LCRA Transmission Services Corporation
Board Agenda
Wednesday, June 17, 2020

Earliest start time: 10 a.m.

MEMBERS OF THE PUBLIC WILL NOT BE PERMITTED TO ATTEND IN PERSON.
THE MEETING WILL BE LIVESTREAMED AT
https://www.lcra.org/about/leadership/Pages/stream.aspx

Items From the Chair
1. Comments From the Public ........................................................................................................ 3

Action Items
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4. Acquisition of Interests in Real Property – Use of Eminent Domain in Burleson County ................................................................................................................................. 14

Executive Session
The Board also may go into executive session for advice from legal counsel on any items listed above and discuss the value, purchase and sale regarding any real estate-related item listed above, pursuant to Chapter 551 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 www.sos.texas.gov/open/index.shtml.
OVERVIEW OF LCRA TRANSMISSION SERVICES CORPORATION

In connection with the implementation of retail competition in the electric utility industry in the state of Texas, LCRA was required by the Texas Legislature in its amendments to the Public Utility Regulatory Act (enacted in 1999 under state legislation known as Senate Bill 7, and referred to as SB 7) to unbundle its electric generation assets from its electric transmission and distribution assets. LCRA conveyed, effective Jan. 1, 2002, all of its existing electric transmission and transformation assets (collectively, the Transferred Transmission Assets) to the LCRA Transmission Services Corporation (LCRA TSC) pursuant to the terms of an Electric Transmission Facilities Contract (the Initial Contractual Commitment), dated Oct. 1, 2001.

LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA’s behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA’s obligation to provide, and the right to collect revenues for, electric transmission and transformation services. LCRA TSC is an electric transmission service provider (a TSP) under the state’s open-access electric transmission regulatory scheme within the approximately 85% area of the state covered by the Electric Reliability Council of Texas (ERCOT). In such capacity, LCRA TSC is entitled to receive compensation from all electric distribution service providers using the electric transmission system within ERCOT. As a TSP in the ERCOT region of the state, the rates that LCRA TSC will charge for transmission services are regulated by the Public Utility Commission of Texas (PUC) and determined pursuant to transmission cost of service rate proceedings filed with and approved by the PUC.

Within the framework of SB 7, LCRA TSC implements the electric transmission business of LCRA, including the expansion of electric transmission services outside of LCRA’s traditional electric service territory. LCRA personnel are responsible for performing all of LCRA TSC’s activities pursuant to a services agreement between LCRA TSC and LCRA. This includes procuring goods and services on behalf of LCRA TSC and is reflected in the LCRA Board agenda contracts.

Under the LCRA Master Resolution, defined as the LCRA Board resolution governing LCRA’s outstanding debt, and certain provisions of state law, the LCRA Board is required to exercise control over all operations of LCRA TSC. This control includes approval of LCRA TSC’s business plan and of the sale or disposition of any significant assets of LCRA TSC. The Board of Directors of LCRA TSC (LCRA TSC Board) is appointed by and serves at the will of the LCRA Board. The current membership of LCRA TSC Board is made up entirely of the existing LCRA Board.

The LCRA TSC Board Policy on Authority and Responsibilities directs that the business plan of the affiliated corporation include for approval a schedule of capital projects proposed for the fiscal year. The policy also states that only deviations from the approved plan will be brought before the LCRA TSC Board. As such, the LCRA TSC Board agenda will not include consent items to approve specific capital projects, unless the project scope or budget changes significantly from what was originally approved.
FOR DISCUSSION

1. Comments From the Public

Summary
Consistent with Gov. Abbott’s March 16, 2020, temporary suspension of various provisions of the Open Meetings Act, the public will not be able to attend the meeting in person but may view the open session portions of the meeting via livestream at: https://www.lcra.org/about/leadership/Pages/stream.aspx and make comments to the Board of Directors via telephone.

The Board will take all public comments at the beginning of the meeting. Members of the public who would like to address the Board must register by calling one of the numbers below between 9:30-9:50 a.m. on the day of the meeting.

Phone numbers:  877-820-7831 (toll free) or 720-279-0026

Passcode:  885538
FOR ACTION

2. New Capital Improvement Project Approval – Hornsby Substation Addition

Proposed Motion
Approve the Capital Improvement Project Authorization Request for the Hornsby Substation Addition project.

Board Consideration
LCRA Transmission Services Corporation Board Policy T301 – Finance requires Board of Directors approval for any project exceeding $1.5 million that is not included in the annual capital plan or any previously approved project expected to exceed its lifetime budget by 10% and $300,000.

Budget Status and Fiscal Impact
- The project was not included in LCRA TSC’s fiscal year 2021 capital plan.
- Staff seeks approval for a total lifetime budget of $75.756 million, of which staff expects to spend $42.424 million this fiscal year.
- Staff expects this additional spending will not impact the FY 2021 capital budget. Staff will monitor the forecast and will request a fiscal year budget increase if needed.
- The vice president and chief operating officer will release funds as needed.
- Project costs will be funded through LCRA TSC regulated rates, subject to approval by the Public Utility Commission of Texas.

Summary
Staff recommends the Hornsby Substation Addition project located in Travis County as a system capacity addendum to the FY 2021 capital plan. The project will meet legal requirements in the Public Utility Regulatory Act and PUC rules. The rules require transmission utilities to provide transmission service, including constructing new facilities and modifying existing ones, to wholesale market participants.

Forecast load additions in Bluebonnet Electric Cooperative’s service area are driving the need for this substation facility addition. Staff recommends the construction of a new LCRA TSC-owned substation with necessary 345-kilovolt and 138-kilovolt equipment.

The project will be completed in phases as the new load is added with an overall required project completion date of May 2022. The project funds will pay for project management, regulatory activities, engineering, materials, real estate activities and necessary land rights. LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns.
**Project Recap**

- Total Project Estimated Cost: $75,756,000
- Previous Project Lifetime Budget: $0
- Additional Lifetime Budget Approval Sought: $75,756,000

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<thead>
<tr>
<th>FY</th>
<th>Amount</th>
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<tr>
<td>2021</td>
<td>$42,424,000</td>
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<td>2022</td>
<td>$33,332,000</td>
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Total: $75,756,000

**Project Direction**

- Project Manager: Dave Ilges
- Project Sponsor: Sandeep Borkar
- Project Number: 1023852

**Presenter(s)**

- Kristian M. Koellner
  Vice President, Transmission Asset Optimization
FOR ACTION

3. Acquisition of Interests in Real Property – Use of Eminent Domain in Colorado County

Proposed Motion
I move that the Board of Directors of LCRA Transmission Services Corporation adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Frelsburg Circuit Breaker Addition project to provide for the reliable transmission of electric energy on the Fayetteville to Glidden (T176) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – 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 of property, 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 Frelsburg Circuit Breaker Addition project.

Summary
LCRA TSC proposes to acquire a substation site in fee simple in Colorado County to construct the Frelsburg Substation. CBRE Valuation and Advisory Services performed an independent appraisal of the interests in real property to be acquired to determine just compensation to the landowners.

Staff has made a bona fide offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Sec. 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 with the landowners.

Staff has provided to the Board a description of the specific property to be acquired and will attach the description to the resolution.

LCRA TSC representatives performed environmental and cultural due diligence studies and did not identify any concerns. Staff requests 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)
Mark Sumrall
Director, Real Estate Services
Exhibit(s)
   A – Vicinity Map
   B – Site Map
   C – Landowner List
   D – Resolution
   1 – Description of the Specific Property
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Landowners</th>
<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Acquisition Acreage</th>
<th>County</th>
<th>Approximate Value</th>
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<tr>
<td>B014</td>
<td>Wayne and Sharise Lefferd</td>
<td>108.027 acres</td>
<td>Fee</td>
<td>4.29 acres</td>
<td>Colorado</td>
<td>$35,700</td>
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PROPOSED MOTION

I MOVE THAT THE BOARD OF DIRECTORS OF LCRA TRANSMISSION SERVICES CORPORATION ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTY DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF AN ELECTRIC SUBSTATION SITE FOR THE FRELSBURG CIRCUIT BREAKER ADDITION PROJECT TO PROVIDE FOR THE RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE FAYETTEVILLE TO GLIDDEN (T176) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN COLORADO COUNTY FOR THE FEE SIMPLE PURCHASE FOR A SUBSTATION.

WHEREAS, LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of an electric substation site in Colorado County; and

WHEREAS, an independent, professional appraisal of the subject property has been submitted to LCRA Transmission Services Corporation, 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 president and chief executive officer 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 of the Frelsburg Circuit Breaker Addition project, with the description of the location of and interest in the property LCRA Transmission Services Corporation 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 LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Sec. 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation 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
EXHIBIT D
Page 2 of 2

president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property, 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;

BE IT FURTHER RESOLVED that the president and chief executive officer 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 interests in real property that are proper and convenient for the operation of the electric substation site.
FOR ACTION

4. Acquisition of Interests in Real Property – Use of Eminent Domain in Burleson County

Proposed Motion
I move that the Board of Directors of LCRA Transmission Services Corporation 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 easements for the Cooks Point Substation and Transmission Line Addition project to provide for the reliable transmission of electric energy on the Cooks Point (T680) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – 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 of property, 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 costs were included in the Board-approved budget for the Cooks Point Substation and Transmission Line Addition project.

Summary
LCRA TSC proposes to acquire transmission line easements in Burleson County for the Cooks Point Substation and Transmission Line Addition project. CBRE Valuation and Advisory Services performed an independent appraisal of the interests in real properties to be acquired to determine just compensation to the landowners.

Staff made initial offers to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Sec. 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 agreements cannot be reached with the landowners.

Staff has provided to the Board a description of the specific properties to be acquired, and will attach the description to the resolution.

LCRA TSC representatives have performed environmental and cultural due diligence studies and did not identify any concerns. Staff requests 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)
Mark Sumrall
Director, Real Estate Services
Exhibit(s)
   A – Vicinity Map
   B – Site Maps
   C – Landowner List
   D – Resolution
   1 – Description of the Specific Properties
Site Map 1
Use of Eminent Domain in Burleson County

See Exhibit C Landowners List for owner names and acreages.
Site Map 3
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
Site Map 4
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
Site Map 5
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
EXHIBIT B
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Site Map 6
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
Site Map 7
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
Site Map 8
Use of Eminent Domain in Burleson County

See detail below

See Exhibit C Landowner List for owner names and acreages.
Site Map 9
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
Site Map 12
Use of Eminent Domain in Burleson County

See Exhibit C Landowner List for owner names and acreages.
### EXHIBIT C

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<table>
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<tr>
<th>Parcel ID</th>
<th>Landowners</th>
<th>Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Acquisition Acreage</th>
<th>County</th>
<th>Approximate Value</th>
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<tr>
<td>A-002</td>
<td>Mary Elizabeth Horak Miller, Frank Mark Horak, John A. Horak, Trustee of</td>
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<td>Easement</td>
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<td>the John A. Horak Separate Property Trust U/A dated 12/2/14</td>
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<td>B-001</td>
<td>HOBOSBCF, LLC</td>
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<td>Amy Jurica Hinnant</td>
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<td>Jerry G. Busby, Sr., Jerry D. Busby</td>
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<td>O-011</td>
<td>Tammy L. and Bennie W. Jones</td>
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<td>P-011</td>
<td>Jenna Laine Spencer, Remaiderman</td>
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<td>0.0816 acre (P-011)</td>
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<td>Sue Lynn Kiel Schwartz, LaBeth Kiel Snyder, Barbara Kiel Humphreys</td>
<td>25 acres</td>
<td>Easement</td>
<td>2.829 acres</td>
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<td>P-016</td>
<td>Glenn D. Kiel and Patricia Anne Kiel</td>
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<td>Thomas A. Knesek, Jovita Knesek, Amber Knesek, Jacob Castaneda</td>
<td>63.261 acres</td>
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<td>Linwood J. Beran, Loretta Beran Alford, Dwayne F. Beran, Randy Howry,</td>
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<td>Georgia Howry and Barbara Janacek Cathey</td>
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<td>P-029</td>
<td>John W. Trcalek, Jr. and Marie Janacek Trcalek, Life Estate Interest</td>
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<td>Ray Thomas Rickert</td>
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<td>1.463 acres</td>
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<td>$33,260</td>
</tr>
<tr>
<td>P-032</td>
<td>Janet E. Namken</td>
<td>7.93 acres</td>
<td>Easement</td>
<td>0.6383 acre</td>
<td>Burleson</td>
<td>$20,529</td>
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<tr>
<td>P-033</td>
<td>Michael Edwin Turner, Janet Namken</td>
<td>7.93 acres</td>
<td>Easement Temporary</td>
<td>1.368 acres</td>
<td>Burleson</td>
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<td>Easement Permanent</td>
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<td>Easement Access</td>
<td>0.217 acre</td>
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<tr>
<td>P-033.01</td>
<td>Charlie Erwin</td>
<td>7.906 acres</td>
<td>Offline Permanent</td>
<td>0.2203 acre</td>
<td>Burleson</td>
<td>$1,430</td>
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<tr>
<td>R3-001</td>
<td>Jesse Floyd Goodson, Jr.</td>
<td>149.333 acres</td>
<td>Easement</td>
<td>3.372 acres</td>
<td>Burleson</td>
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<td></td>
<td>Temporary Easement</td>
<td>0.9539 acre</td>
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<tr>
<td>R3-005</td>
<td>Billy L. Norville, a/k/a Billy Lee Norville, Dorethea Norville a/k/a Dorothea Norville</td>
<td>55.57 acres</td>
<td>Easement</td>
<td>4.622 acres</td>
<td>Burleson</td>
<td>$125,856</td>
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<td>U-011</td>
<td>Carolyn D. Brinkmann f/k/a Carolyn Drgac Homeyer</td>
<td>34.6 acres</td>
<td>Easement</td>
<td>3.988 acres</td>
<td>Burleson</td>
<td>$76,869</td>
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<tr>
<td>H1-001</td>
<td>Jeffery J. McManus, Michael V. McManus</td>
<td>45 acres</td>
<td>Easement Temporary</td>
<td>3.761 acres</td>
<td>Burleson</td>
<td>$68,479</td>
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<td>Easement Access</td>
<td>0.4769 acre</td>
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<tr>
<td>H1-005</td>
<td>Mark Anthony Heald, Geneva Ann Heald Benet, Alan Craig Heald, Sr.</td>
<td>57.77 acres</td>
<td>Easement Temporary</td>
<td>7.209 acres</td>
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<td>$122,045</td>
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<td>Easement Access</td>
<td>1.4261 acres</td>
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<td>H1-007</td>
<td>Roy Bohn, Suzanne Bohn</td>
<td>3.65 acres</td>
<td>Easement</td>
<td>0.5105 acre</td>
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<td>H1-010</td>
<td>Thomas Griffin Rockett, Jr., Robert Judson Rockett, and Alan C. Rockett, Individually and as Co-Trustees of the Rockett Family Trust</td>
<td>72.17 acres</td>
<td>Easement</td>
<td>2.39 acres</td>
<td>Burleson</td>
<td>$100,184</td>
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<tr>
<td>K1-001</td>
<td>J B Rancho, LLC, formerly known as J B Rancho, Inc.</td>
<td>566.44 acres</td>
<td>Easement</td>
<td>2.05 acres</td>
<td>Burleson</td>
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<td>M1-001</td>
<td>J B Rancho, LLC</td>
<td>81.8 acres</td>
<td>Easement</td>
<td>2.54 acres</td>
<td>Burleson</td>
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<td>M1-002</td>
<td>J B Rancho, LLC</td>
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<td></td>
<td>Easement</td>
<td>7.22 acres</td>
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<td>Temporary Easement</td>
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<td>0.05 acre</td>
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<td>M1-001.01</td>
<td>The Oak Grove Cemetery Association</td>
<td>4.9 acres</td>
<td>Easement</td>
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<td>Offline</td>
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<td>$744</td>
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<td>M1-008</td>
<td>J B Rancho, LLC</td>
<td>9.0 acres</td>
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<td>M1-009</td>
<td>J. Zerменo Enterprises, Inc. and Promovicto USA, Inc.</td>
<td>106.7 acres</td>
<td>Easement</td>
<td>2.41 acres</td>
<td>Burleson</td>
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<td>0.44 acre</td>
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<td>M1-010</td>
<td>Joy Gloyna</td>
<td>29.436 acres</td>
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<td>M1-013</td>
<td>Gladys Sefcik Watson, John H. Sefcik, Mildred Sefcik Houdek, Emily Sefcik Welch, Arnold Sefcik</td>
<td>54.374 acres</td>
<td>Easement</td>
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<td>M1-016</td>
<td>Brian K. Chapman</td>
<td>0.81 acre</td>
<td>Easement</td>
<td>0.23 acre</td>
<td>Burleson</td>
<td>$6,624</td>
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<td>M1-017</td>
<td>Breyce Barton</td>
<td>1.945 acres</td>
<td>Easement</td>
<td>0.14 acre</td>
<td>Burleson</td>
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<td>M1-018</td>
<td>John Edward Hejl</td>
<td>94.5 acres</td>
<td>Easement Permanent Access Easement</td>
<td>1.83 acres 0.01 acre 1.36 acres</td>
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<td>$188,405</td>
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<td>M1-019</td>
<td>John Edward Hejl</td>
<td>61.87 acres</td>
<td>Easement</td>
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<td>M1-022</td>
<td>1983 Land Investments, LLC</td>
<td>41.39 acres</td>
<td>Easement Temporary Easement</td>
<td>2.65 acres 0.37 acre</td>
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<td>M1-022.01</td>
<td>Ranier &amp; Son Development Company, LLC</td>
<td>Lots 23, 24 and 25; Block 5 and Reserve B</td>
<td>Easement</td>
<td>0.31 acre</td>
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<td>$53,546</td>
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<td>M1-023</td>
<td>Susan Ginzel Beran</td>
<td>23.65 acres</td>
<td>Easement</td>
<td>2.28 acres</td>
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<td>$50,268</td>
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<td>C2-001</td>
<td>David E. Reue</td>
<td>46.41 acres</td>
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<td>C2-003</td>
<td>Chapel Hill Investments, Ltd.</td>
<td>38.5 acres</td>
<td>Easement</td>
<td>2.76 acres</td>
<td>Burleson</td>
<td>$34,168</td>
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<td>C2-005</td>
<td>Robin L. Haddox</td>
<td>37.177 acres</td>
<td>Easement</td>
<td>2.55 acres</td>
<td>Burleson</td>
<td>$34,225</td>
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<td>C2-006</td>
<td>Theodore F. Dusek Jr.</td>
<td>110.8 acres</td>
<td>Easement Permanent Access</td>
<td>3.53 acres 0.54 acre</td>
<td>Burleson</td>
<td>$69,343</td>
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<tr>
<td>C2-007</td>
<td>Robert F. Walker, Jr.</td>
<td>53.885 acres</td>
<td>Easement Permanent Access Offline Permanent Access</td>
<td>3.50 acres 0.08 acre 0.30 acre</td>
<td>Burleson</td>
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<tr>
<td>K2-001</td>
<td>Mark A. Stefka a/k/a Mark Allen Stefka</td>
<td>80.93 acres</td>
<td>Easement</td>
<td>0.78 acre</td>
<td>Burleson</td>
<td>$38,862</td>
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<td>D2-014</td>
<td>John E. Stefka, III, Mark A. Stefka</td>
<td>55.07 acres</td>
<td>Easement</td>
<td>1.55 acres</td>
<td>Burleson</td>
<td>$32,568</td>
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<td>Q2-003</td>
<td>Leroy B. Zavodny, Jr., Edward L. Zavodny, Jerry D. Zavodny</td>
<td>39.75 acres</td>
<td>Easement</td>
<td>3.92 acres</td>
<td>Burleson</td>
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<tr>
<td>Q2-007</td>
<td>Dianne Johnson</td>
<td>50 acres</td>
<td>Easement</td>
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<td>Burleson</td>
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<td>Q2-007.01</td>
<td>Diane Johnson a/k/a Gladys Diane Johnson, Rudy Gayle Loehr, Gladys Loehr</td>
<td>75.93 acres</td>
<td>Easement</td>
<td>0.54 acre</td>
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<td>V2-001</td>
<td>Duane Mark Loehr</td>
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<td>Easement</td>
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<td>V2-005</td>
<td>David R. Schoenemann, Dorothy Ann Schoenemann</td>
<td>94.7 acres</td>
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<td>V2-006</td>
<td>Kenneth Wayne Hronek</td>
<td>48.42 acres</td>
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<td>V2-007 W2-001</td>
<td>Kenneth Hronek, Novella Hronek</td>
<td>48.42 acres</td>
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<td>4.82 acres</td>
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<td>A3-001</td>
<td>Kenneth Wayne Hronek</td>
<td>116.403 acres</td>
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<td>0.27 acre</td>
<td>Burleson</td>
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</table>
PROPOSED MOTION

I MOVE THAT THE BOARD OF DIRECTORS OF LCRA TRANSMISSION SERVICES CORPORATION 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 EASEMENTS FOR THE COOKS POINT SUBSTATION AND TRANSMISSION LINE ADDITION PROJECT TO PROVIDE FOR THE RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE COOKS POINT (T680) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION
AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN BURLESON COUNTY FOR TRANSMISSION LINE EASEMENTS.

WHEREAS, the LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public purposes of construction, operation, and maintenance of an electric transmission line in Burleson County; and

WHEREAS, an independent, professional appraisal of the subject properties will be submitted to the LCRA Transmission Services Corporation, 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 president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the Cooks Point Substation and Transmission Line Addition project, with the description of the location of and interest in the properties that LCRA Transmission Services Corporation 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 requires 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 purposes; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Sec. 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation 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 president and chief executive officer or his designee is authorized and
directed to initiate condemnation proceedings against the owner(s) of the property, 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;

BE IT FURTHER RESOLVED that the president and chief executive officer 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 in real property that are proper and convenient for the operation of the electric
transmission line.
EXHIBIT 1
Page 22 of 131
EXHIBIT 1
Page 39 of 131
EXHIBIT 1
Page 53 of 131
EXHIBIT 1

Page 59 of 131
FRANCIS SMITH SURVEY, ABSTRACT NO. 57 AND LEMUEL DICKENSON SURVEY, ABSTRACT NO. 20
BURLESON COUNTY, TEXAS
TAX ID: 10625 PARCEL: K-1-001

LEGEND

- 5/8" IRON RING WITH PLASTIC CAP STAMPED "LIA SURVEY SET"
- IRON ROD FOUND (AS NOTED)
- FENCE CORNER POST FOUND
- ODM MAIL FOUND
- ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- EASEMENT LINE
- BOUNDARY LINE
- RAILROAD RIGHT-OF-WAY LINE

N

MRS. FANNIE BOONE AND NORMAN, O.K. BOONE TO
T.D. BUCKET AND WIFE
MRS. DOROTHY BUCKET
TRACT NO. 1
REMAINDER OF A CALLED 51.37 ACRES
MARCH 14, 1968
VOLUME 161, PAGE 419
RECORDS OF
BURLESON COUNTY, TEXAS

S61°23'45"W
230.76'

FRANCIS SMITH
SURVEY
ABSTRACT NO. 57

MARY SUE WHITNEY KELLY, ACTING BY AND THROUGH HER AGENT AND ATTORNEY-IN-FACT,
CARTER B. KELLY, ET AL TO
JO RANCORO, INC.
A TEXAS CORPORATION
TRACT ONE
CALLED 566.44 ACRES
VOLUME 702, PAGE 239
NOVEMBER 11, 2006
OFFICIAL PUBLIC RECORDS
BURLESON COUNTY, TEXAS

LEWIS DICKENSON
SURVEY
ABSTRACT NO. 20

S61°13'1'"E
80.23'

LEWIS DICKENSON SURVEY
ABSTRACT NO. 20

SHARON KAY SHIRAFER CHAPMAN,
LINDA ANN SHIRAFER STERRY AND
GARY ALLEN SHIRAFER
TO
PREVIEW IN DOCUMENTS
CALLED 1.53 ACRES
VOLUME 1068, PAGE 212
OCTOBER 6, 2016
OFFICIAL PUBLIC RECORDS
BURLESON COUNTY, TEXAS

Line Table

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<tr>
<td>L1</td>
<td>553°13'11&quot;E</td>
<td>80.23'</td>
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NOTE:
1. THIS BOUNDARY SURVEY WAS PERFORMED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PROVIDED BY LCRA.
2. THERE MAY BE OTHER PAYMENTS, RESTRICTIONS, AND/OR ENCUMBRANCES NOT SHOWN HEREIN WHICH THESE INSTRUMENTS WERE NOT MADE AWARE, PROVIDED, AND/OR LOCATABLE BY THE LAND SURVEYOR.

ACAD FILE: T68000636-00021A.dwg
WORD FILE: T68000636-0021A.doc
DATE: 05/31/2020
W0 NO: N/A
FIELD BOOK: B13, 6/11
DRAWN BY: CDC/AL

PLAY SHOWING A 2.05 ACRE TRACT OF LAND LOCATED IN THE LEMUEL DICKENSON SURVEY, ABSTRACT NO. 20 FRANCIS SMITH SURVEY, ABSTRACT NO. 57 BURLESON COUNTY, TEXAS
T-580 TRANSMISSION LINE

LCRA Transmission Services Corporation Board Agenda – June 2020 113
### EXHIBIT 1

**Lower Colorado River Authority**

### EXHIBIT **""**

**graphic scale**

**Francis Smith Survey, Abstract No. 57**

**Burleson County, Texas**

**Parcel: M1-009**

**Tax ID: 103289**

**Ben R. Novosad and Wife, Sharon A. Novosad**

**to**

**Cody L. Novosad and Wife, Tamara L. Novosad**

**Volume 880, page 477**

**August 1, 2012**

**Official Public Records**

**Burleson County, Texas**

**DB Orchards, LLC**

**A Texas Limited Liability Company**

**to**

**J. Zermeno Enterprises, Inc. & Promovicto USA, Inc.**

**called 106.70 Acres**

**Volume: 11/2, page: 11/2**

**December 13, 2018**

**Official Public Records**

**Burleson County, Texas**

---

**Texas Central Zone**

**NAD 1983**

**Datum: EPSG:3310**

**Long: -99°30'00" W**

**Easting: 10123361.54 US Survey Feet**

**Northing: 3447641.54 US Survey Feet**

**P.O.B. 2.41 ACRE**

---

**LJA Surveying, Inc.**

**3209 Main St., Suite 400**

**Austin, Texas 78703**

**FBI No: 10183453**

---

**NOTE:**

1. **This boundary survey was performed with the benefit of a limited title certificate provided by LCRA.**

2. **There may be other easements, restrictions, and/or encumbrances not shown herein which these instruments were not made aware, provided, and/or locatable by the land surveyor.**

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**Line Table**

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<th>Line #</th>
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<td>N03°12'03&quot;E</td>
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<td>L3</td>
<td>S11°59'28&quot;E</td>
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<td>L5</td>
<td>S03°12'03&quot;W</td>
<td>1,271.01&quot;</td>
</tr>
<tr>
<td>L6</td>
<td>N46°25'46&quot;W</td>
<td>70.79&quot;</td>
</tr>
<tr>
<td>L7</td>
<td>N08°54'13&quot;W</td>
<td>43.75&quot;</td>
</tr>
</tbody>
</table>

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**ACAD FILE: T68000013B-00006A.dwg**

**WORD FILE: T8800003B-00006A.doc**

**DATE: 04/16/2020**

**WO No: N/A**

**FIELD BOOK: 812/6316**

**DRAWN BY: CDC/JBC**

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**PLAT SHOWING A 2.41 ACRE TRACT OF LAND LOCATED IN THE FRANCIS SMITH SURVEY, ABSTRACT NO. 57 BURLESON COUNTY, TEXAS**

**T-680 Transmission Line**

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**LCRA Transmission Services Corporation Board Agenda – June 2020**

**Page 127**
FRANCIS SMITH SURVEY,
ABSTRACT No. 57
BURLESON COUNTY, TEXAS
TAX ID: 12423
PARCEL: M1-013

HORIZONTAL DATUM: NAD83/2011 - EARTH 2010
VERTICAL DATUM: NAVD 88 - GEDD12B
CONFORMED SCALE FACTOR: 1.00022
BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

ALBINA NOVOSAD
TO
ANDREW NOVOSAD AND WIFE,
SHARON K NOVOSAD
REMAINDER OF CALLED 133.50 ACRES
JULY 14, 1972
VOLUME 201, PAGE 192
DEED RECORDS OF
BURLESON COUNTY, TEXAS

JOHN DAVID URBANUSKY AND WIFE,
SANDRA LYNN URBANUSKY
CALLED 2.0 ACRES
DECEMBER 8, 2004
VOLUME: 611, PAGE 699
OFFICIAL PUBLIC RECORDS OF
BURLESON COUNTY, TEXAS

CODY L NOVOSAD AND WIFE,
SHARON A NOVOSAD
CALLED 62.41 ACRES
AUGUST 1, 2013
VOLUME: 880, PAGE 477
OFFICIAL PUBLIC RECORDS OF
BURLESON COUNTY, TEXAS

THE VETERANS LAND
BOARD OF THE STATE OF TEXAS
TO
JOEY GLOyna
CALLED 29.456 ACRES
NOVEMBER 6, 2014
VOLUME: 879, PAGE 819
OFFICIAL PUBLIC RECORDS OF
BURLESON COUNTY, TEXAS

NOTE:
1. THIS BOUNDARY SURVEY WAS PERFORMED WITH THE BENEFIT OF A LIMITED
   SURVEY PLAN PREPARED BY LCRA.
2. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, AND/OR ENCUMBRANCES
   NOT SHOWN HEREIN WHICH THESE INSTRUMENTS WERE NOT MADE AWARE,
   PROVIDED, AND/OR LOCATED BY THE LAND SURVEYOR.
EXHIBIT 1

Page 116 of 131
EXHIBIT 1
Page 119 of 131
EXHIBIT 1
Page 123 of 131
EXHIBIT 1

Page 126 of 131

EXHIBIT "__"  LOWER COLORADO RIVER AUTHORITY  PAGE 4 OF 4

JACOB REED SURVEY,
ABSTRACT NO. 48
BURLESON COUNTY, TEXAS
PARCEL YZ-000 AE
TAX ID: 11737/11738/43481

SURVEY NOTES:
1. THIS BOUNDARY SURVEY WAS PERFORMED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE BY UNIVERSAL FIELD SERVICES, INC.
2. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, AND/OR ENCUMBRANCES NOT SHOWN HEREIN, WHICH THESE INSTRUMENTS WERE NOT MADE AWARE, PROVIDED, AND/OR LOCATABLE BY THE LAND SURVEYOR.

LEGEND

- CALCULATED POINT
- 600 NAIL IN ROCK MOUND FOUND
- 5/6" IRON ROD WITH ALUMINUM CAP STAMPED "LCRA" SET
- BREAK IN SCALE
P.O.C. POINT OF COMMENCING
P.O.D. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
( ) RECORD BEARINGS
--- EASEMENT BOUNDARY LINE
--- EXISTING EASEMENT LINE
--- ADJOINING BOUNDARY LINE

P.O.B.

0.25 ACRE
ESMT

10.52'
10.52'

Texas Central Zone 4203
AUD: 03/011 - Epoch 2010
Lat: 30°34'29.494"
Long: 96°37'51.1868"
State Plane Grid Coords
NY: 1,193,181.75 ft
EX: 3,461,808.63 ft

HORIZONTAL DATUM: NAD2021 - EPSG 32610
VERTICAL DATUM: NAVD88 - EPSG 32610
LINEAGE STATUS: UNAPPROVED
BEARING BASE: TX LAMBERT GRID. CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

ACAD FILE: T6800018-115AA.dwg
WORD FILE: T6000101-115AA.doc
DATE: 5/28/2020
PROJECT ID: 1017532
FIELD BOOK: 2019-10 PG. 4-10
DRAWN BY: KAJ

SKETCH MAP SHOWING 0.25 ACRE OF LAND MORE OR LESS SITUATED IN THE JACOB REED SURVEY ABSTRACT NO. 48 BURLESON COUNTY, TEXAS.

T680 TRANSMISSION LINE EASEMENT

--- PROPERTY MAP & LOCATION OF EASEMENT

--- LCRA TRANSMISSION SERVICES CORPORATION BOARD AGENDA – JUNE 2020
EXHIBIT 1
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LCRA Transmission Services Corporation Board Agenda – June 2020