office has allocated money from the state's Broadband Infrastructure Fund for grants to be awarded under the Texas Middle Mile Program. These grants can be used to enhance emergency preparedness by supporting infrastructure that facilitates early warning systems and ensures the operability of emergency systems during natural disasters. Staff recommends the Kerr County Broadband Expansion project to be completed through the support of a roughly \$14.7 million grant administered by the Texas Broadband Development Office and awarded to the Kerrville Public Utility Board in March 2026 as part of the Texas Middle Mile Program. LCRA will undertake the capital construction funded by this grant as a subgrantee of KPUB. LCRA will collaborate on this project with the Upper Guadalupe River Authority, KPUB, the City of Kerrville, Kerr County, the Texas Broadband Development Office and other regional stakeholders. Grant funds will be distributed as reimbursement for capital project costs.

The Kerr County Broadband Expansion project will enhance emergency preparedness by constructing broadband infrastructure that facilitates a flood warning system in Kerr County, including key wired and wireless infrastructure needed to provide redundant connectivity to critical telecommunications assets. The project scope includes the fiber, microwave, tower and private LTE assets needed to provide resilient and reliable telecommunications in Kerr County. The highest priority of the project will be facilitating the installation and operation of a flood warning system in Kerr County, which will be similar in design to the nearby infrastructure in the lower Colorado River basin that supports the LCRA Hydromet flood warning system.

The project scope will expand LCRA’s Telecommunications future infrastructure network development plan in Kerr County to include sites and technology that meet the terms and goals of the grant. The recommended project scope is consistent with Board Policy 220 – Telecommunications.

**Project Recap**

Total Project Estimated Cost: \$7.2 million

Previous Project Lifetime Budget: \$0

Lifetime Budget Approval Sought: \$7.2 million

Fiscal Year Budget Impact:

FY 2026 \$3.0 million

FY 2027 \$4.0 million

FY 2028 \$200,000

Total: \$7.2 million

**Project Direction**

Project Manager: Felora Ziari

Project Sponsor: Stephen Kellicker

Project Number: 1034901

**Presenter(s)**

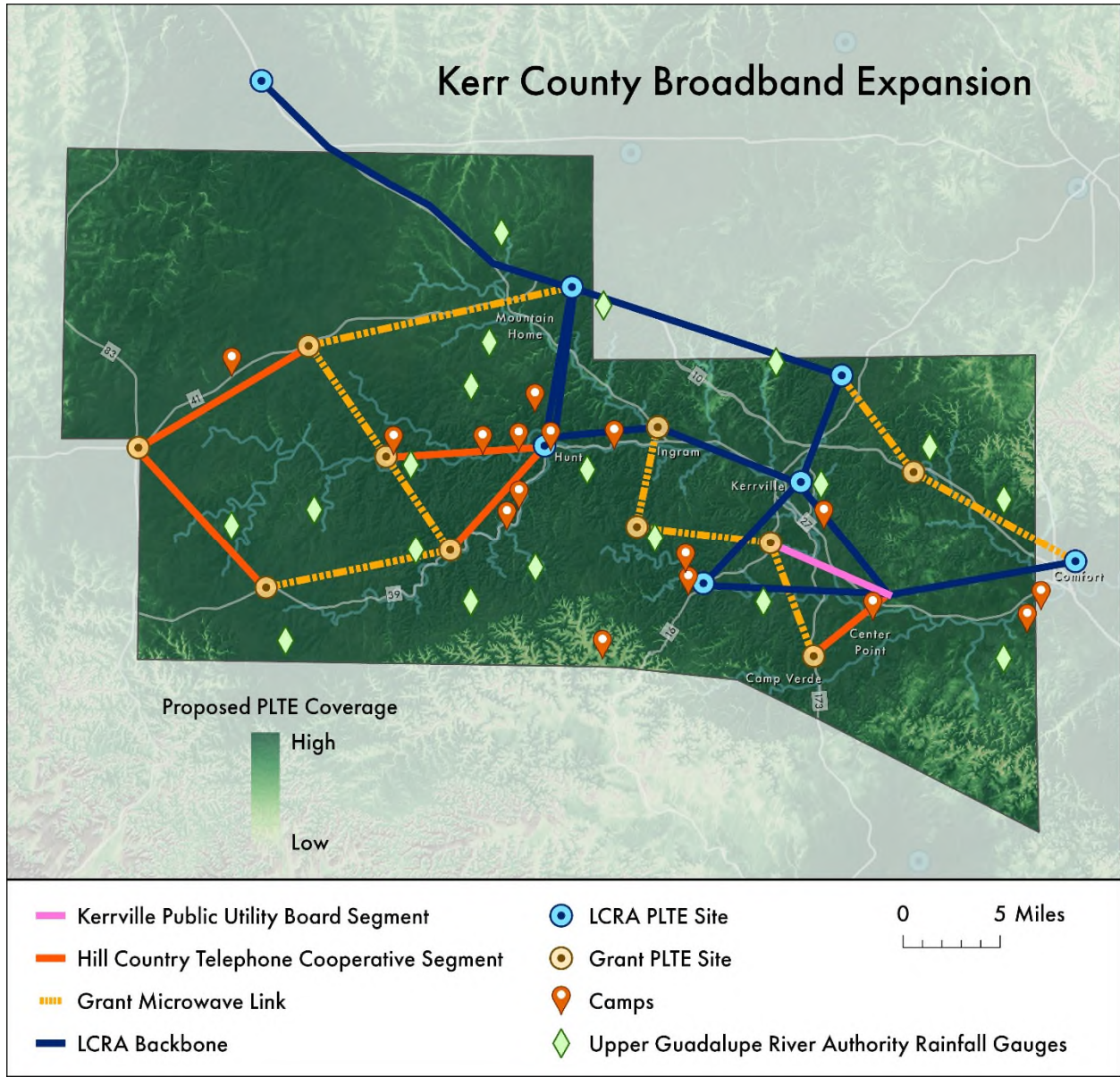
Stephen Kellicker

Executive Vice President, Enterprise Resources

**Exhibit(s)**

A – Kerr County Broadband Expansion

**EXHIBIT A**



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