

LCRA Transmission Services Corporation

Board Agenda

Tuesday, Oct. 21, 2025

Caldwell Civic Center

Special Events Room

103 W. Texas Highway 21

Caldwell, TX 77836

Earliest start time: 11:15 a.m.

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Consent Item

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Action Items

4. Capital Improvement Projects Approval 10
5. Acquisition of Interests in Real Property – Use of Eminent Domain
in Williamson County 13
6. Acquisition of Interests in Real Property – Use of Eminent Domain
in Travis and Caldwell Counties 34
7. Acquisition of Interests in Real Property – Use of Eminent Domain
in Bastrop County 112

Executive Session

1. Legal Advice on Pending and Anticipated Litigation, Claims and Settlements
2. Legal Advice on Legal Matters, Including Updates on 765 kV Projects

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>

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.



Caldwell Civic Center
103 TX-21, Caldwell, Texas 77836



FOR PUBLIC COMMENT

1. Comments From the Public

Summary

This part of the meeting is intended for comments from the public on topics under LCRA Transmission Services Corporation's jurisdiction but not related to an item on the Board of Directors agenda. No responses or action may be taken by the Board 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.

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.

FOR DISCUSSION

2. Financial Report

Summary

Staff will present financial highlights for LCRA Transmission Services Corporation covering the fiscal year to date.

Presenter(s)

Jim Travis

Treasurer and Chief Financial Officer

LCRA Transmission Services Corporation
Financial Highlights
September 2025

LCRA Transmission Services Corporation

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Key term:

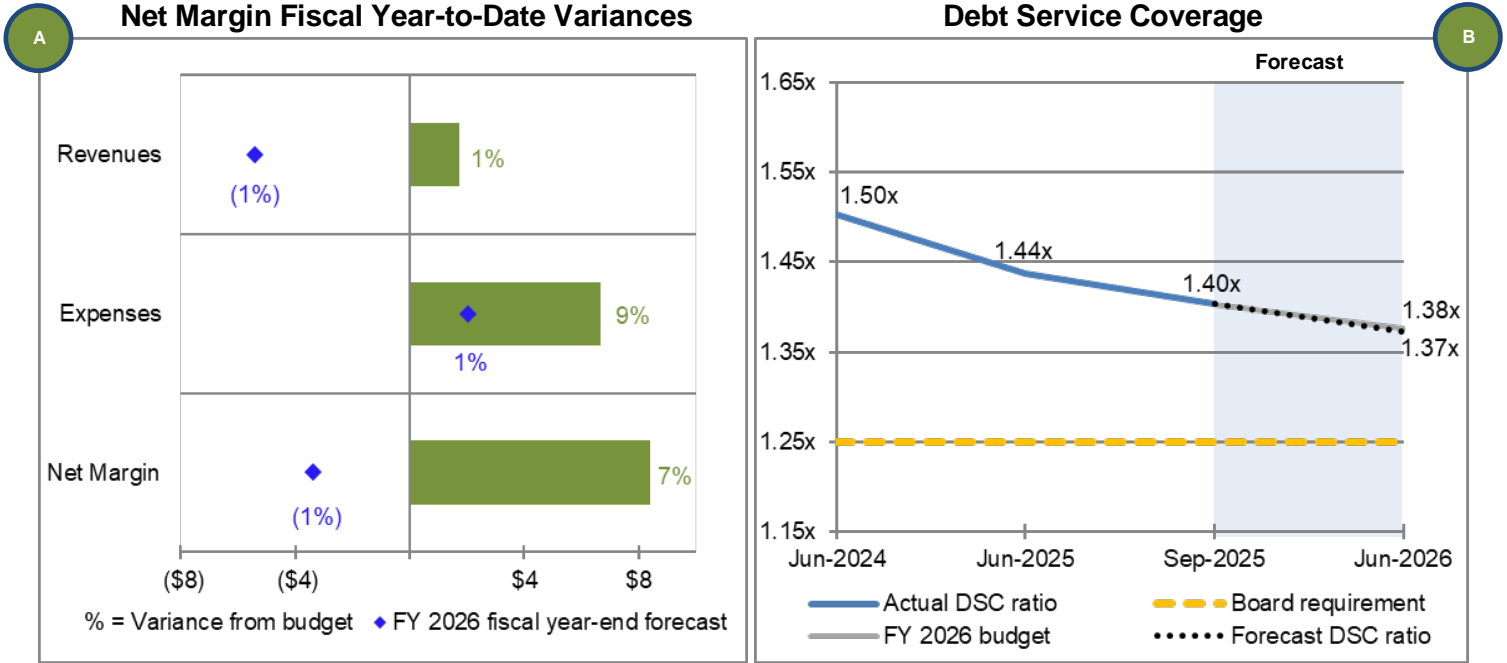
Net margin – Total operating revenues, including interest income, less direct and assigned expenses.

LCRA Transmission Services Corporation

Sept. 30, 2025

(Dollars in Millions)

Budget-to-Actual Highlights



Key takeaways:

- Higher-than-budgeted interest income primarily drove the year-to-date revenue variance. Lower-than-budgeted cost of service revenues due to lower billing units, partially offset by higher-than-budgeted interest income and miscellaneous revenues, primarily drove the year-end revenue forecast variance.
- Lower-than-budgeted outside services, labor and other expenses primarily drove the year-to-date expense variance. Lower-than-budgeted transportation and other expenses primarily drove the year-end forecast expense variance.
- The debt service coverage ratio is forecast to be lower than budgeted primarily due to lower-than-budgeted billing units, partially offset by lower-than-budgeted expenses and debt service.

LCRA Transmission Services Corporation

Sept. 30, 2025

(Dollars in Millions)

Capital Forecast



Key takeaways:

- LCRA TSC currently is projecting capital spending for FY 2026 will be about \$60 million less than the capital plan budget of \$1.3 billion.
- The variance is primarily driven by estimate and schedule changes on projects.

President and CEO project approvals:

- For any project not previously authorized by the Board, authority is delegated to the president and CEO to approve any capital project with a lifetime budget not to exceed \$1.5 million, according to LCRA TSC Board Policy T301 – Finance. Additionally, the LCRA TSC Board delegated authority to the CEO to approve all capital projects associated with generation interconnection projects not previously authorized by the Board and additional funding for an approved capital project that is expected to exceed its lifetime budget, so long as such additional funding does not cause total capital expenditures to exceed the approved capital plan or materially adversely impact business planning assumptions.

The president and CEO approved one budget reset for capital projects this quarter:

- Eckert Power Transformer Upgrade from \$6.3 million to \$8.7 million

The president and CEO approved six new projects this quarter:

- Colton to Elroy Easement Enhancement System Upgrade for \$600,000
- Headwaters Circuit Breaker Addition for \$3.5 million
- Mountain Home Circuit Breaker Addition for \$6.3 million
- Overland Substation Property Acquisition and Upgrade for \$8.2 million
- Starcke Generator Circuit Breaker Addition for \$17.7 million
- Transmission Switch – FY 2024 Substation Upgrade for \$1.5 million

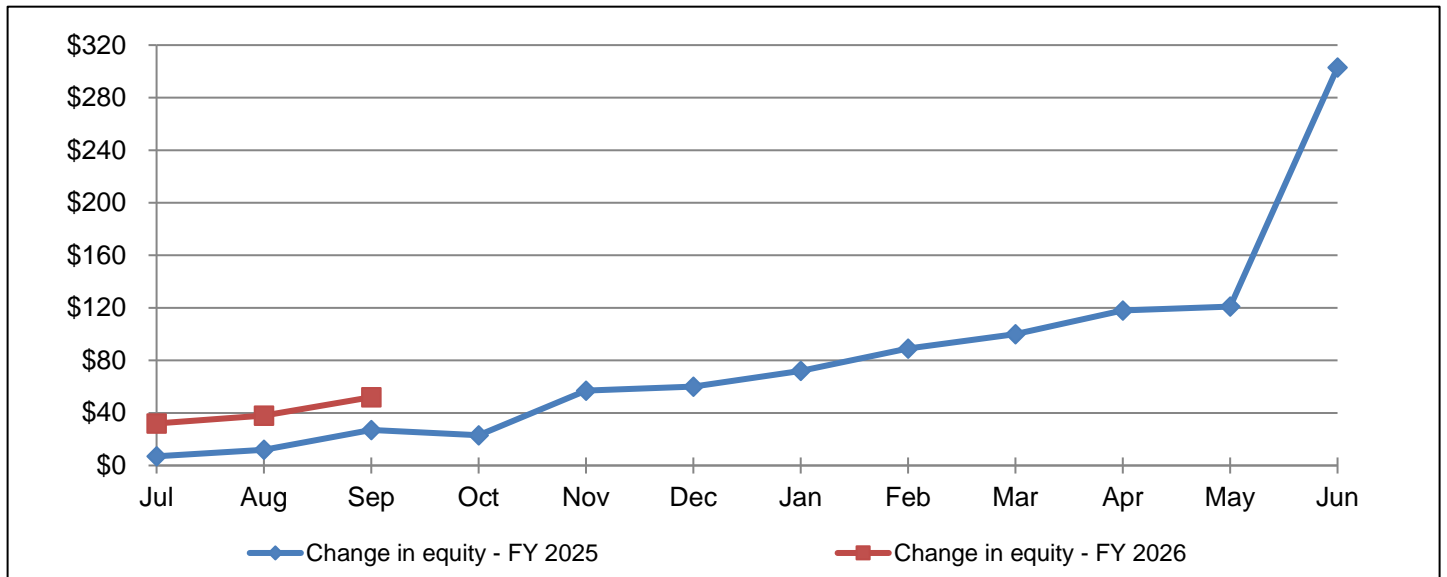
LCRA Transmission Services Corporation

Sept. 30, 2025
(Dollars in Millions)

Board Metrics

Board Metric	Description	Compliant
Equity Ratio	LCRA TSC will build equity that will maintain appropriate access to capital markets and is consistent with regulatory guidance. While LCRA TSC may be highly leveraged during periods of rapid growth, LCRA TSC business plans will specifically address the accumulation of equity to achieve and maintain a minimum long-term equity position of 20%.	✓
Debt Service Reserves	LCRA TSC will covenant debt service reserves in the amount of six months of maximum annual debt service requirements on outstanding debt. Debt service reserves may be collected through rates or met with proceeds from additional debt or through the use of a surety to mitigate rate impacts.	✓
Operating Reserves	LCRA TSC will build and maintain appropriate target levels of operating reserves as follows: six months of average debt service on all outstanding LCRA TSC debt and other obligations to LCRA; and two months of average operating and maintenance expenses, including those billed by LCRA. If at any time the reserves are less than the target levels set forth in this policy, the Board will promptly implement a plan, to be recommended by staff, to increase rates, reduce costs or otherwise cause there to be sufficient revenues to replenish the reserves to such target levels within 12 months.	✓

Net Income Trends Cumulative Fiscal Year to Date



Key takeaway:

- Net income increased compared with the prior year primarily due to an increase in transmission revenue and a decrease in regulatory expense. The increase in transmission revenue was due to an increase in rates. The decrease in regulatory expense was due to the discontinuation of accounting for regulated operations related to depreciation expense at the end of FY 2025.

LCRA Transmission Services Corporation

Sept. 30, 2025

(Dollars in Millions)

Condensed Statements of Net Position

	Sept. 30, 2025	Sept. 30, 2024
Assets		
Cash and cash equivalents - unrestricted	\$ 339	\$ 183
Current assets	268	341
Total current assets	607	524
Cash and cash equivalents - restricted	83	26
Capital assets	5,627	4,900
Noncurrent assets	504	425
Total noncurrent assets	6,214	5,351
Total Assets	\$ 6,821	\$ 5,875
Liabilities		
Bonds and notes payable	\$ 169	\$ 166
Current liabilities	346	230
Total current liabilities	515	396
Bonds and notes payable	4,881	4,225
Noncurrent liabilities	55	212
Total noncurrent liabilities	4,936	4,437
Equity		
Total equity	1,370	1,042
Total Liabilities and Equity	\$ 6,821	\$ 5,875

Key takeaway:

- Assets and liabilities are trending higher compared with September 2024 due to construction activities related to the capital plan.

LCRA Transmission Services Corporation

Sept. 30, 2025

(Dollars in Millions)

Condensed Statements of Revenues, Expenses and Changes in Equity

	Fiscal Year	
	2026	2025
Operating Revenues		
Transmission	\$ 182	\$ 166
Transformation	6	5
Other	1	8
Total Operating Revenues	189	179
Operating Expenses		
Operations and maintenance	56	62
Depreciation and amortization	31	26
Total Operating Expenses	87	88
Operating Income	102	91
Nonoperating Expenses		
Interest on debt	(45)	(38)
Other nonoperating expenses	(5)	(26)
Total Nonoperating Expenses	(50)	(64)
Change in Equity	52	27
Equity - Beginning of Period	1,318	1,015
Equity - End of Period	\$ 1,370	\$ 1,042

LCRA Transmission Services Corporation

Sept. 30, 2025

(Dollars in Millions)

Condensed Statements of Cash Flows

	Fiscal Year	
	2026	2025
Cash Flows From Operating Activities		
Received from customers	\$ 186	\$ 161
Payments	(58)	(111)
Net cash provided by operating activities	128	50
Cash Flows From Noncapital Financing Activities	(10)	(10)
Cash Flows From Capital and Related Financing Activities		
Purchase of property, plant and equipment	(227)	(151)
Other capital and financing activities	335	209
Net cash provided by capital and financing activities	108	58
Cash Flows From Investing Activities		
Sale and maturity of investment securities	66	16
Purchase of investment securities	(135)	(138)
Note payments and interest received	6	6
Net cash used in investing activities	(63)	(116)
Net Increase (Decrease) in Cash and Cash Equivalents	163	(18)
Cash and Cash Equivalents - Beginning of Period	259	227
Cash and Cash Equivalents - End of Period	\$ 422	\$ 209

LCRA Transmission Services Corporation

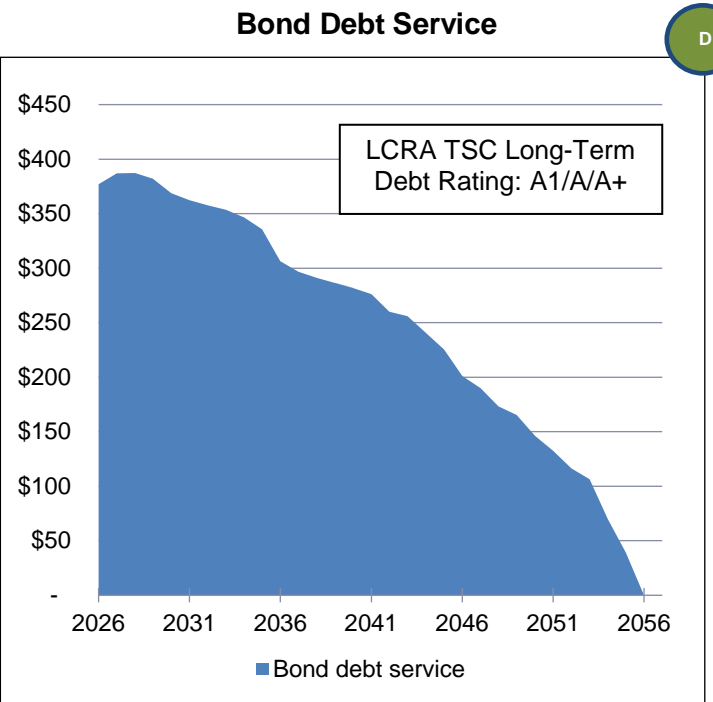
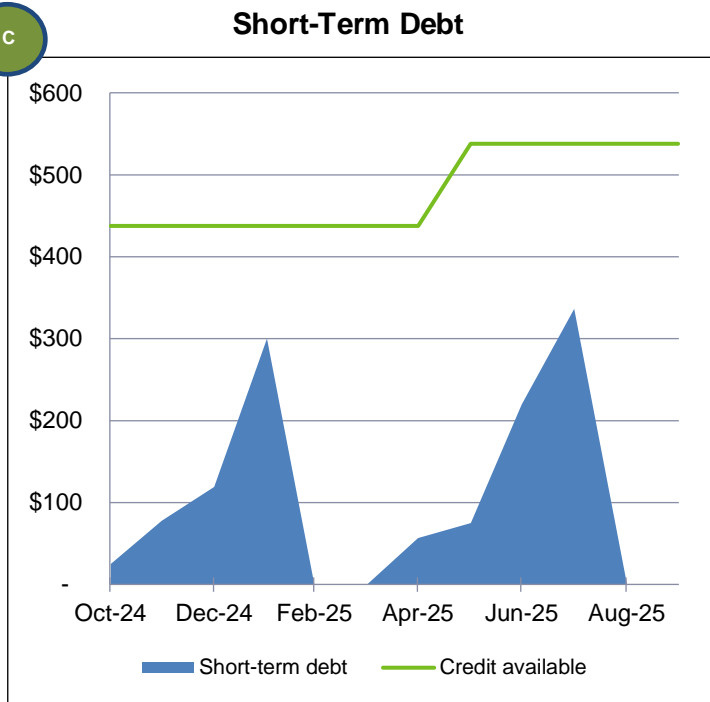
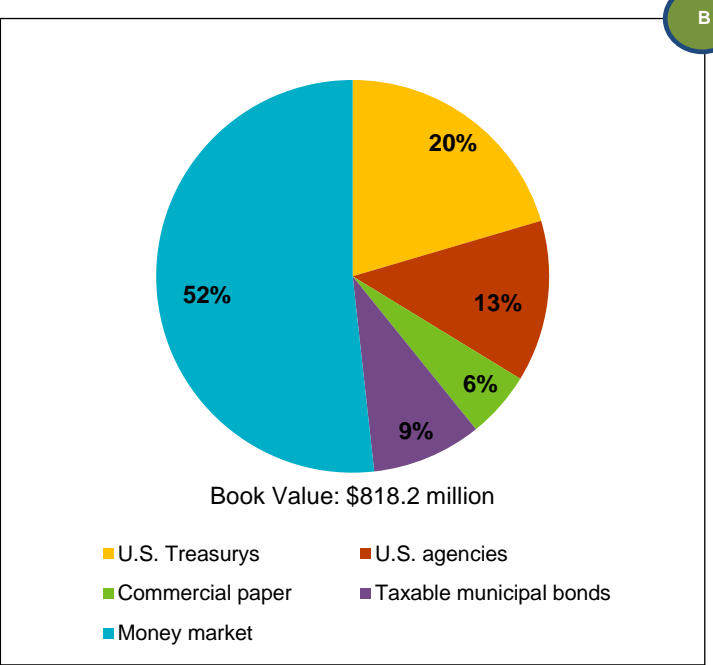
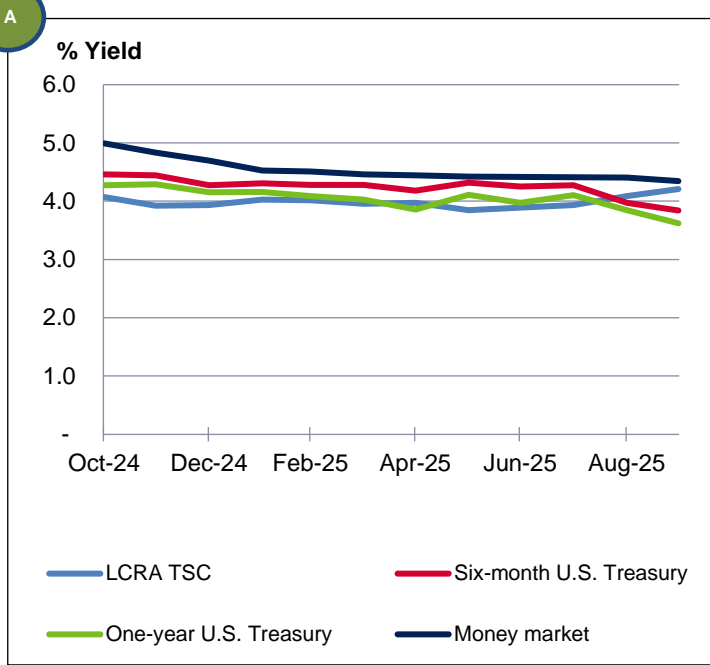
Sept. 30, 2025

(Dollars in Millions)

Investments and Debt

Investment Portfolio Yield

Investment Portfolio Composition



Key takeaways:

- The Federal Open Market Committee lowered its target range by one-fourth percent at its September 2025 meeting.
- The federal funds rate range is 4%-4.25%.
- The Core Consumer Price Index (year over year) as of September 2025 was 2.9%.

FOR ACTION (CONSENT)

3. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the Sept. 24, 2025, LCRA Transmission Services Corporation Board of Directors meeting.

Board Consideration

Section 4.06 of the LCRA TSC 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 Sept. 24, 2025, LCRA TSC Board meeting

EXHIBIT A

LCRA Transmission Services Corporation Board of Directors
Minutes Digest
Sept. 24, 2025

- 25-32 Authorization for the president and chief executive officer or his designee to convey an underground water line easement as well as a temporary workspace easement to Springs Hill Special Utility District across a portion of LCRA Transmission Services Corporation's Clear Springs Substation in Guadalupe County.
- 25-33 Approval of the minutes of the Aug. 20, 2025, LCRA Transmission Services Corporation Board of Directors meeting.
- 25-34 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Mobile Capacitor Bank – FY 2025 System Upgrade; Switching Structure – FY 2025 System Upgrade; and Evant Power Transformer Upgrade.
- 25-35 Adoption of a resolution authorizing the use of the power of eminent domain in Llano County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Buchanan CTEC to Kingsland 1 (T291) transmission line.
- 25-36 Adoption of a resolution authorizing the use of the power of eminent domain in Gillespie County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Doss to Headwaters Transmission Line Addition project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Doss to Headwaters (T508) transmission line.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LCRA TRANSMISSION SERVICES CORPORATION
Austin, Texas
Sept. 24, 2025

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation convened in a regular meeting at 10:30 a.m. Wednesday, Sept. 24, 2025, in Conference Rooms A504/A505 of Building A, at the Dalchau Service Center, 3505 Montopolis Drive, Austin, Travis County, Texas. The following directors were present, constituting a quorum:

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

Absent: Thomas L. "Tom" Kelley

Chair Cooper convened the meeting at 10:30 a.m.

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

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

25-32 Authorization for the president and chief executive officer or his designee to convey an underground water line easement as well as a temporary workspace easement to Springs Hill Special Utility District across a portion of LCRA Transmission Services Corporation's Clear Springs Substation in Guadalupe County, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

25-33 Approval of the minutes of the Aug. 20, 2025, LCRA Transmission Services Corporation Board of Directors meeting [Consent Item 3].

25-34 Senior Vice President of Transmission Asset Optimization Joshua Cole presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit B], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Mobile Capacitor Bank – FY 2025 System Upgrade; Switching Structure – FY 2025 System Upgrade; and Evant Power Transformer Upgrade. Upon motion by Director Voelter, seconded by Director Crane, the recommendation was unanimously approved by a vote of 13 to 0.

25-35 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 5 – Acquisition of Interests in Real Property – Use of Eminent Domain in Llano County [attached hereto as Exhibit C]. Director Yeary moved, seconded by Director Voelter, 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 easement rights for the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA’s expense, to provide for communications and to facilitate broadband services on the Buchanan CTEC to Kingsland 1 (T291) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 13 to 0.

25-36 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 6 – Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County [attached hereto as Exhibit D]. Director Voelter moved, seconded by Director Yeary, 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 easement rights for the Doss to Headwaters Transmission Line Addition project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA’s expense, to provide for communications and to facilitate broadband services on the Doss to Headwaters (T508) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 13 to 0.

There being no further business to come before the Board, the meeting was adjourned at 11:13 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation

Approved: Oct. 21, 2025

FOR ACTION

4. Capital Improvement Projects Approval

Proposed Motion

Approve the Capital Improvement Project Authorization Request for the projects and associated lifetime budgets as described in exhibits A and B, and authorize the president and chief executive officer, or his designee, to (i) negotiate and execute a purchase agreement to acquire the electric transmission facilities and related real property in Fayette County from Fayette Electric Cooperative, and (ii) do all things reasonably necessary to accomplish that purpose.

Board Consideration

LCRA Transmission Services Corporation Board Policy T301 – Finance requires LCRA TSC Board of Directors approval for any project exceeding \$1.5 million.

Budget Status and Fiscal Impact

- All projected fiscal year 2026 expenditures for these projects are within the total annual budget approved in the FY 2026 capital plan.
- Staff will monitor the FY 2026 forecast and will request a fiscal year budget increase if needed.
- The treasurer and chief financial 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 approval of the facility acquisition, service reliability and system capacity capital projects described in exhibits A and B. These projects meet legal requirements in the Public Utility Regulatory Act and PUC rules.

Project funds will pay for activities, including but not limited to project management, engineering, materials acquisition, construction and acquisition of necessary land rights. LCRA TSC representatives will perform all necessary regulatory, real estate, environmental and cultural due diligence activities.

Presenter(s)

Sandeep Borkar
Director, Transmission Planning

Exhibit(s)

A – Project Cost Estimates and Cash Flow
B – Project Details

EXHIBIT A

Project Cost Estimates and Cash Flow

Dollars in millions

Project Name	FY 2025 and Prior	FY 2026	FY 2027	FY 2028	FY 2029	Lifetime
Facility Acquisition Projects						
Fayette Electric Cooperative Substation Facility Acquisition	-	1.6	-	-	-	1.6
Service Reliability Projects						
Bluebonnet to Wyldwood Transmission Line Overhaul	0.3	10.5	-	-	-	10.8
System Capacity Projects						
Cedar Hill to Swiftex Transmission Line Upgrade	2.1	34.3	13.9	-	-	50.3
Big Sandy Substation Property Acquisition	-	5.9	-	-	-	5.9
Total	2.4	52.3	13.9	0.0	0.0	68.6

EXHIBIT B

Project Details

Project Name: Fayette Electric Cooperative Substation Facility Acquisition

Project Number: 1032071

Lifetime Budget: \$1.6 million

Description: The project will acquire existing substation assets from Fayette Electric Cooperative at the Riverside, Round Top and Willow Springs substations in Fayette County. The project scope includes acquiring the transformation facilities, ancillary equipment and the FEC portion of the substation properties. LCRA TSC will pay FEC the actual net book value for the facilities, together with the fair market value of the real property. The recommended project completion date is Dec. 31, 2025.

Project Name: Bluebonnet to Wyldwood Transmission Line Overhaul

Project Number: 1027669

Lifetime Budget: \$10.8 million

Description: The project will increase transmission system reliability by performing an overhaul on the 2.5-mile Bluebonnet to Wyldwood 138-kilovolt transmission line in Bastrop County. The scope of work includes replacing structures, conductor and optical ground wire along the transmission line and related equipment at each substation. The recommended project completion date is May 15, 2026.

Project Name: Cedar Hill to Swiftex Transmission Line Upgrade

Project Number: 1030384

Lifetime Budget: \$50.3 million

Description: The project will increase the capacity of the transmission line between the Cedar Hill and Swiftex substations in Bastrop County. The scope of work includes replacing the structures, conductor and optical ground wire along the transmission line and upgrading the Cedar Hill Substation bus configuration to a breaker-and-a-half design. The recommended project completion date is May 15, 2027.

Project Name: Big Sandy Substation Property Acquisition

Project Number: 1034436

Lifetime Budget: \$5.9 million

Description: The project's purpose is the acquisition of property interests and related activities in Bastrop County. The scope of work includes due diligence, survey work, property acquisition and related permitting. LCRA TSC Board Policy T401 – Land Resources requires Board authorization for land rights acquisitions with a purchase price exceeding \$1.5 million per parcel. Based on available information, staff expects the acquisition price for the necessary property rights to exceed \$1.5 million per parcel and seeks approval to proceed with the acquisition. The recommended project completion date is June 30, 2026.

FOR ACTION

5. Acquisition of Interests in Real Property – Use of Eminent Domain in Williamson County

Proposed Motion

I move that the LCRA Transmission Services Corporation 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 easement rights for the Gabriel to Split Transmission Line Upgrade project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Gabriel to Georgetown East (T223) transmission line; and that the first record vote apply to all units of property to be condemned.

Board Consideration

LCRA TSC 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, 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.

LCRA uses LCRA TSC to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Gabriel to Split Transmission Line Upgrade project.

Summary

LCRA TSC proposes to acquire easement rights in Williamson County for the Gabriel to Split Transmission Line Upgrade project. Allen, Williford & Seale performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, 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 with the landowner(s).

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

LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns. 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.

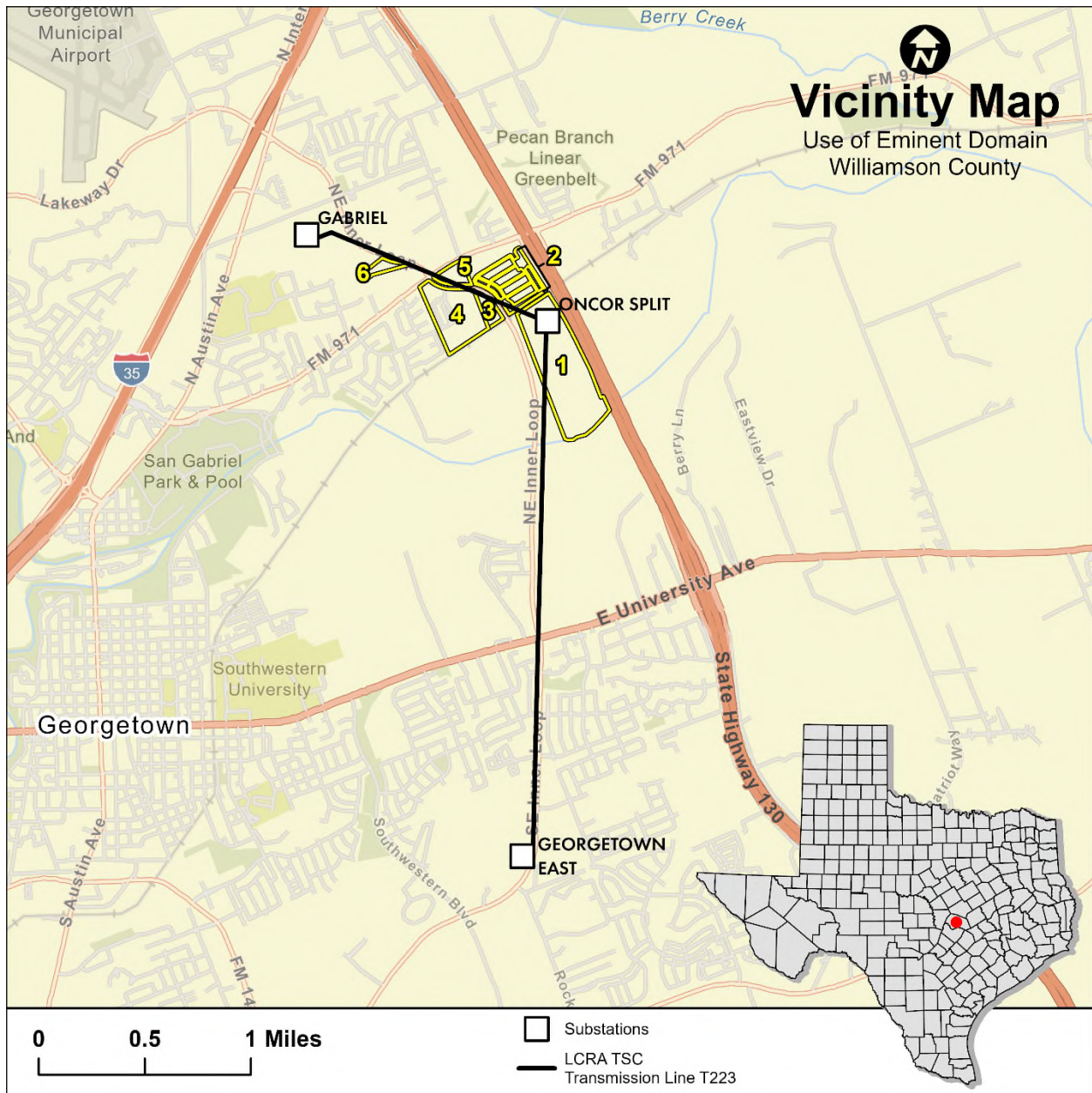
Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

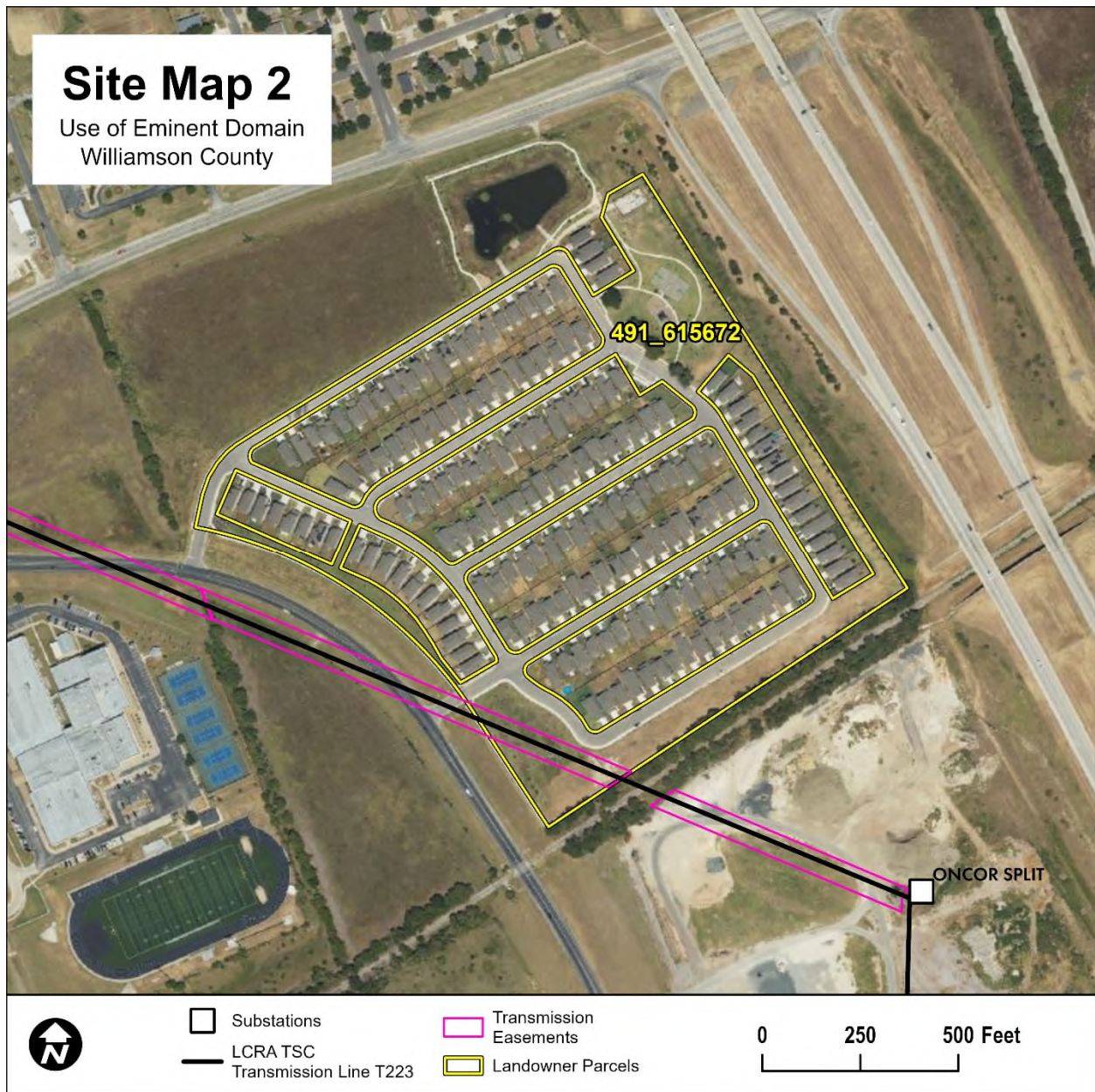
Exhibit(s)

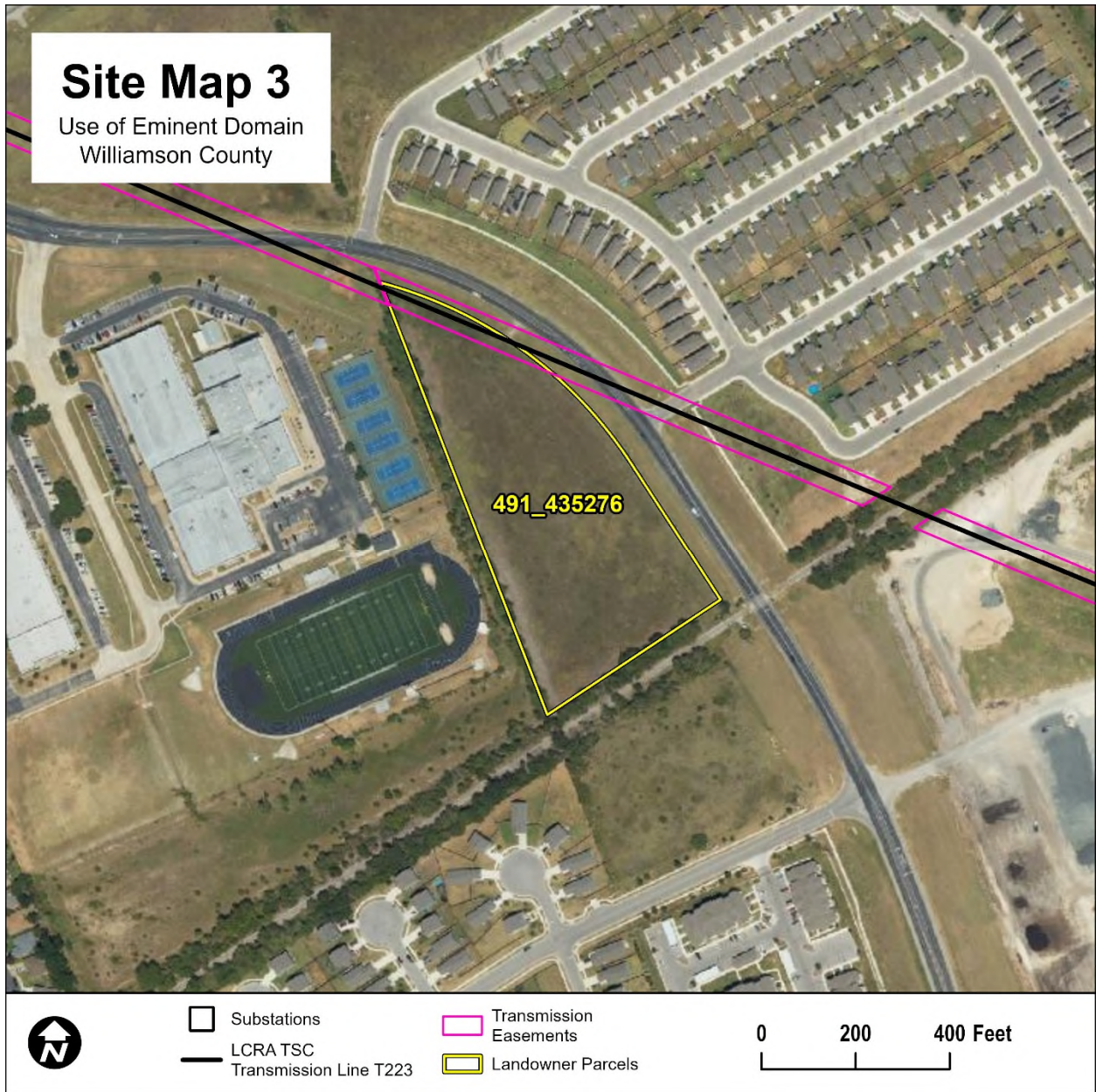
A – Vicinity Map
B – Site Maps
C – Landowner List
D – Resolution
1 – Property Description

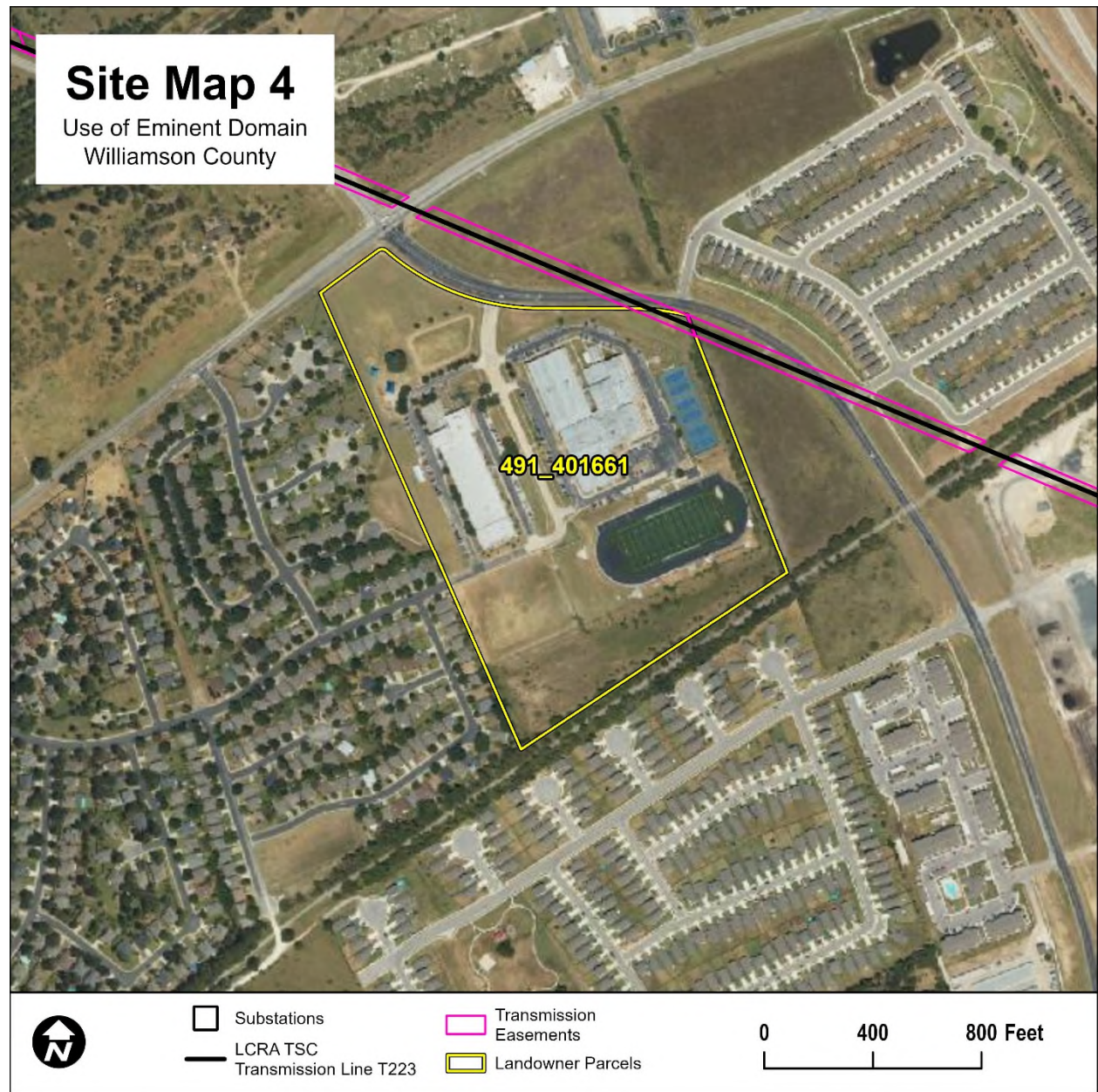
EXHIBIT A

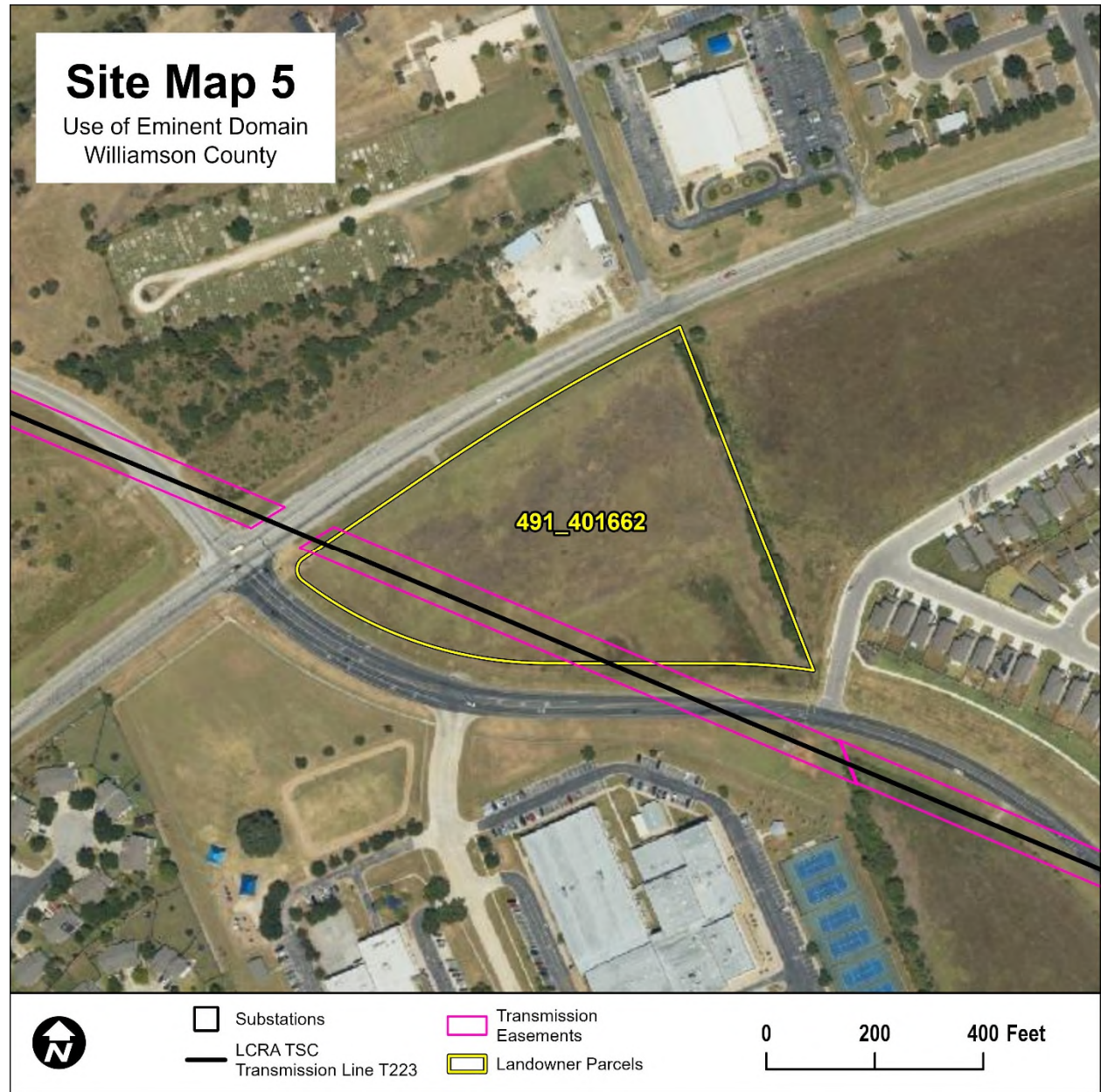












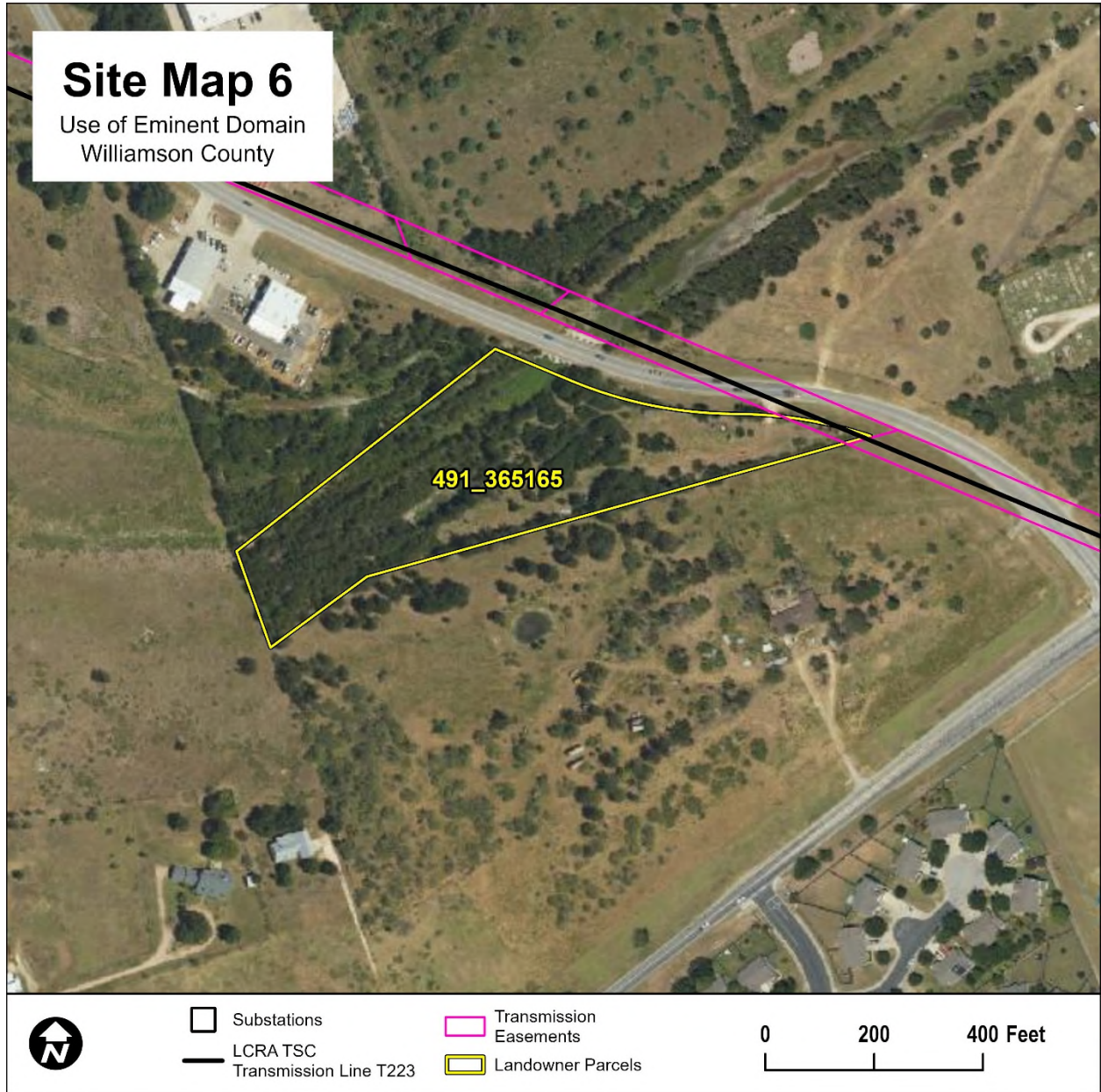


EXHIBIT C

Landowner List

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
491_451356	Williamson County	89.476 acres	Aerial Easement	0.52 acre	Williamson	\$91,371
491_615672	KB Home Lone Star Inc.	33.985 acres	Aerial Easement	0.15 acre	Williamson	\$44,760
491_435276	Berry Springs Townhomes LLC	12.476 acres	Aerial Easement	0.27 acre	Williamson	\$35,250
491_401661	Georgetown ISD	39.97 acres	Aerial Easement	0.08 acre	Williamson	\$19,575
491_401662	UCI Property LLC	7.681 acres	Aerial Easement	0.14 acre	Williamson	\$84,676
491_365165	Haul Guys LLC	5.21 acres	Aerial Easement	0.05 acre	Williamson	\$5,715

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION 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 EASEMENT RIGHTS FOR THE GABRIEL TO SPLIT TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED SAFE AND RELIABLE TRANSMISSION OF ELECTRIC ENERGY AND, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, TO PROVIDE FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE GABRIEL TO GEORGETOWN EAST (T223) TRANSMISSION LINE; 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 WILLIAMSON COUNTY FOR ELECTRIC TRANSMISSION LINE
EASEMENTS.**

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 electric transmission line(s), communication lines, and appurtenances thereto in Williamson County; and

WHEREAS, an independent, professional appraisal of the subject properties will be 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 Gabriel to Split Transmission Line Upgrade project for the continued reliable transmission of electric energy on the Gabriel to Georgetown East (T223) transmission line, with the description of the location of and interest in the property(ies) 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 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 Section 21.0113 of the Texas Property code; and that at such time as LCRA Transmission Services Corporation has determined

EXHIBIT D

Page 2 of 2

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(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 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(s) in real property that are proper and convenient for the operation of the electric transmission line(s).

EXHIBIT 1

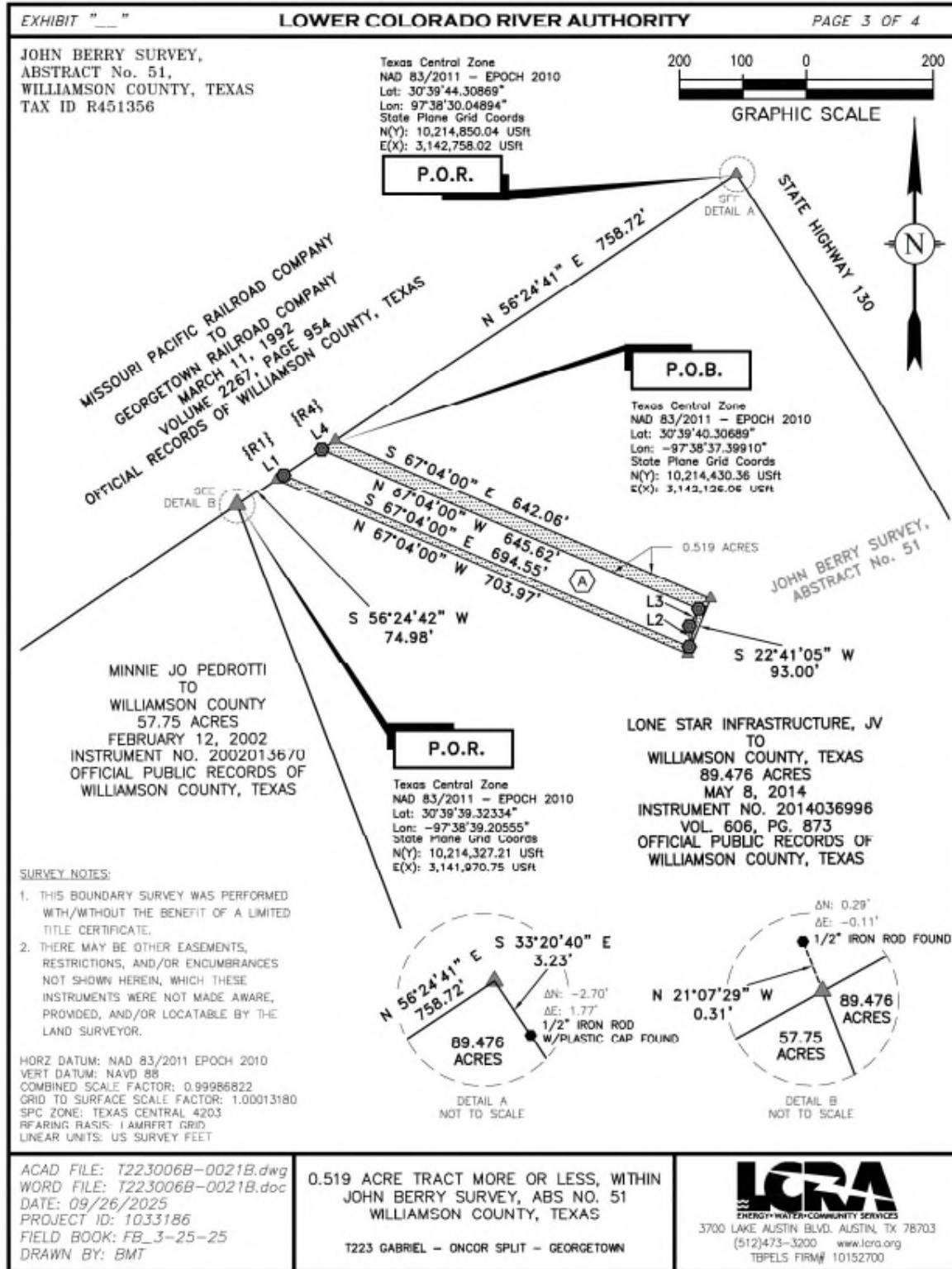


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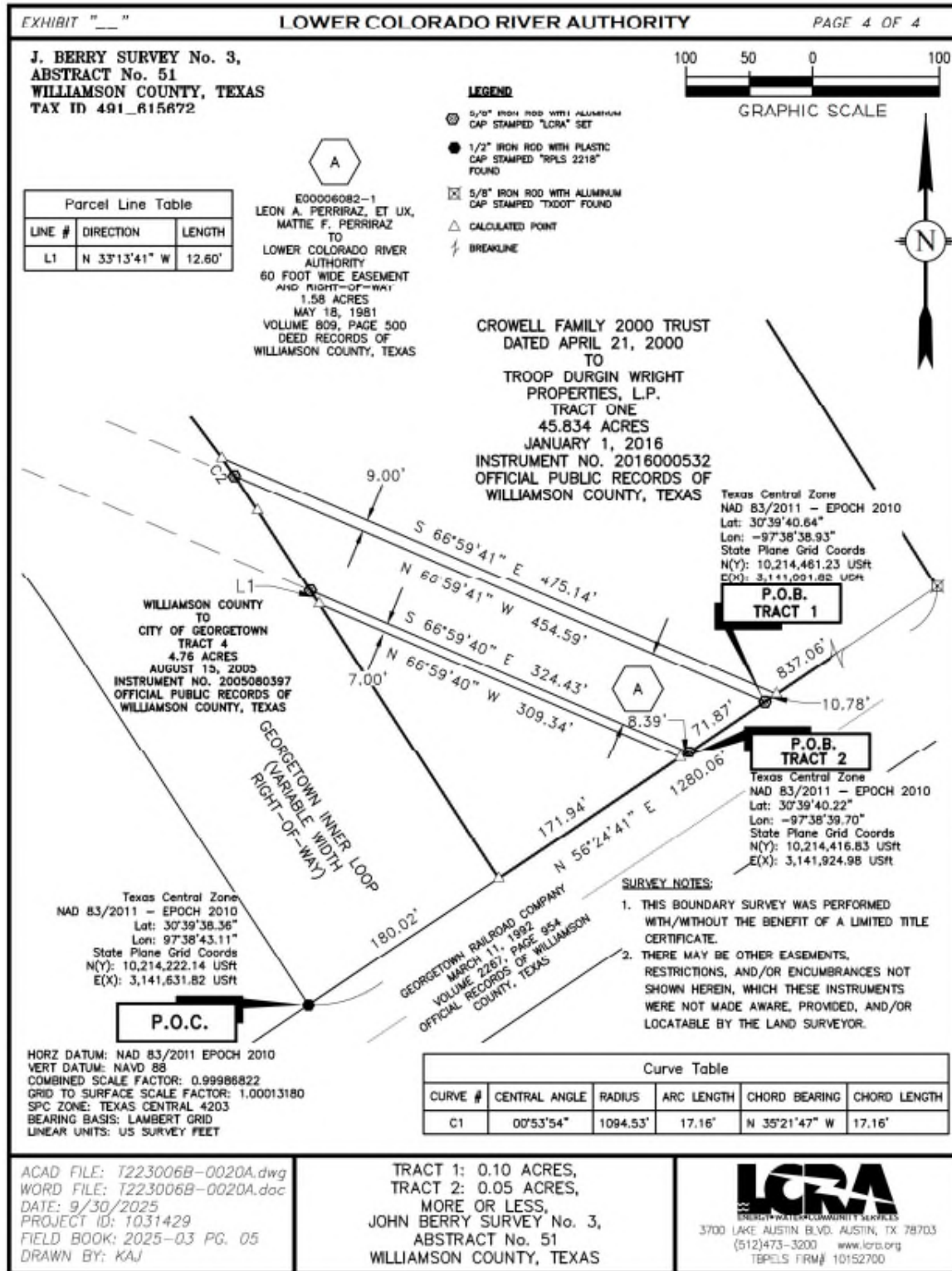


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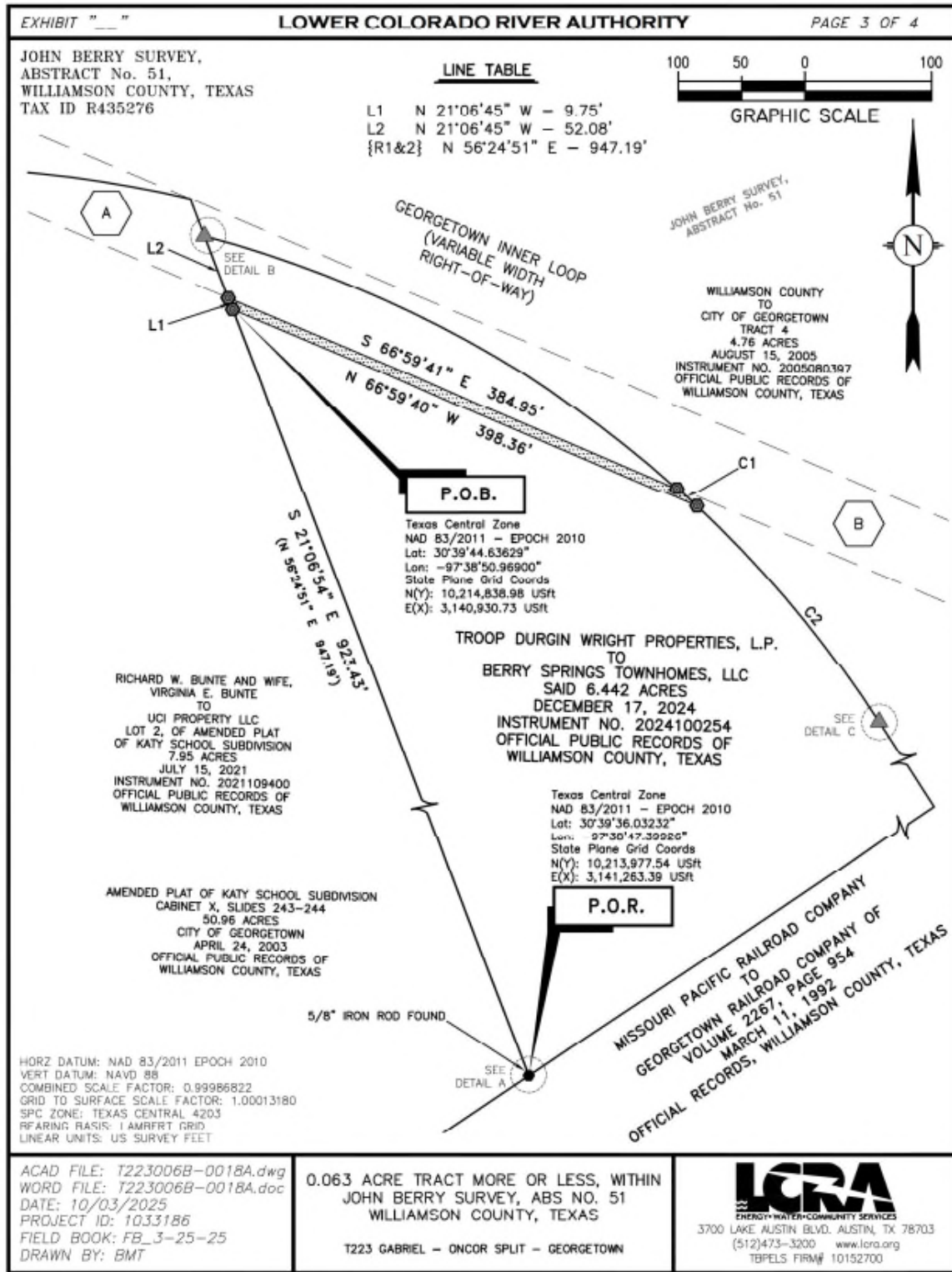


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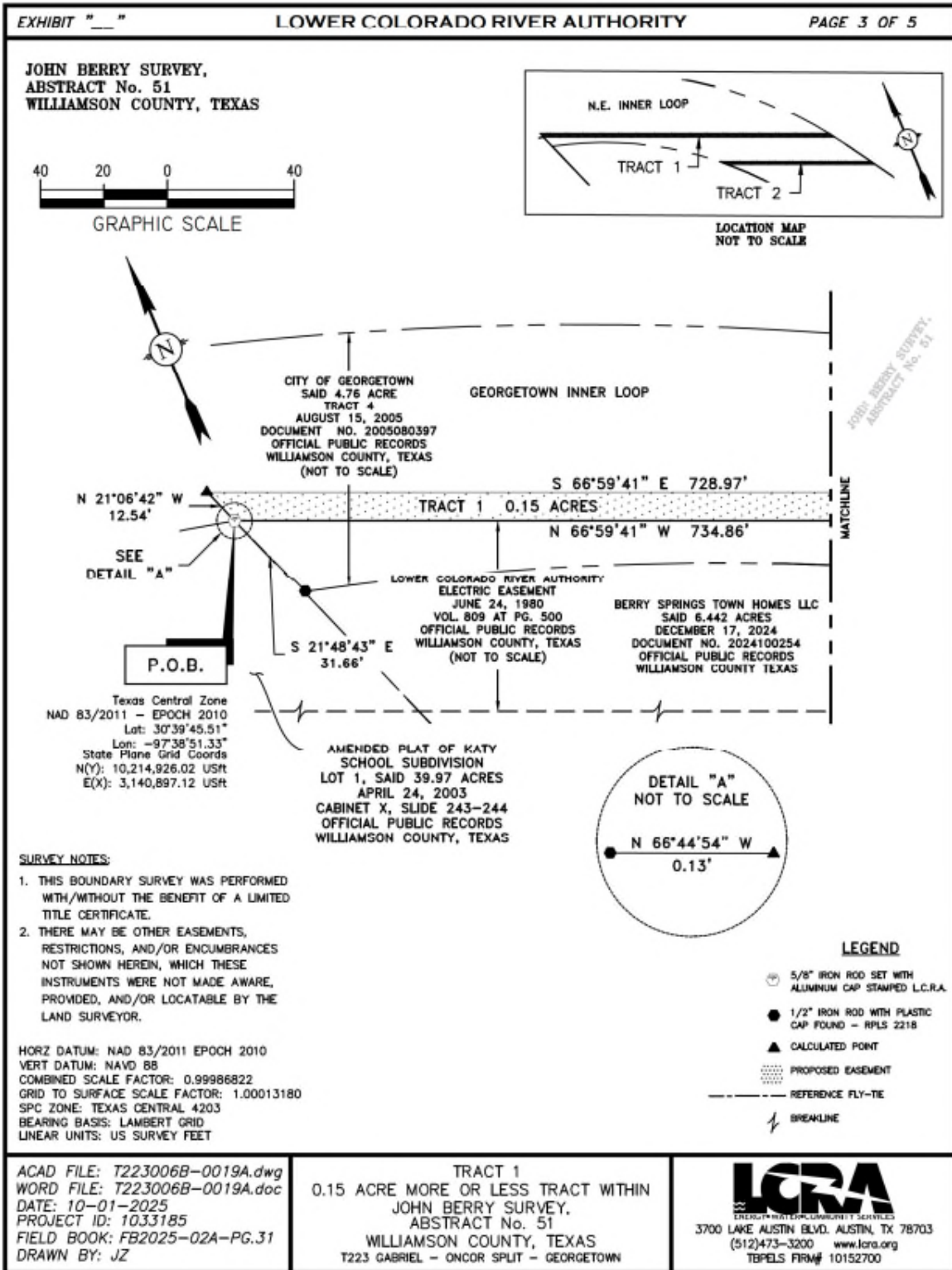


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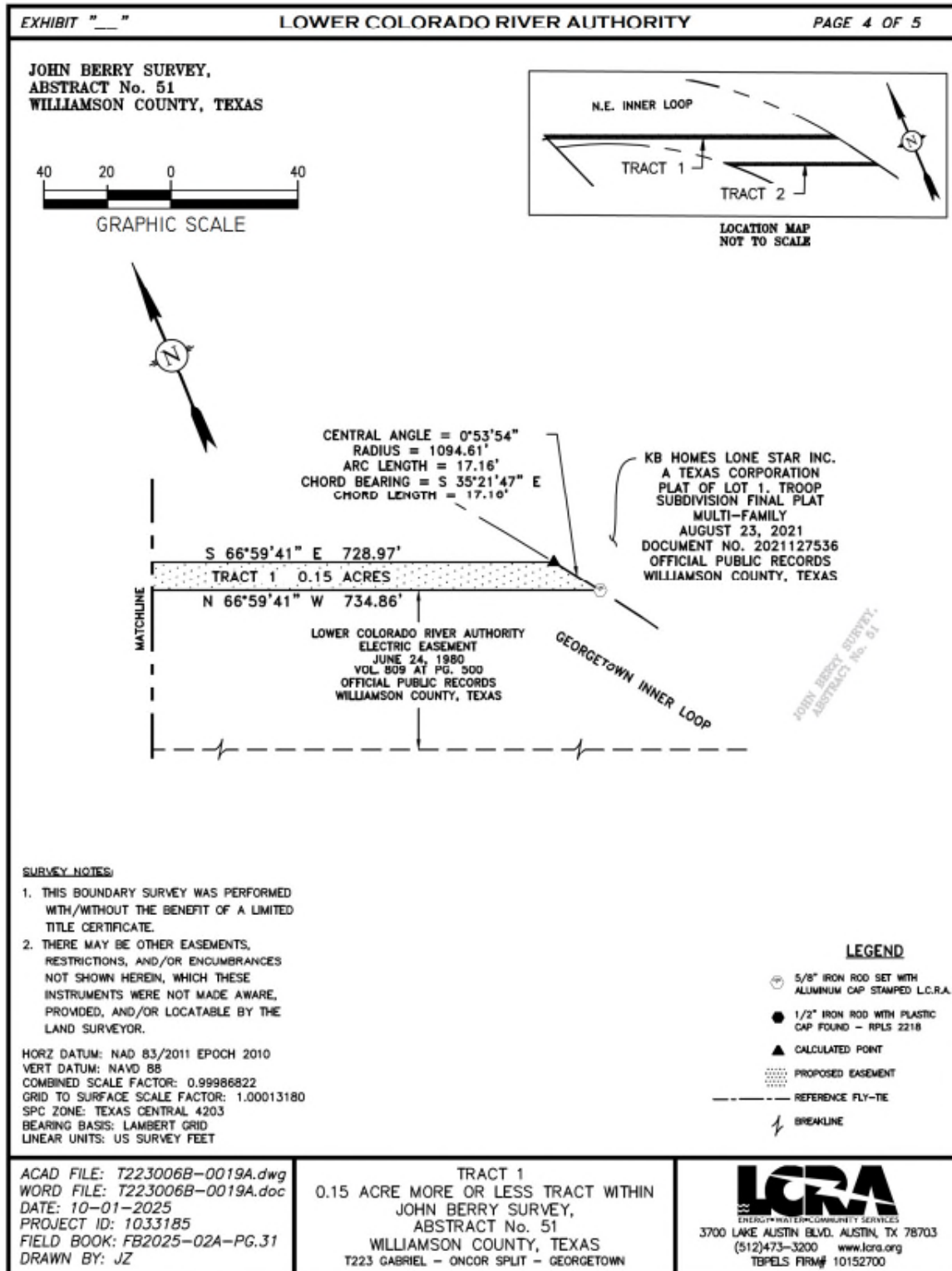
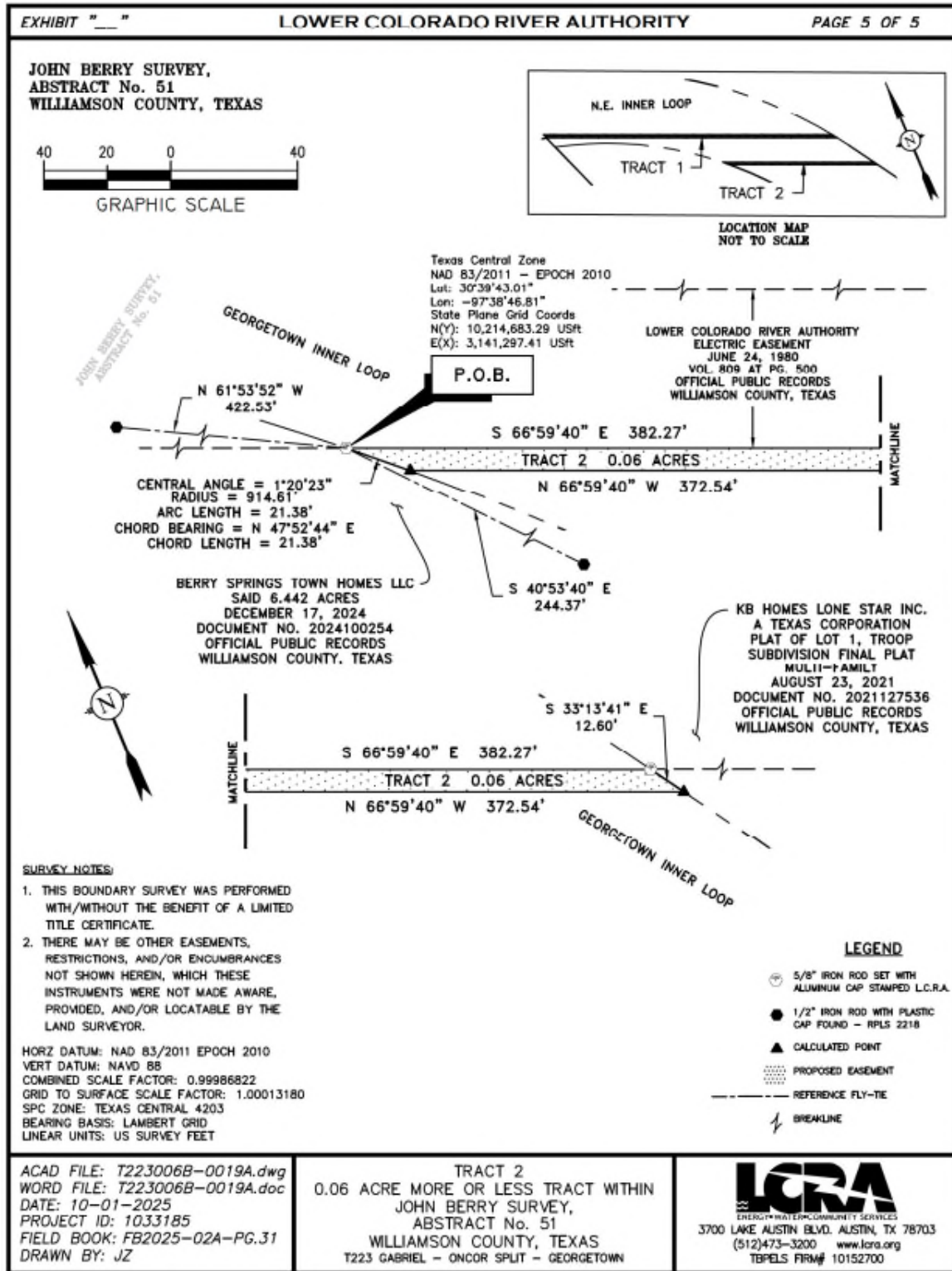
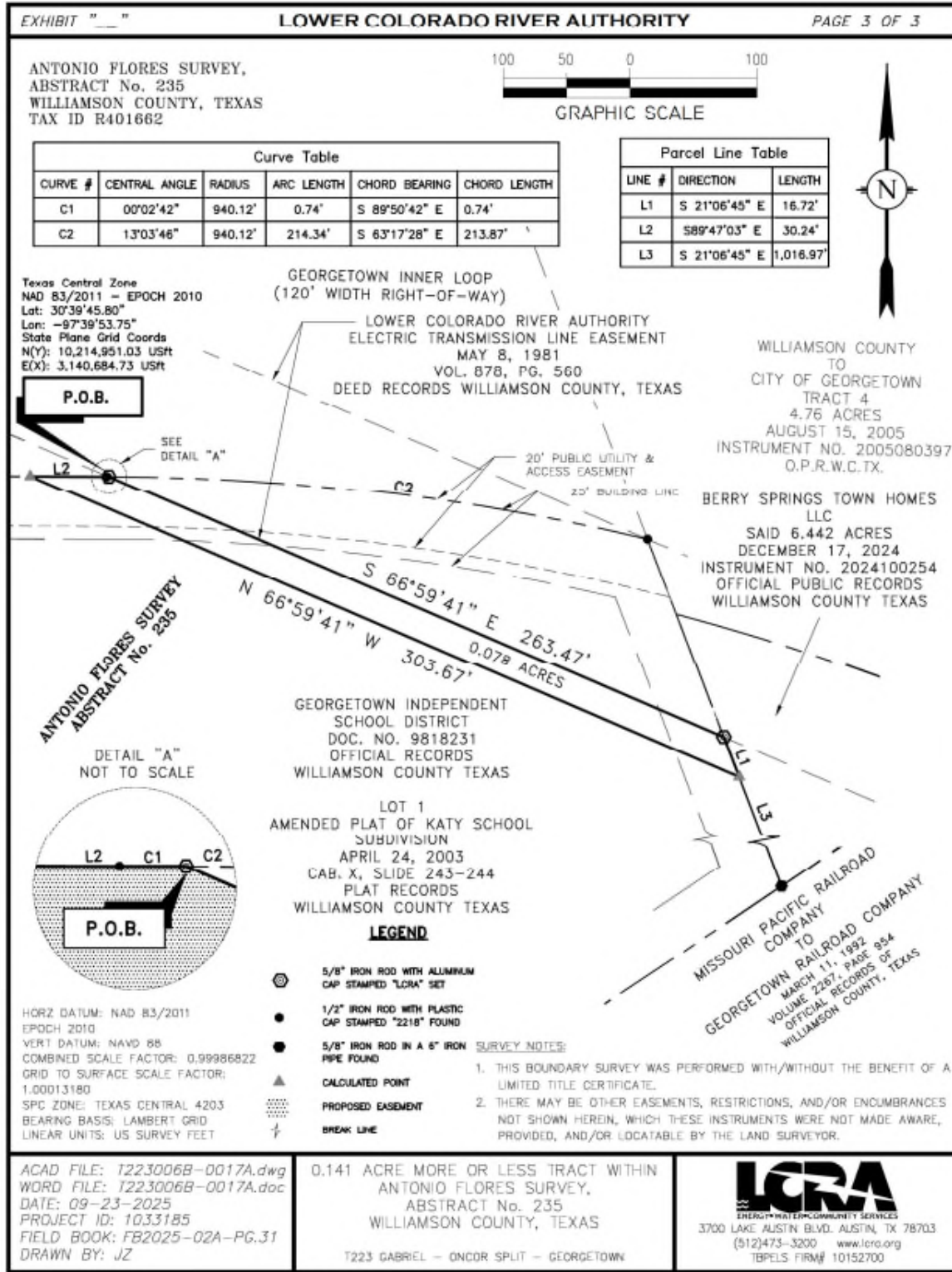


EXHIBIT 1





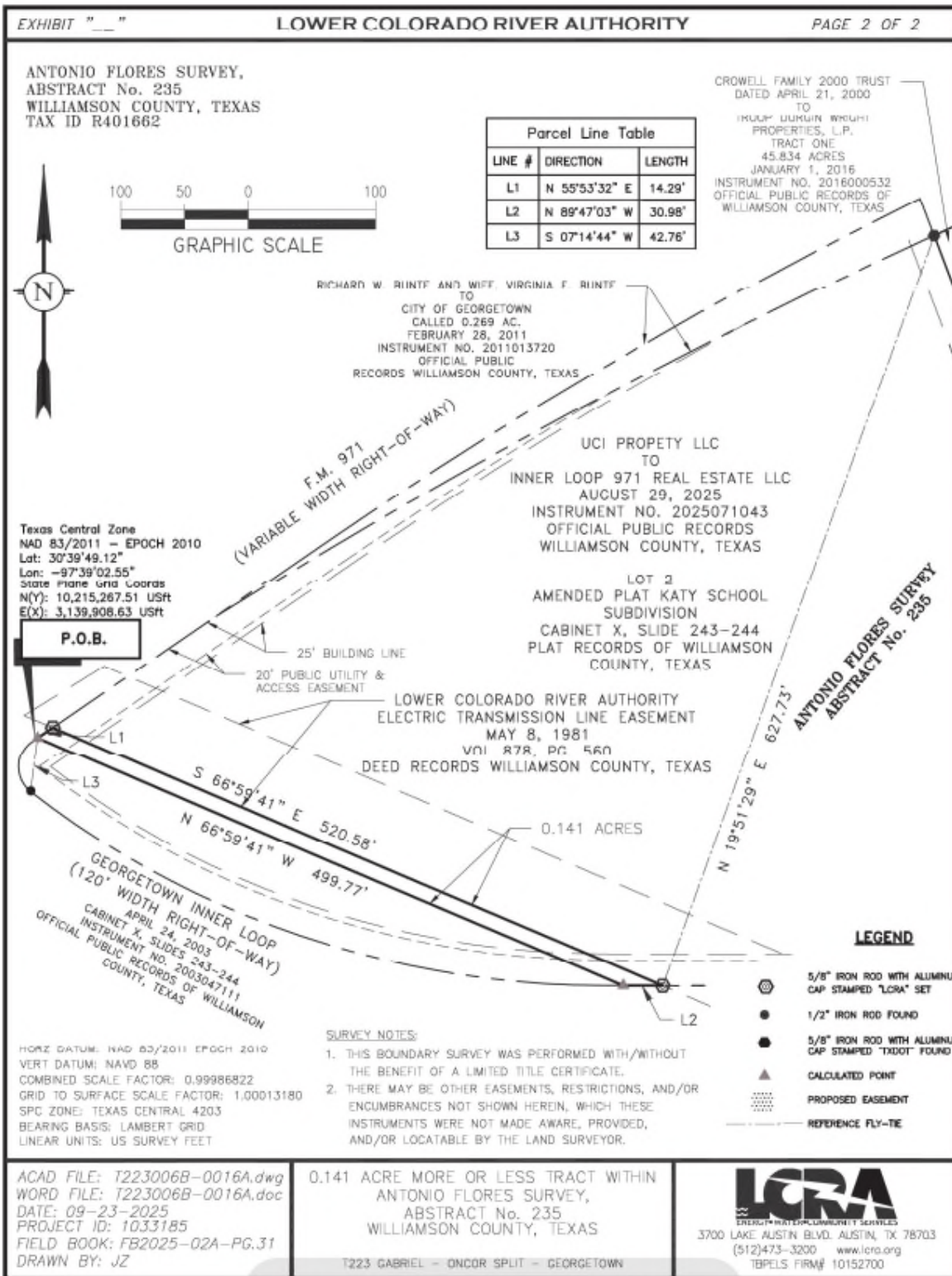
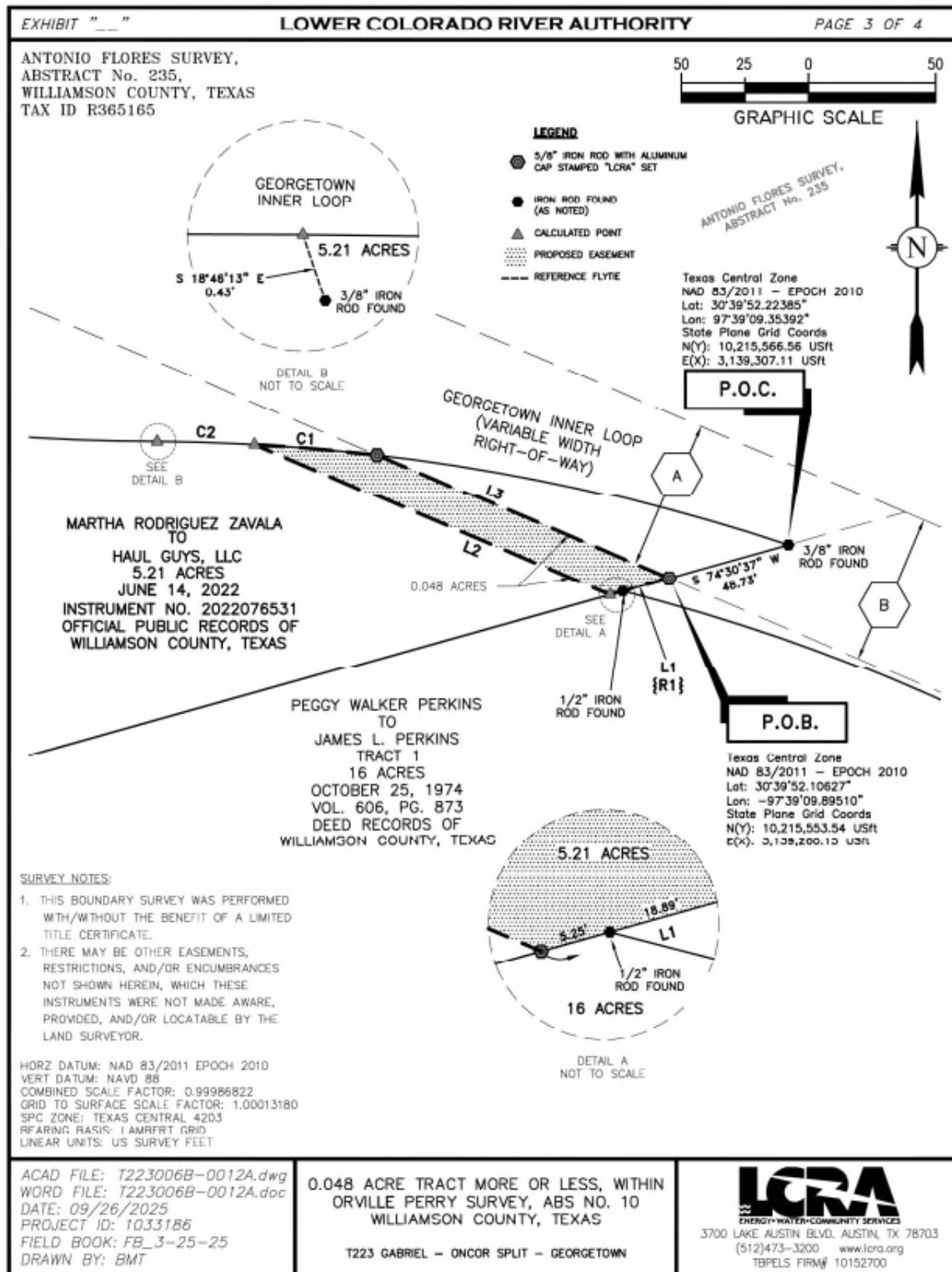


EXHIBIT 1



FOR ACTION

6. Acquisition of Interests in Real Property – Use of Eminent Domain in Travis and Caldwell Counties

Proposed Motion

I move that the LCRA Transmission Services Corporation 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 easement rights for the Colton to Mendoza Transmission Line Upgrade project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Colton to Mendoza (T397) transmission line; and that the first record vote apply to all units of property to be condemned.

Board Consideration

LCRA TSC 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, 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.

LCRA utilizes LCRA TSC to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220.20 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Colton to Mendoza Transmission Line Upgrade project.

Summary

LCRA TSC proposes to acquire easement rights in Travis and Caldwell counties for the Colton to Mendoza Transmission Line Upgrade project. CBRE Group, Inc. performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, 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 with the landowner(s).

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

LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns. 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.

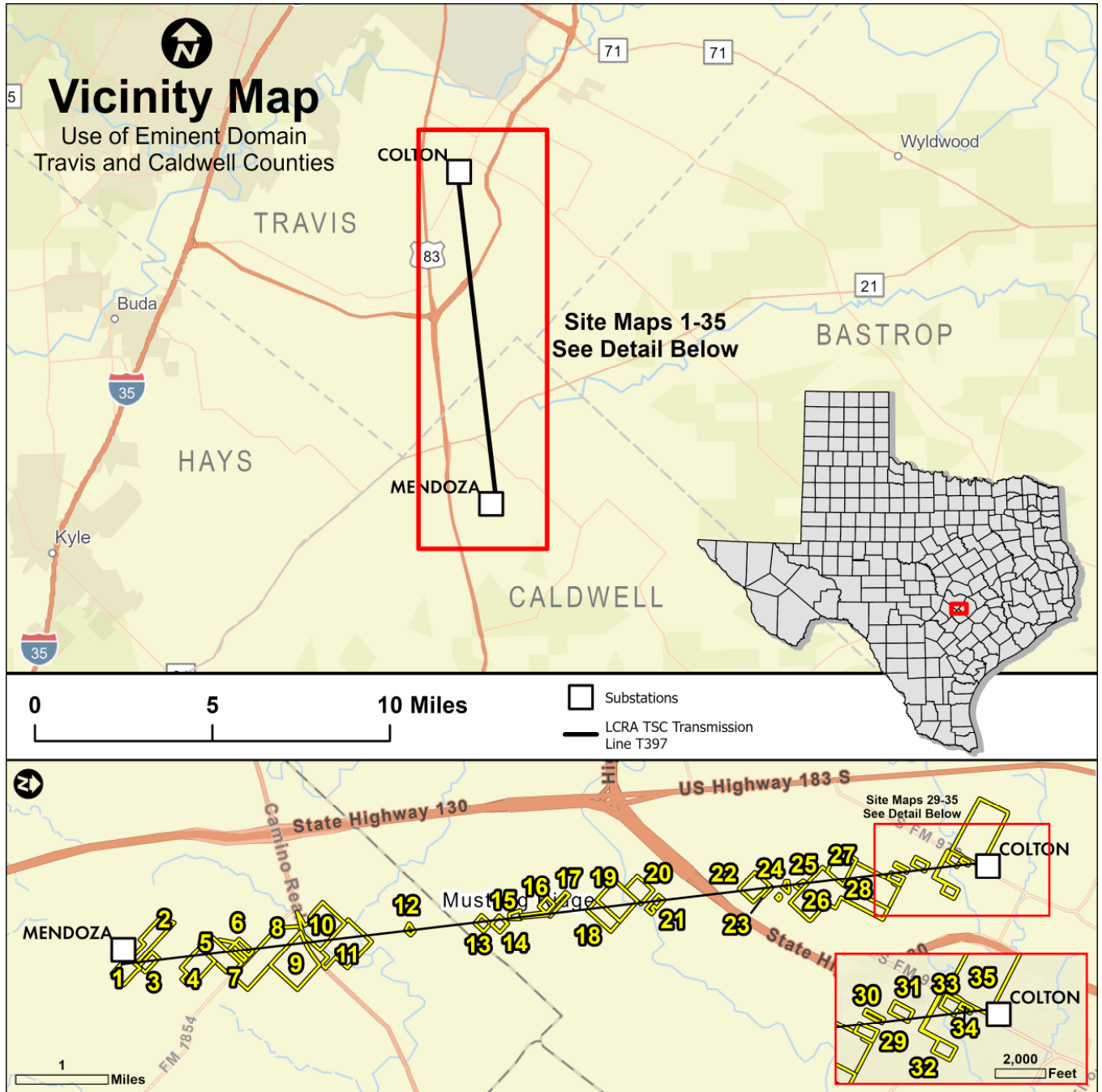
Presenter(s)

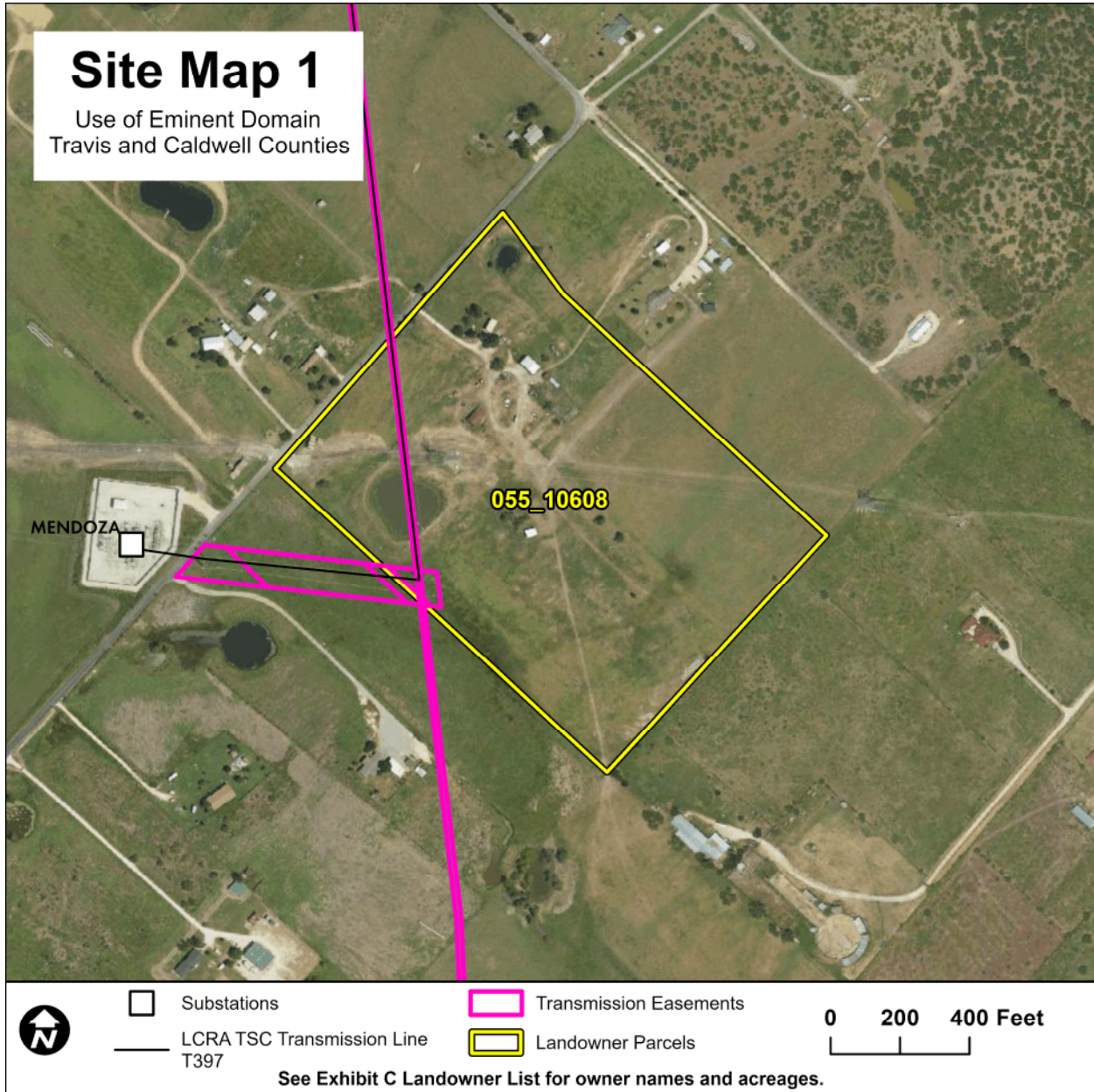
Mark Sumrall
Vice President, Real Estate Services

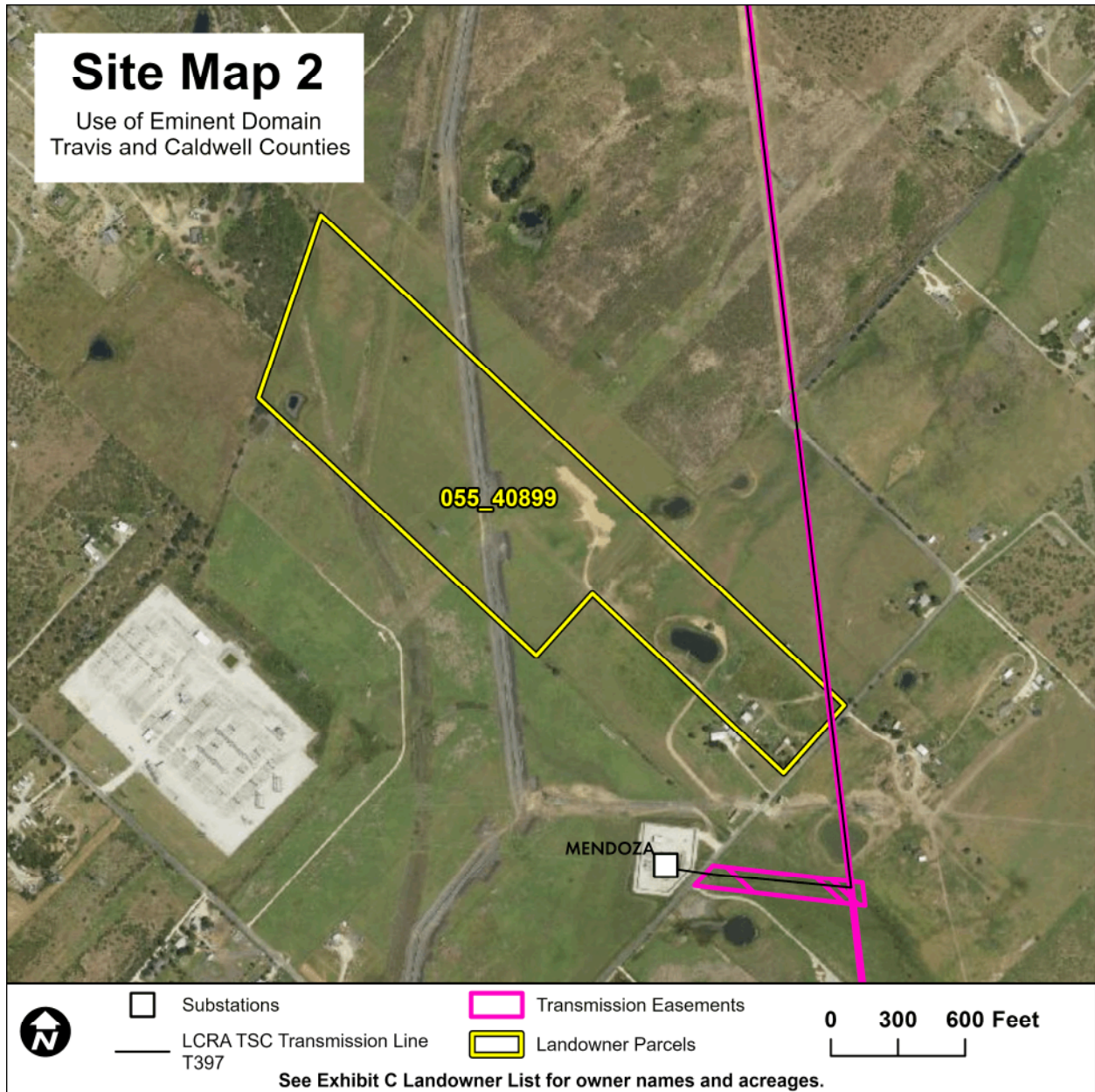
Exhibit(s)

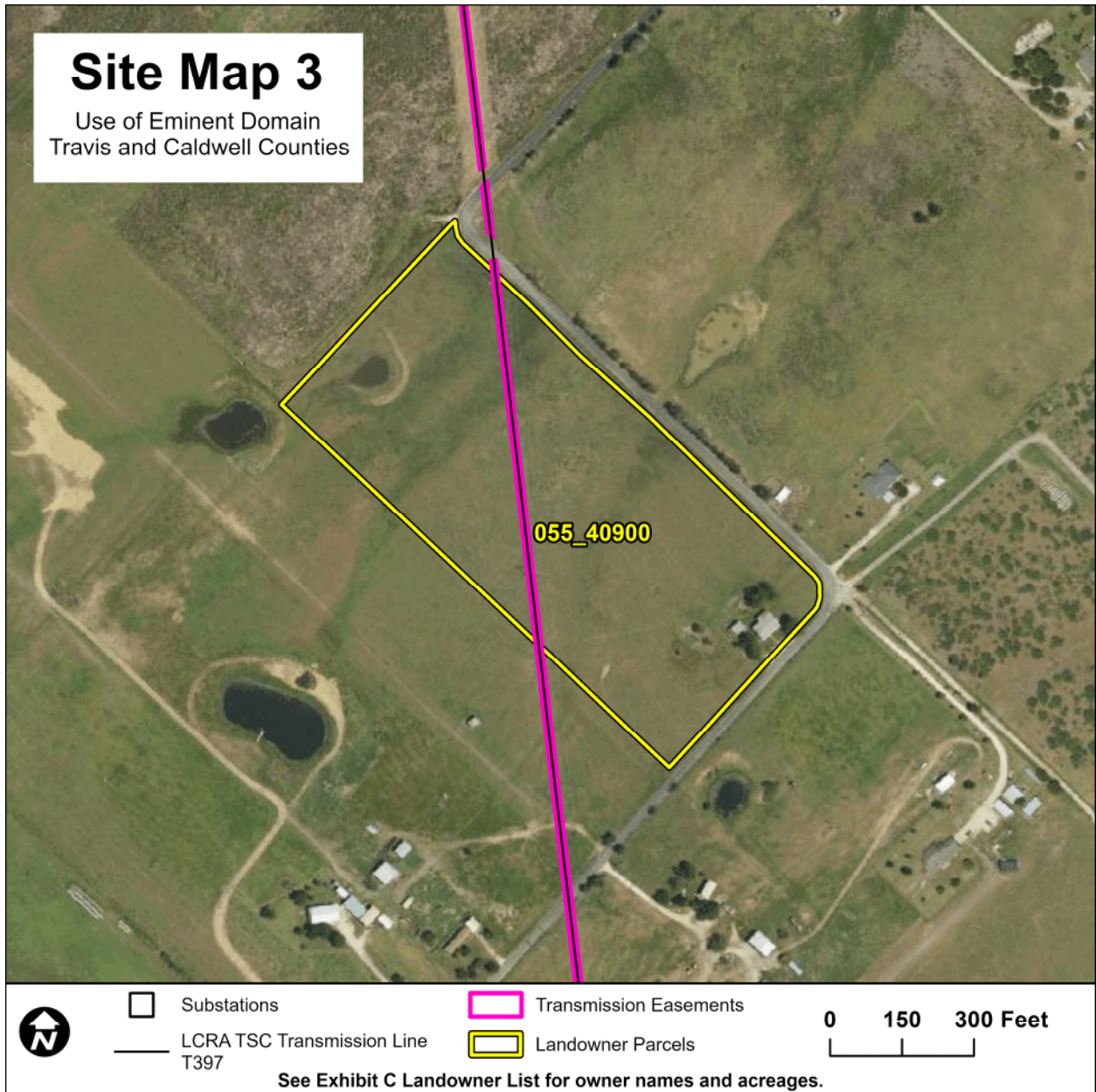
- A – Vicinity Map
- B – Site Maps
- C – Landowner List
- D – Resolution
- 1 – Property Descriptions

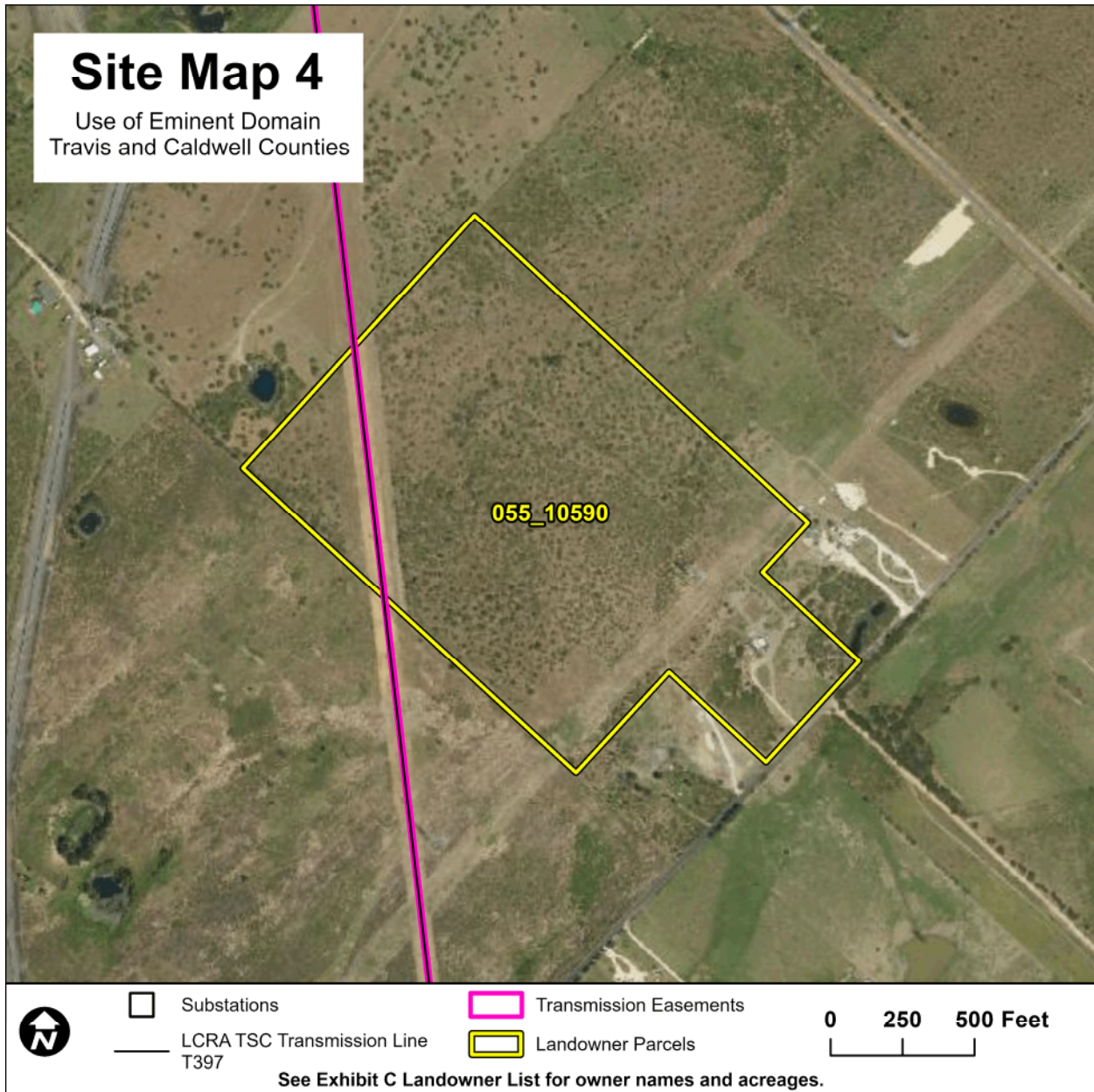
EXHIBIT A

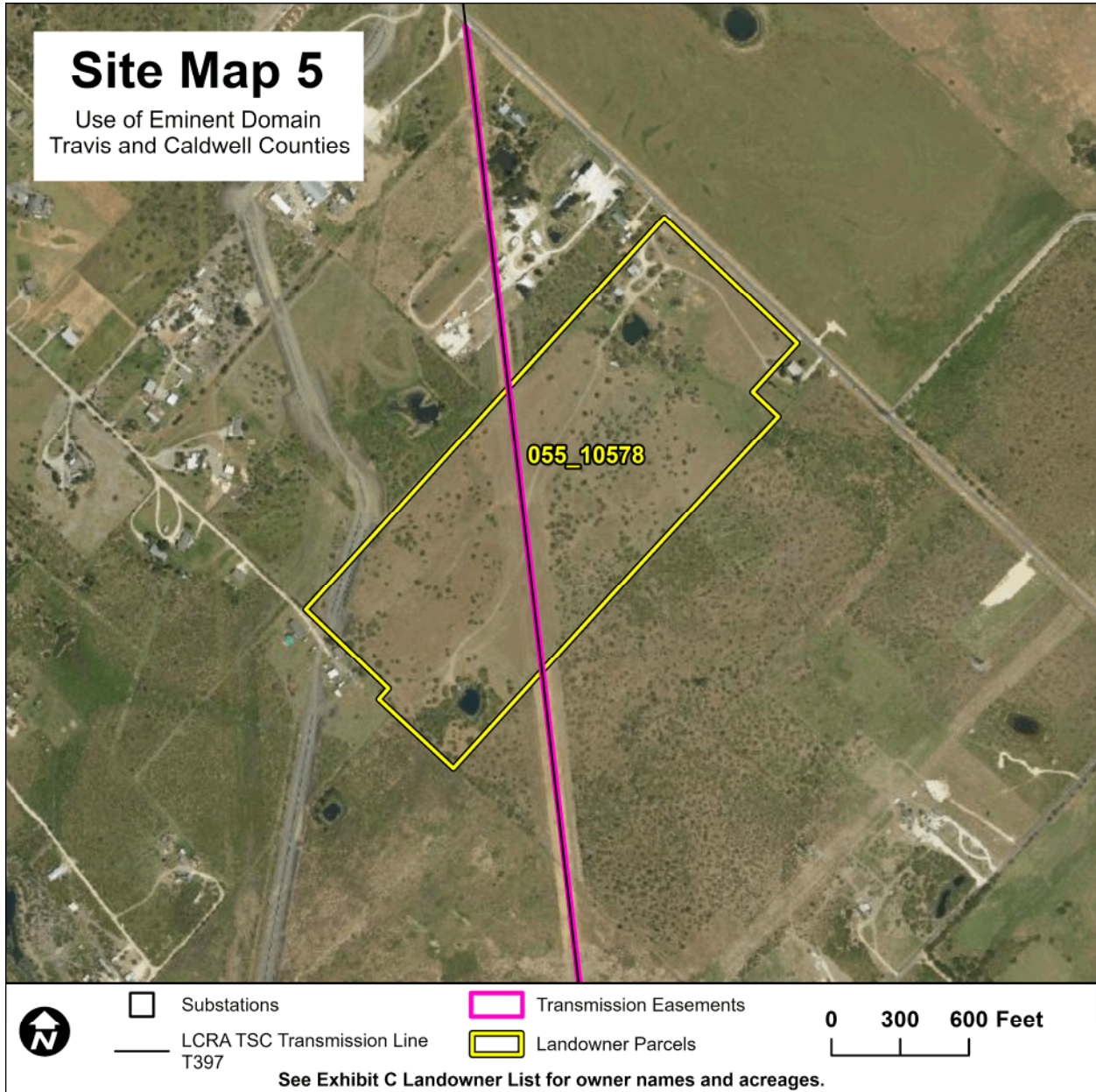


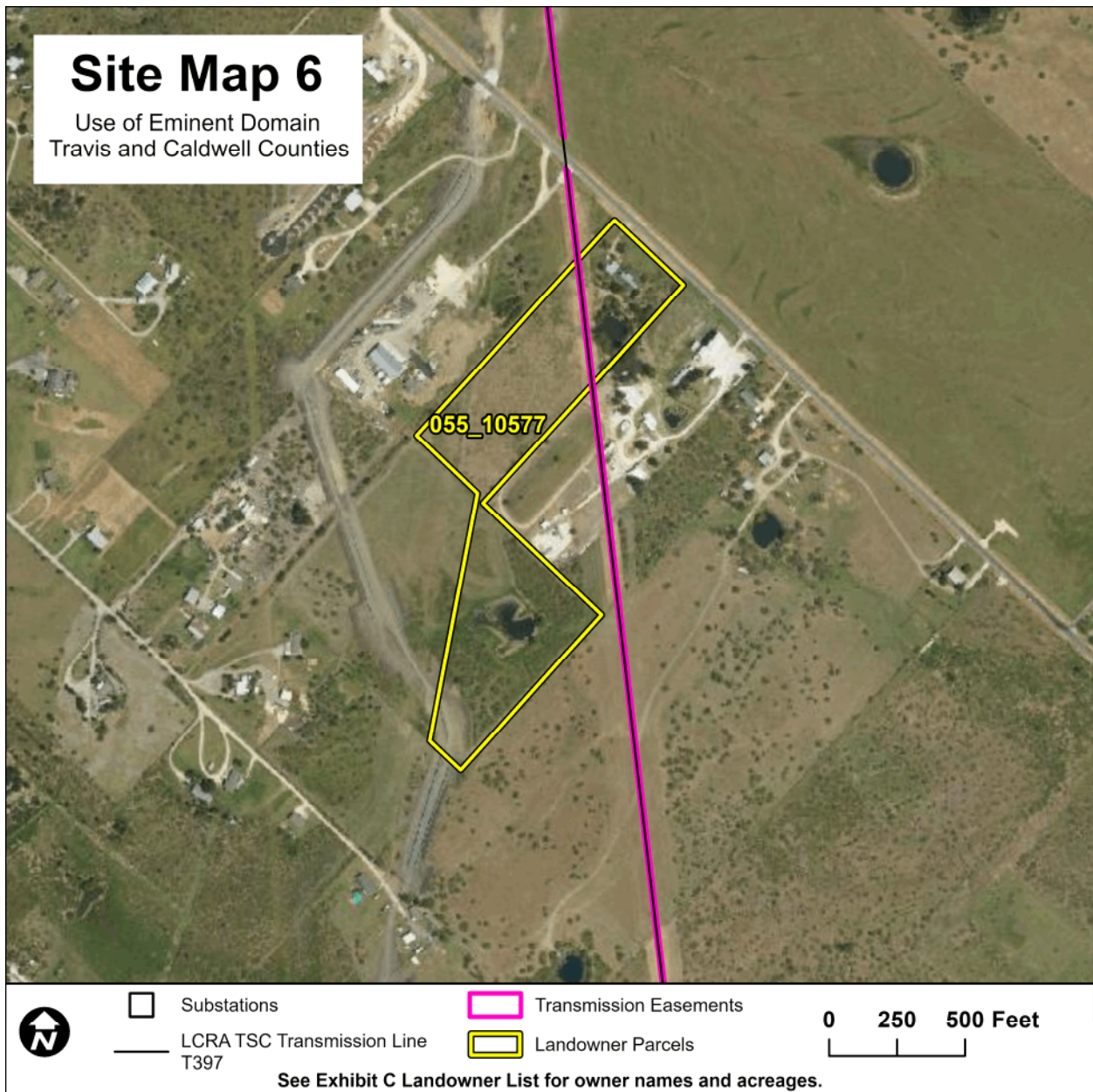


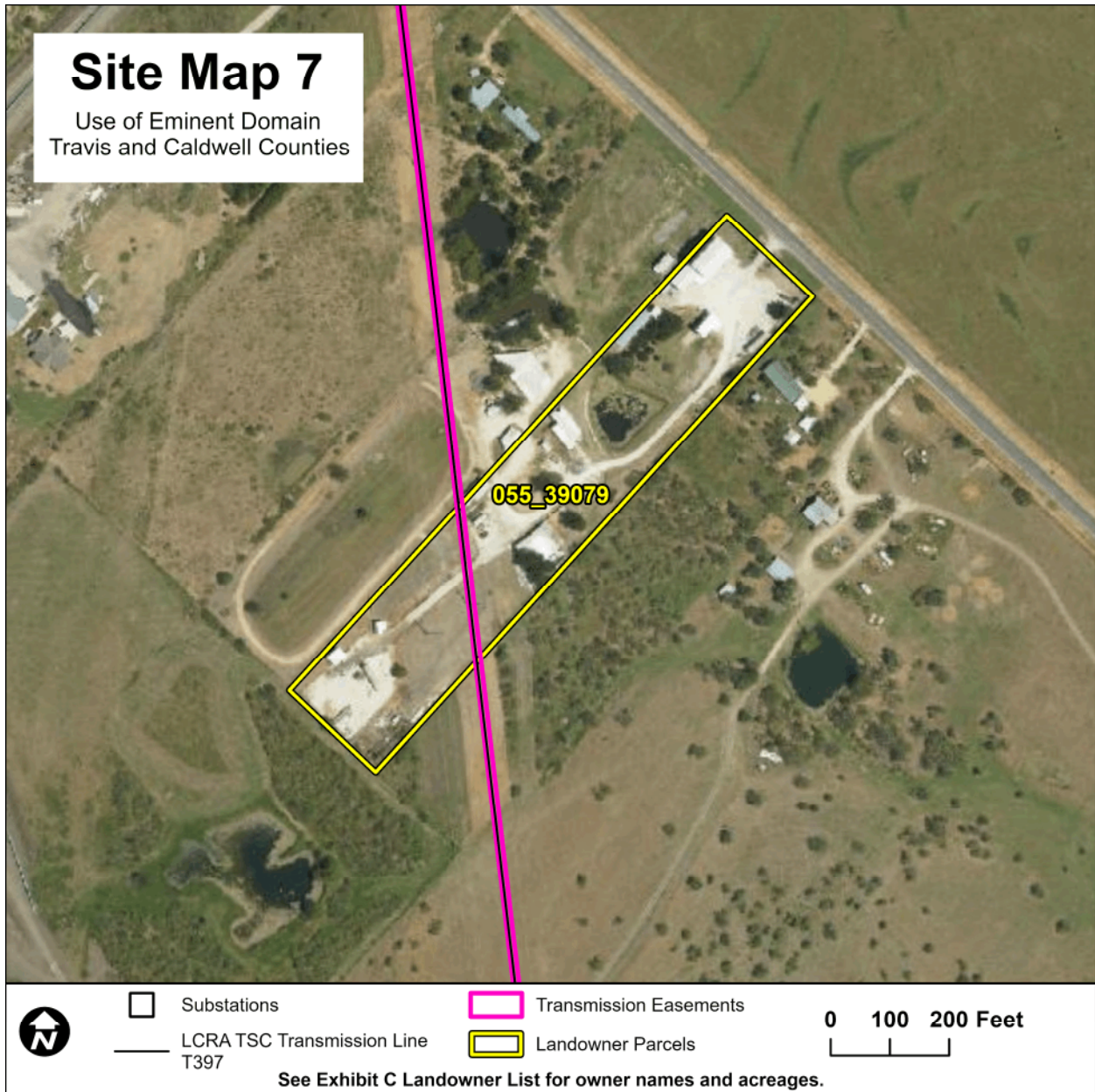


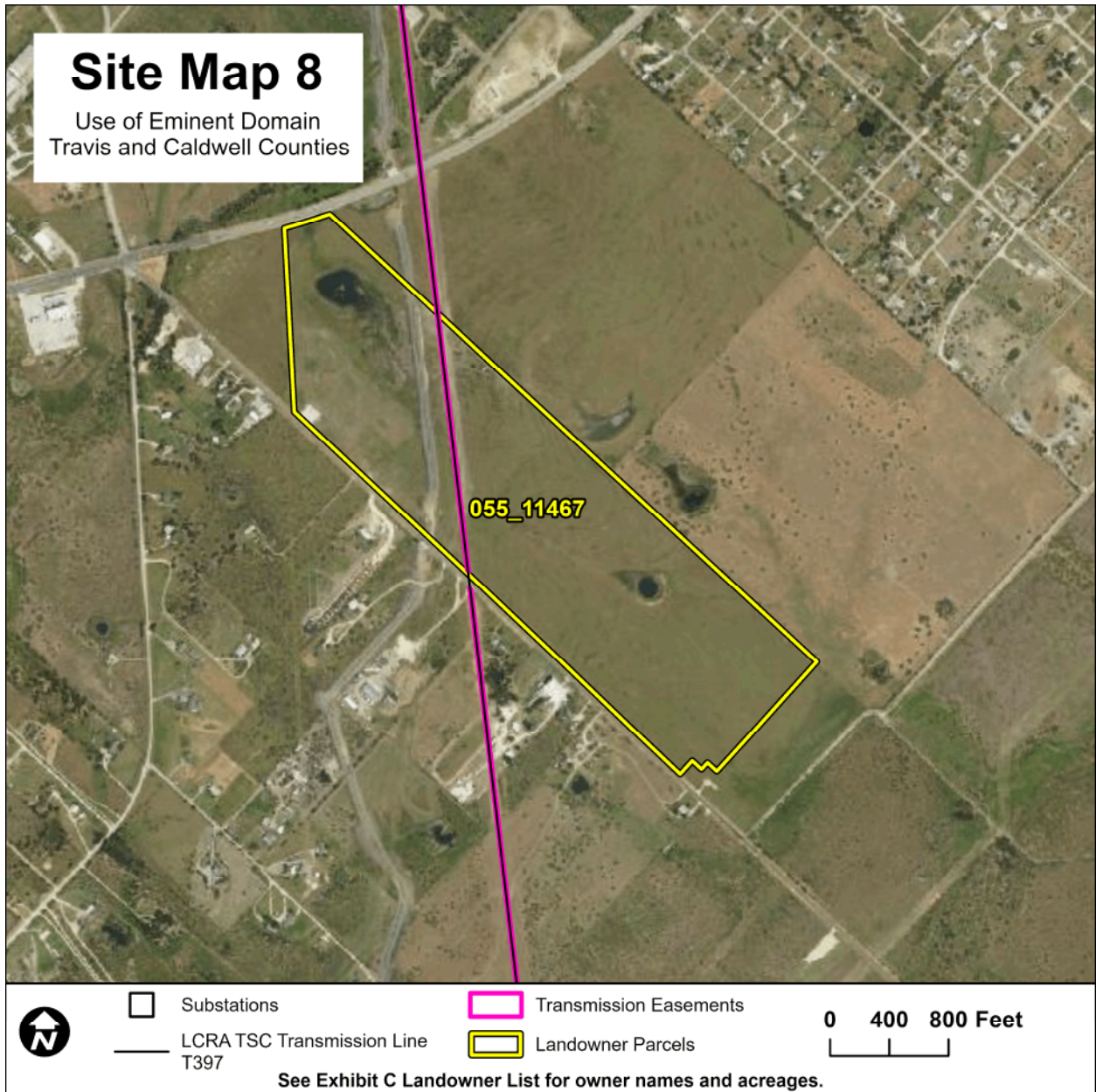




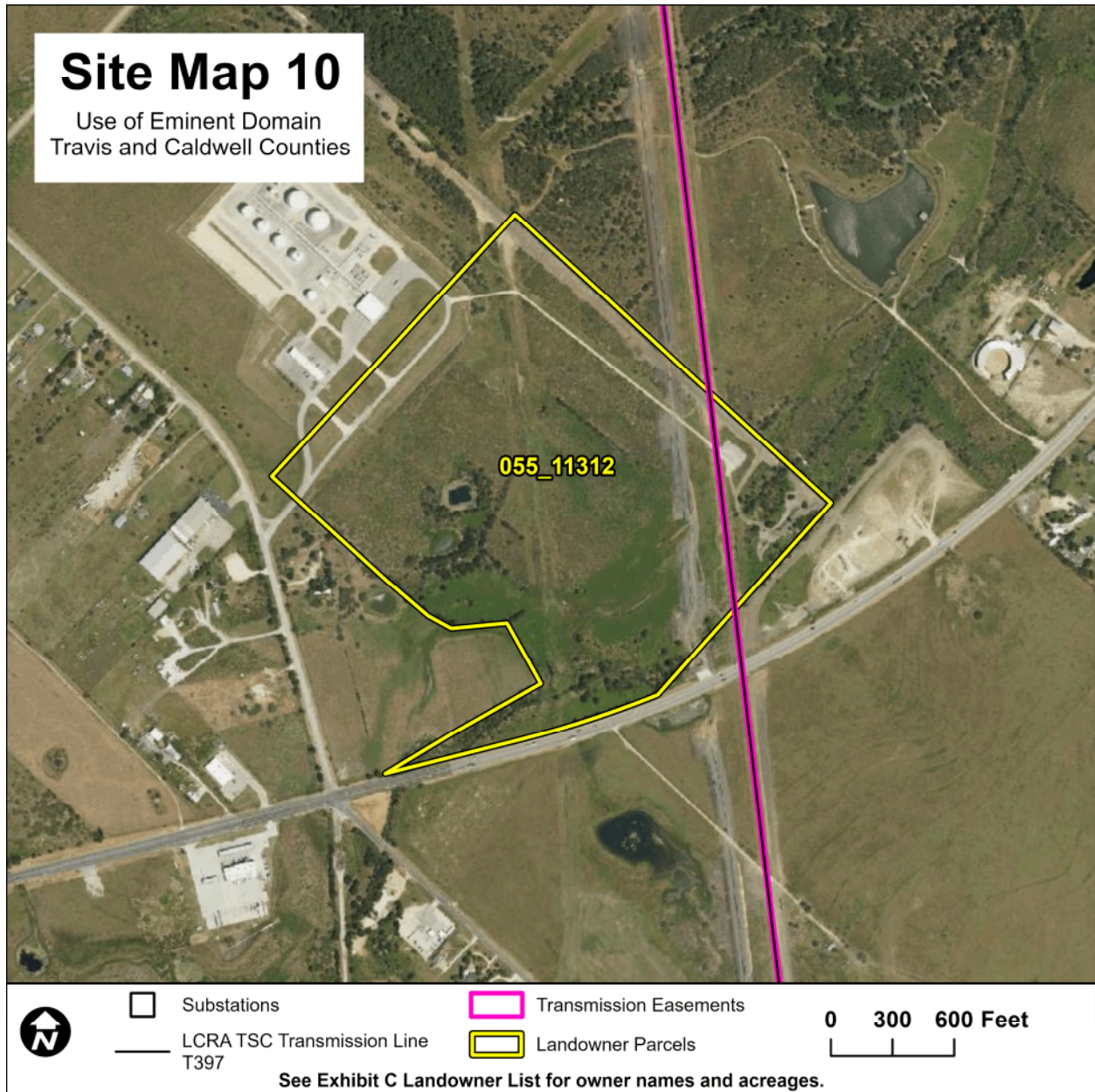


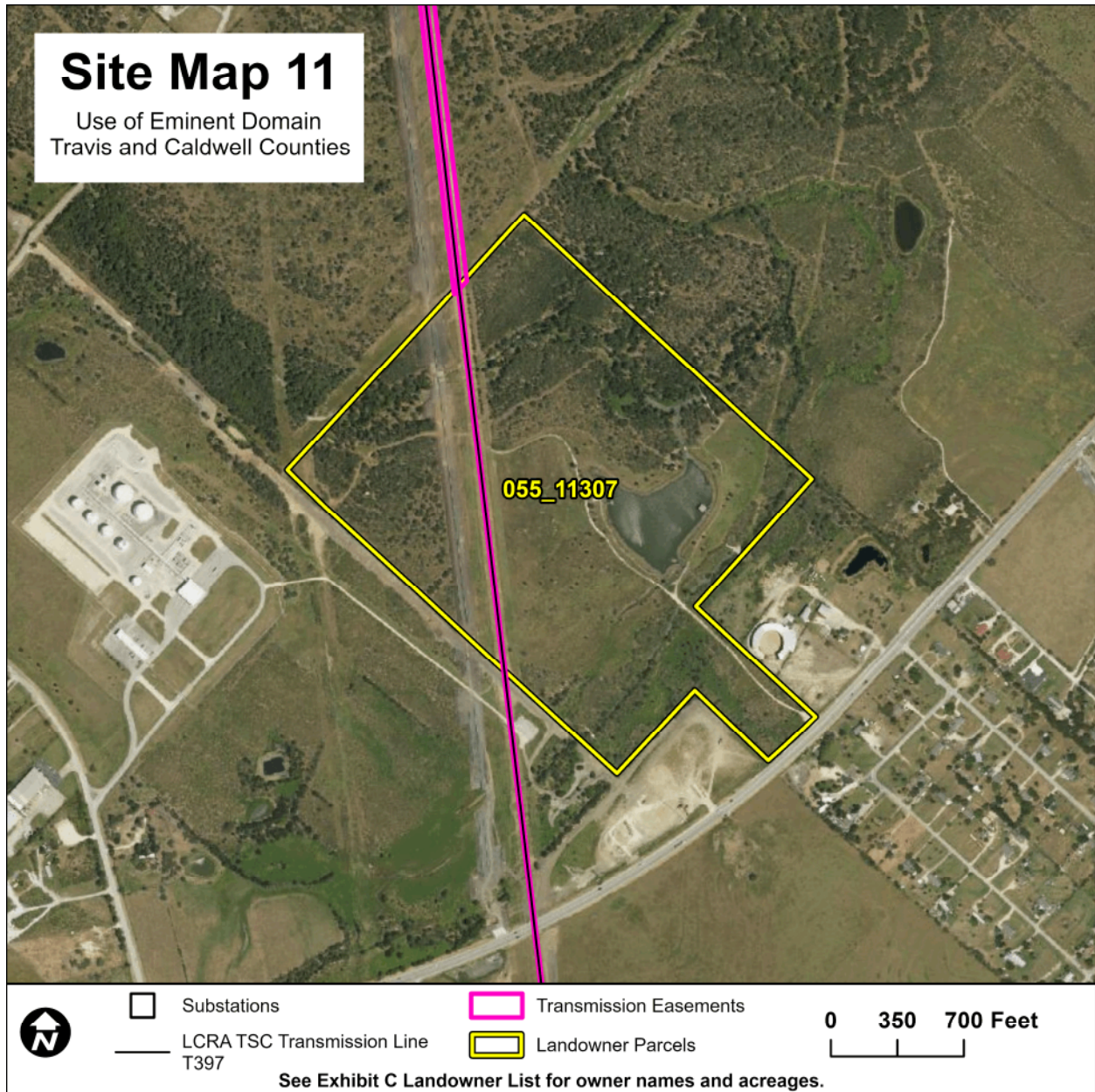


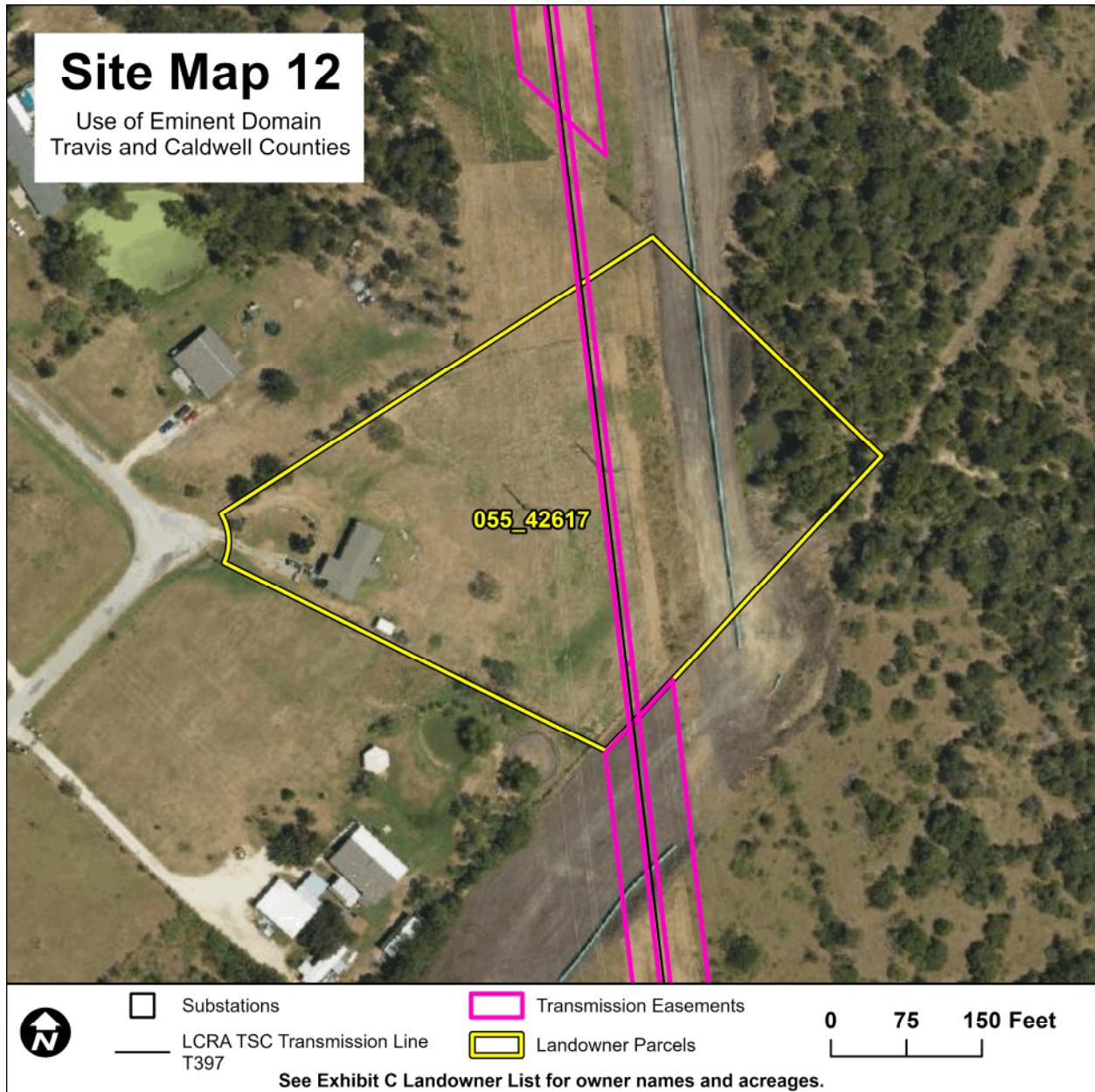


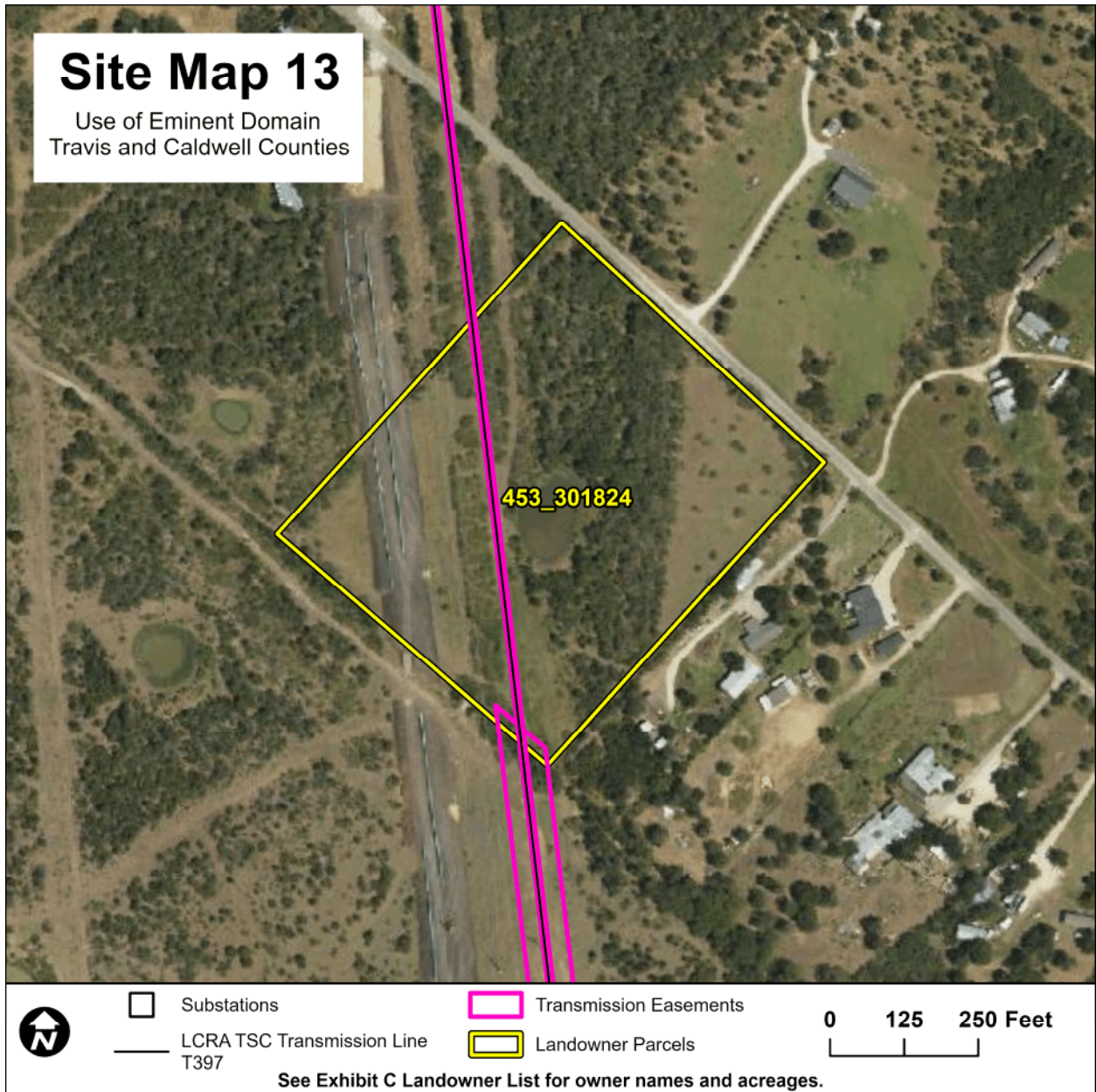


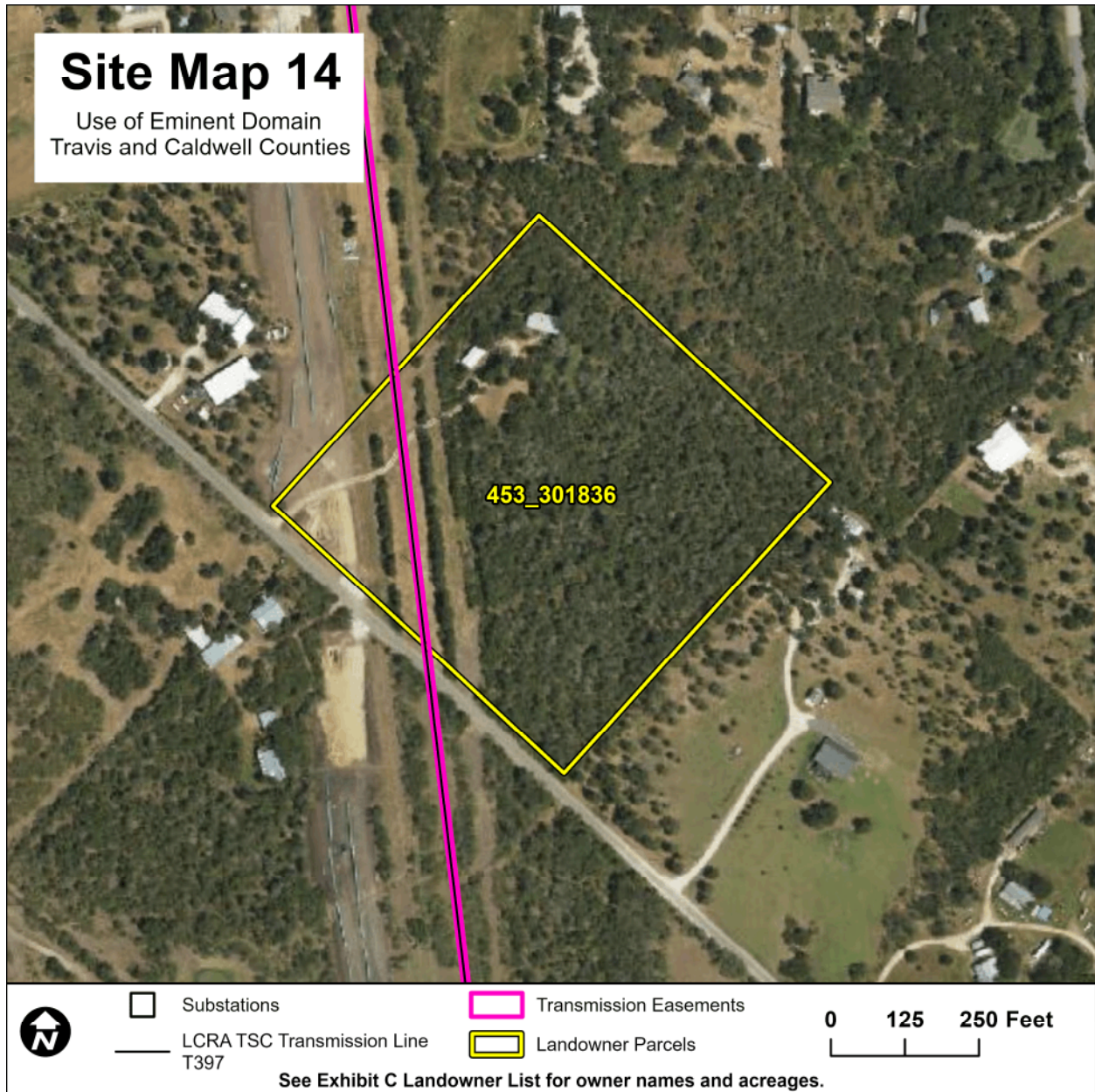


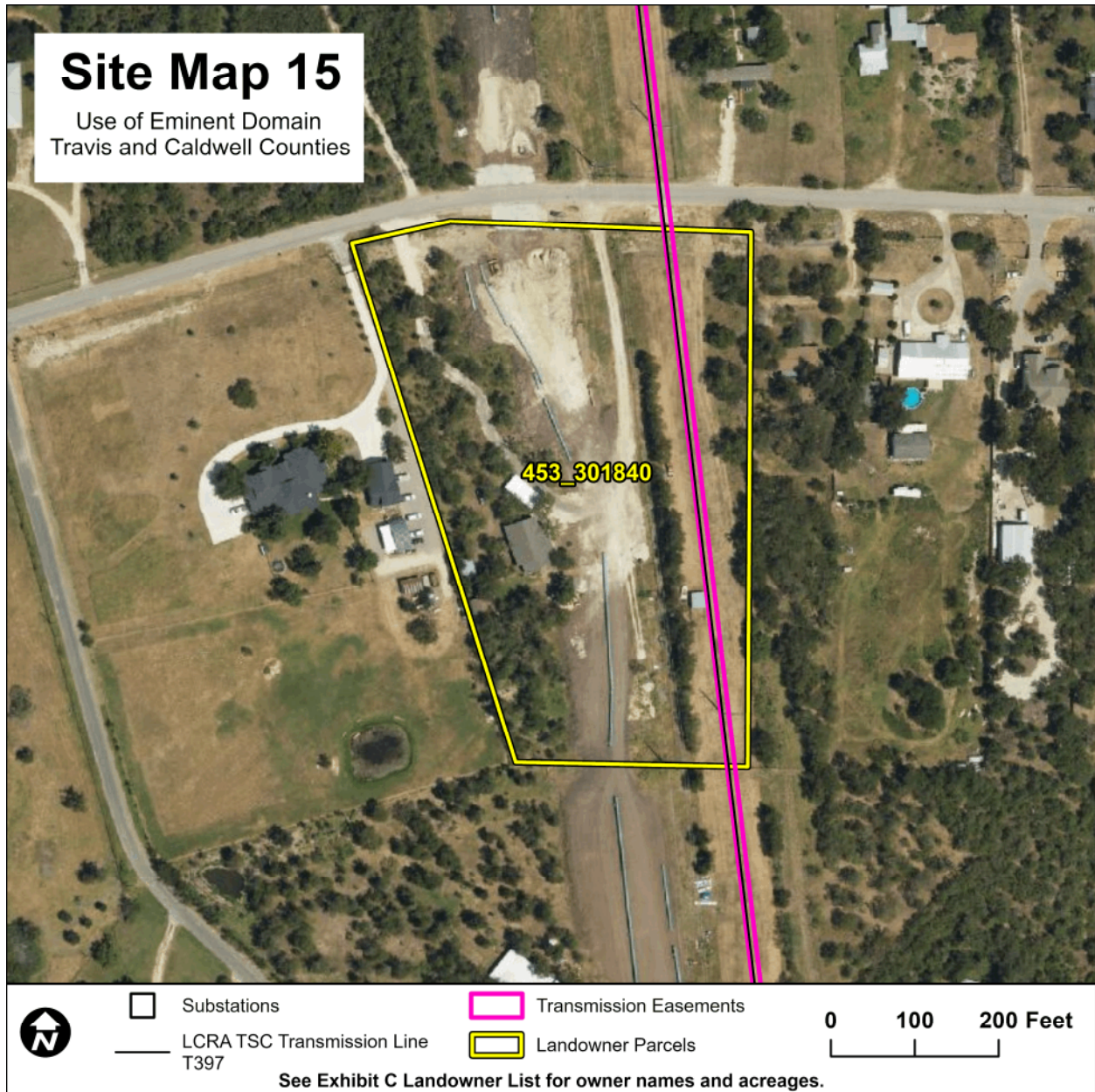


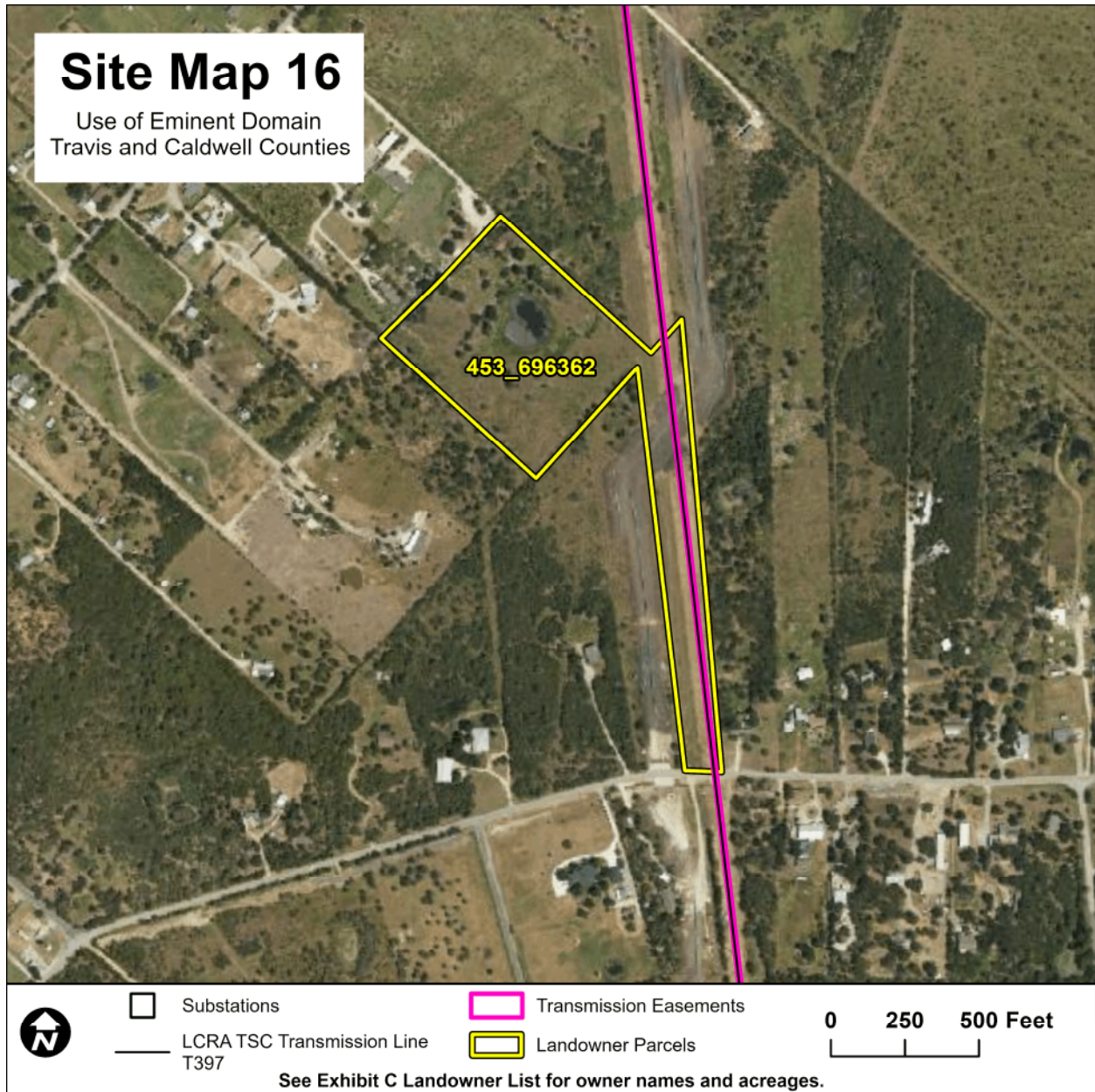


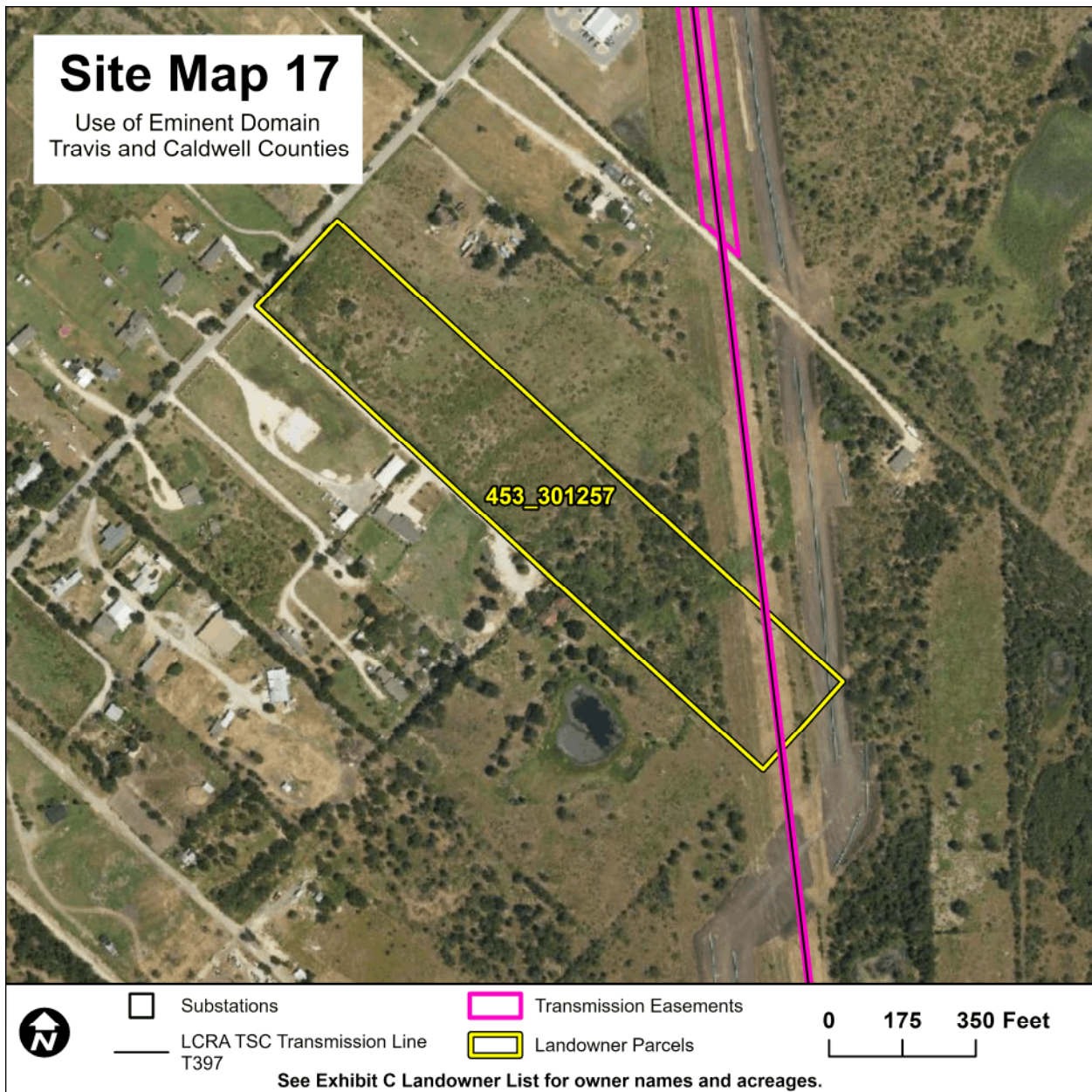


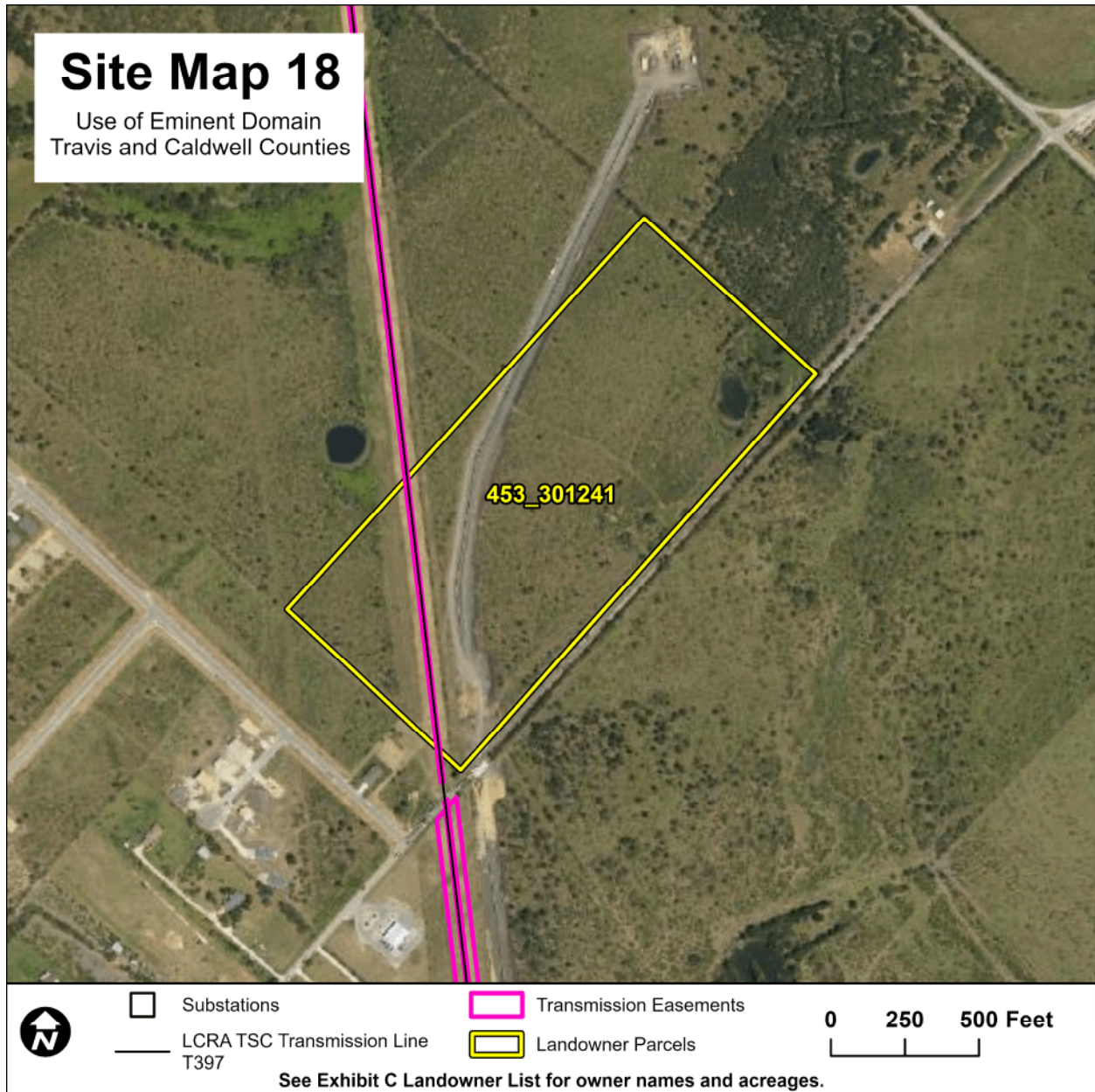


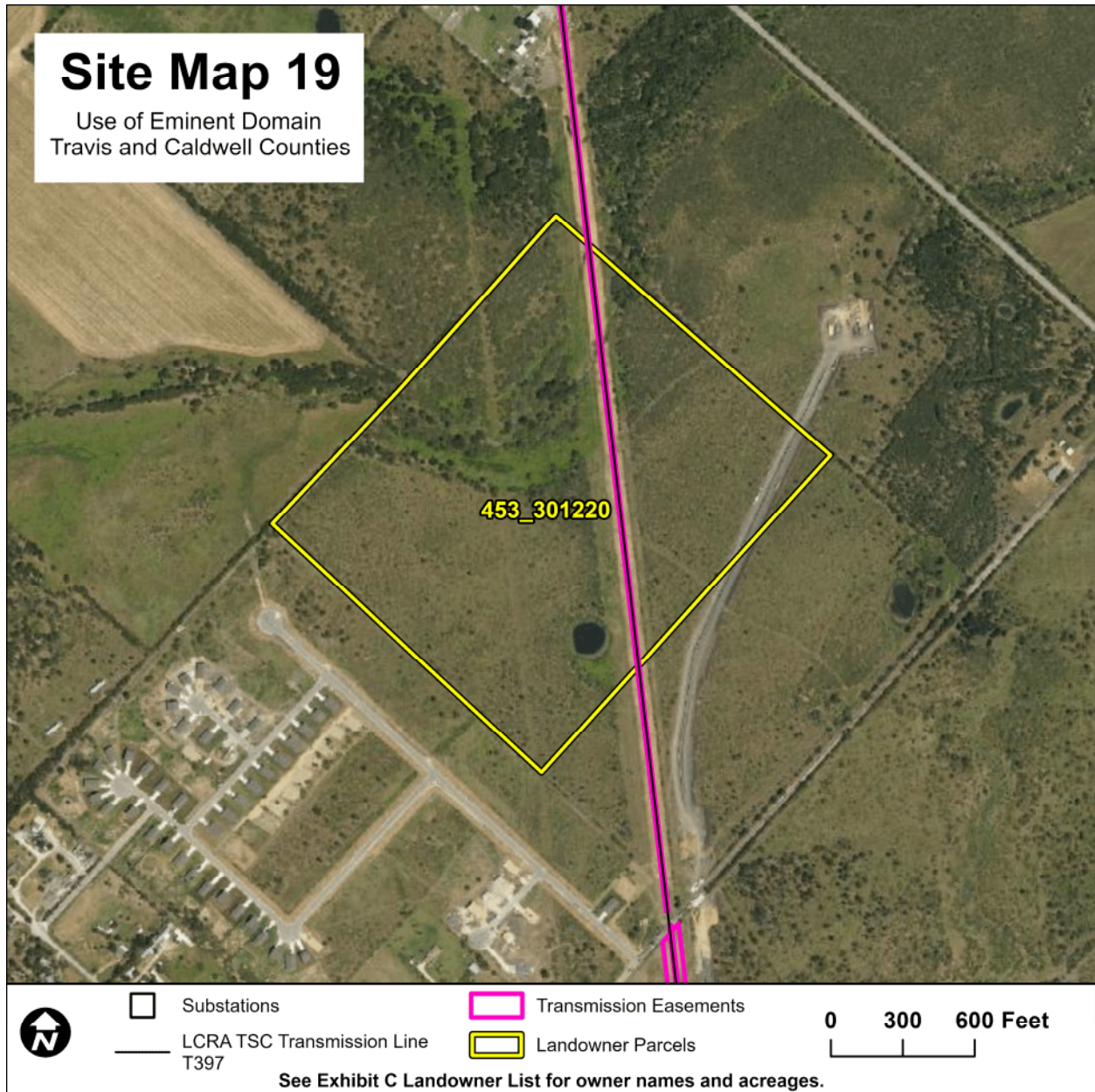


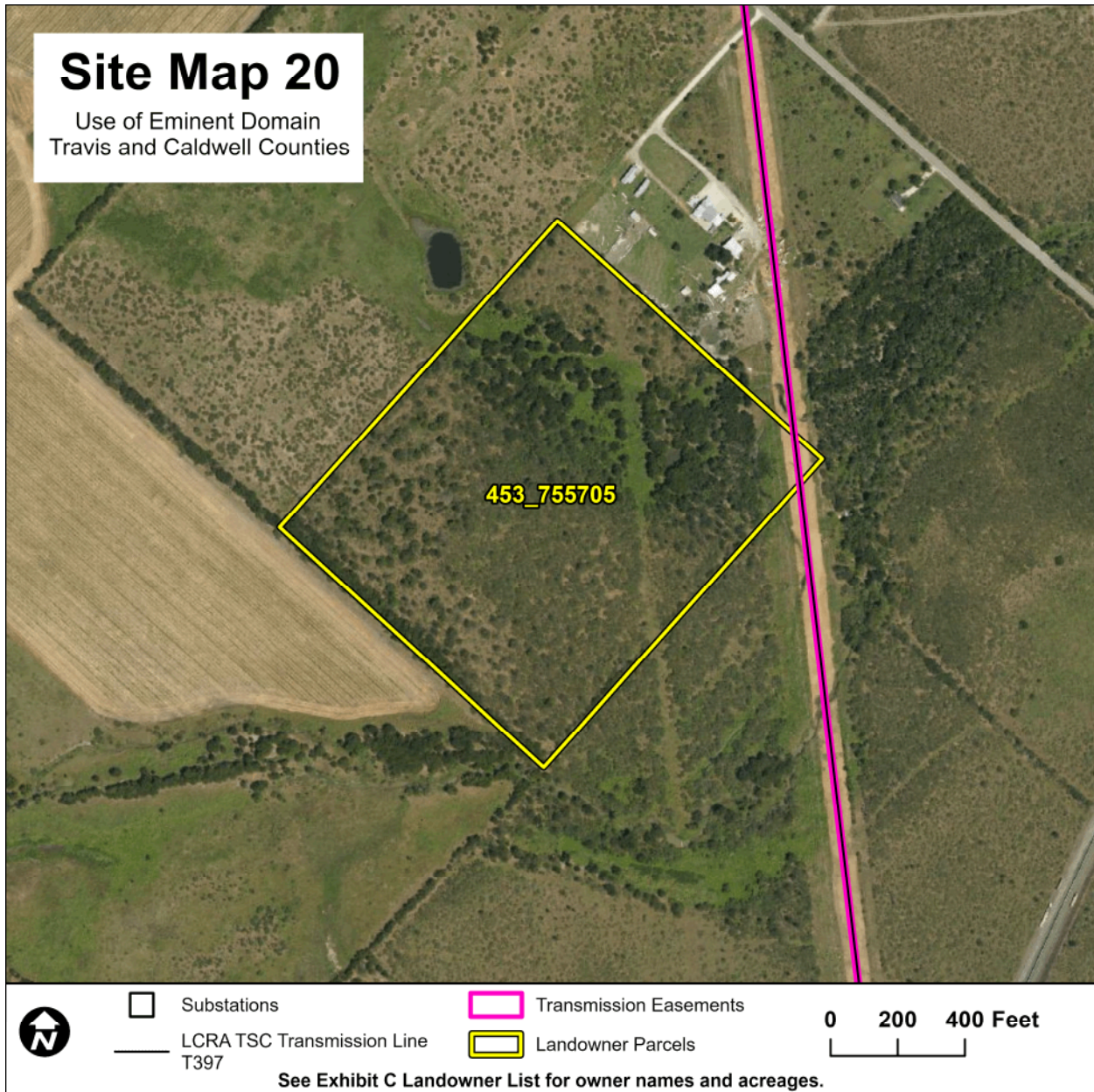


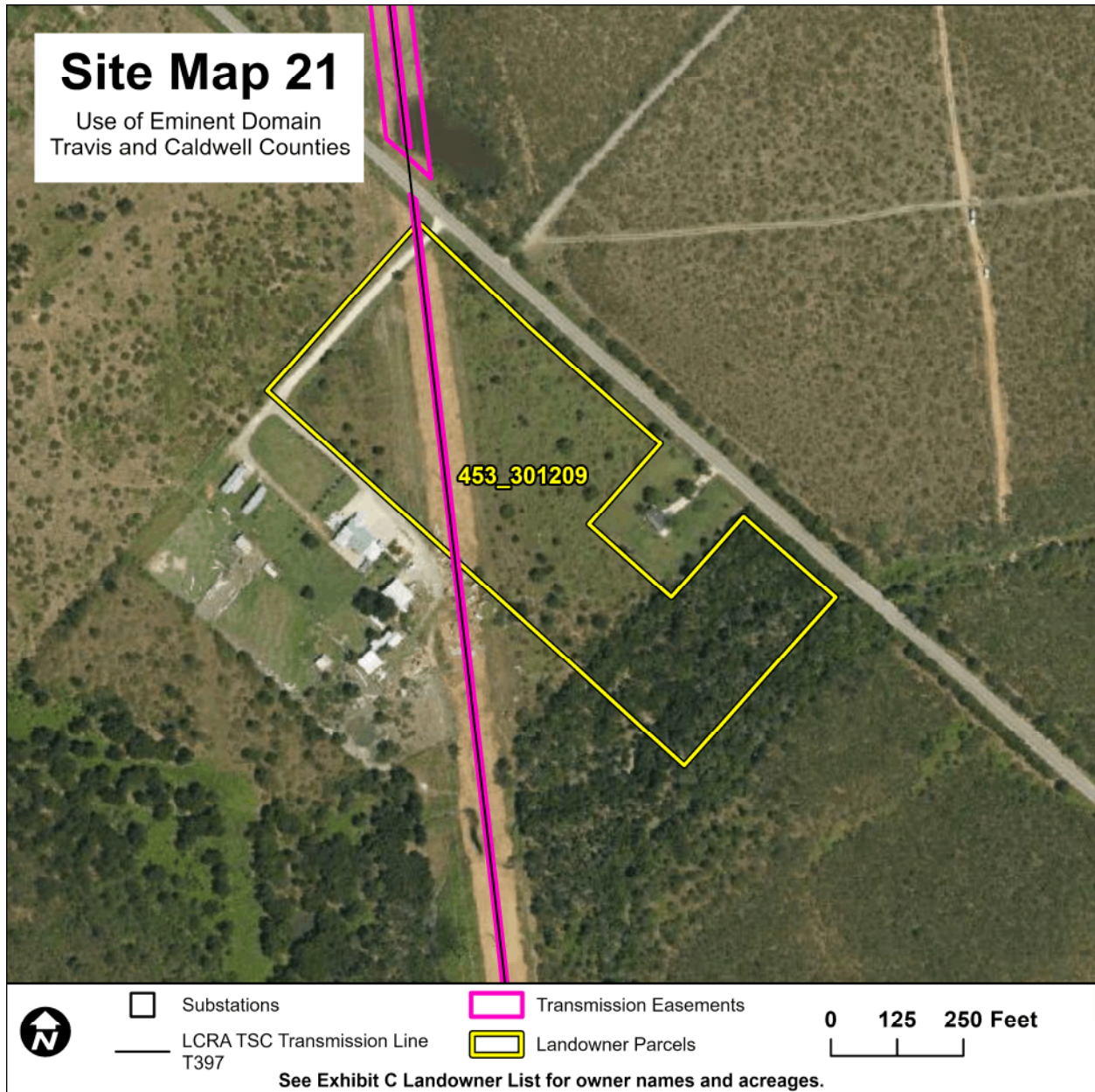




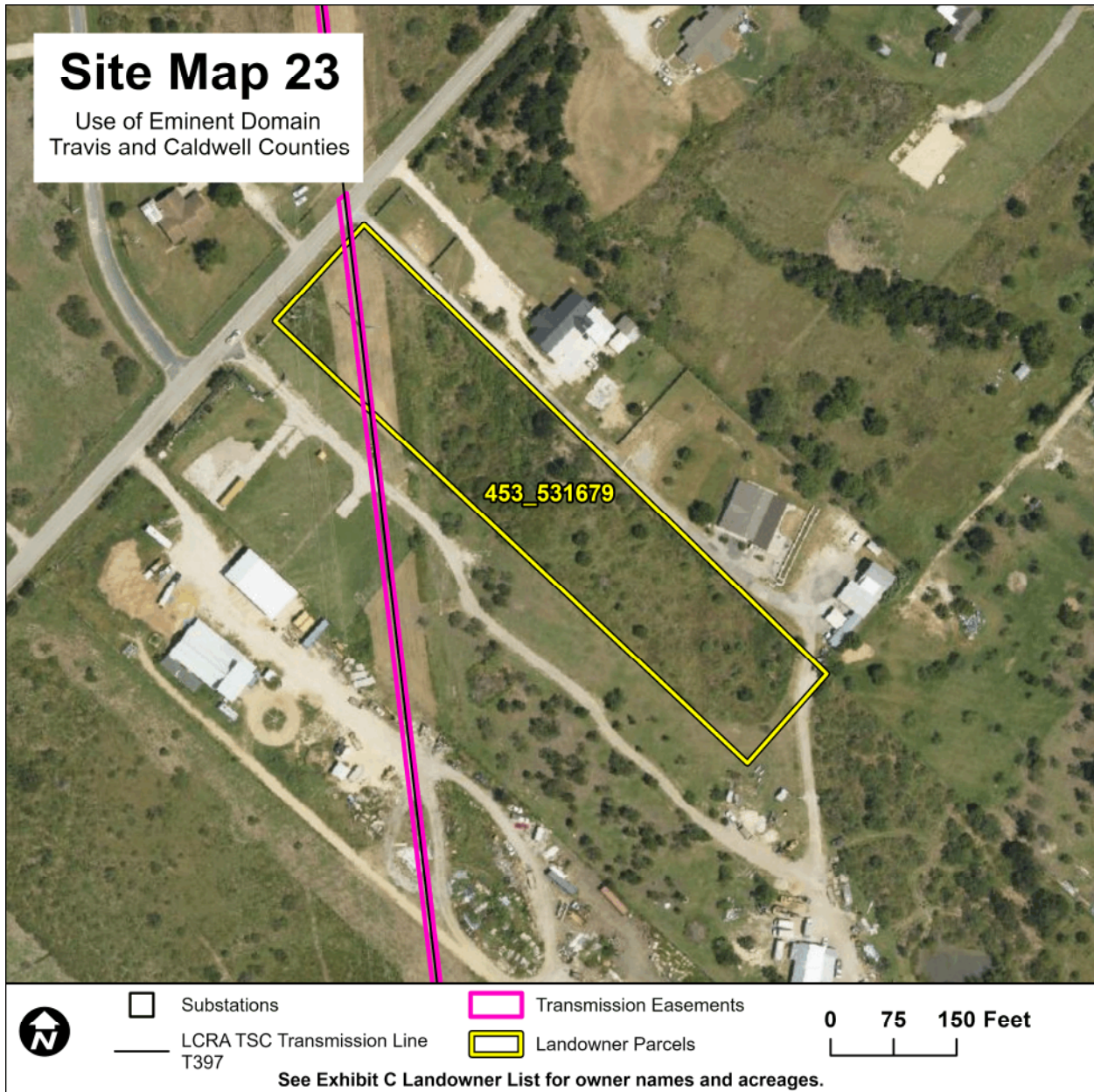


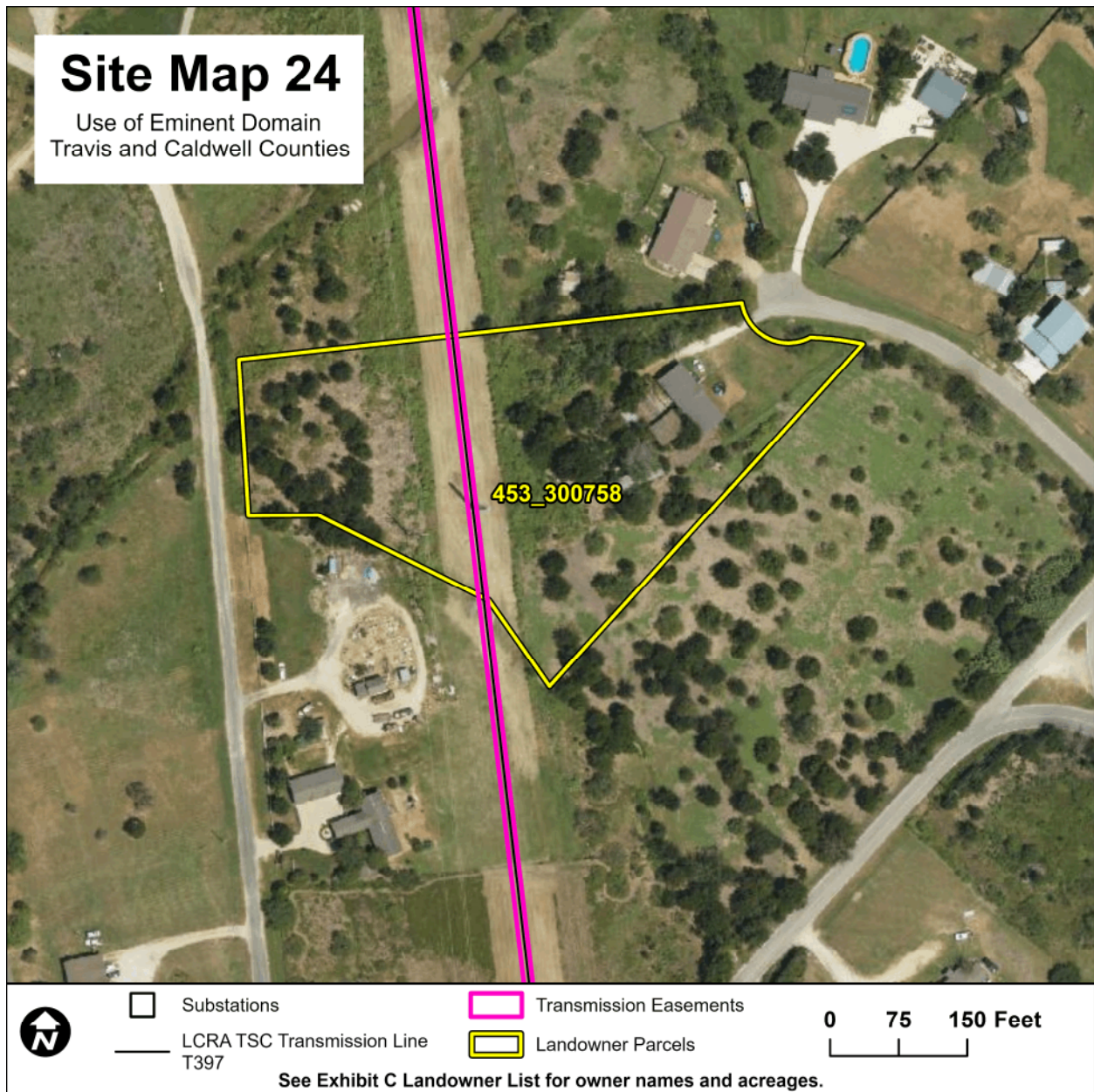


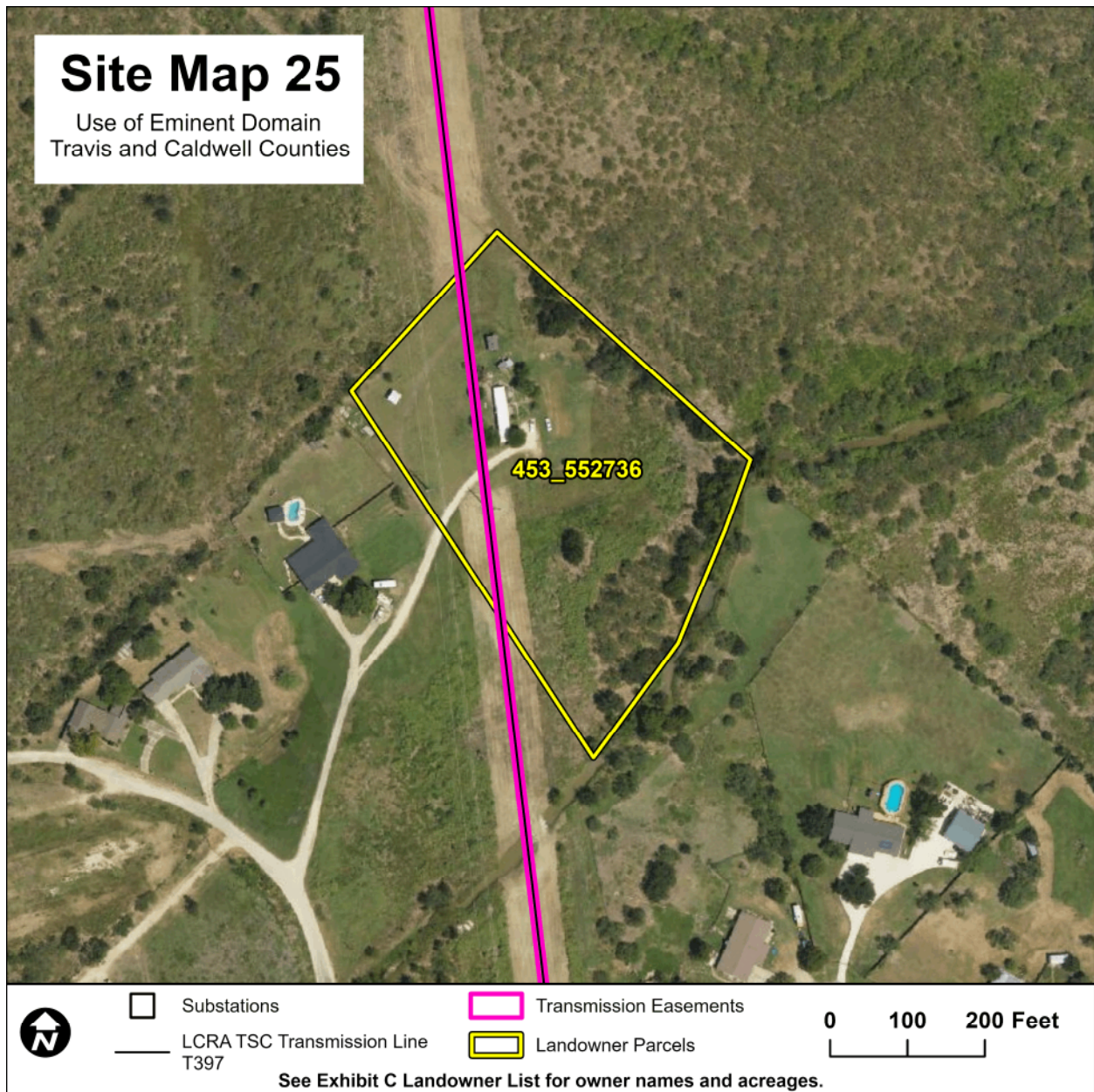


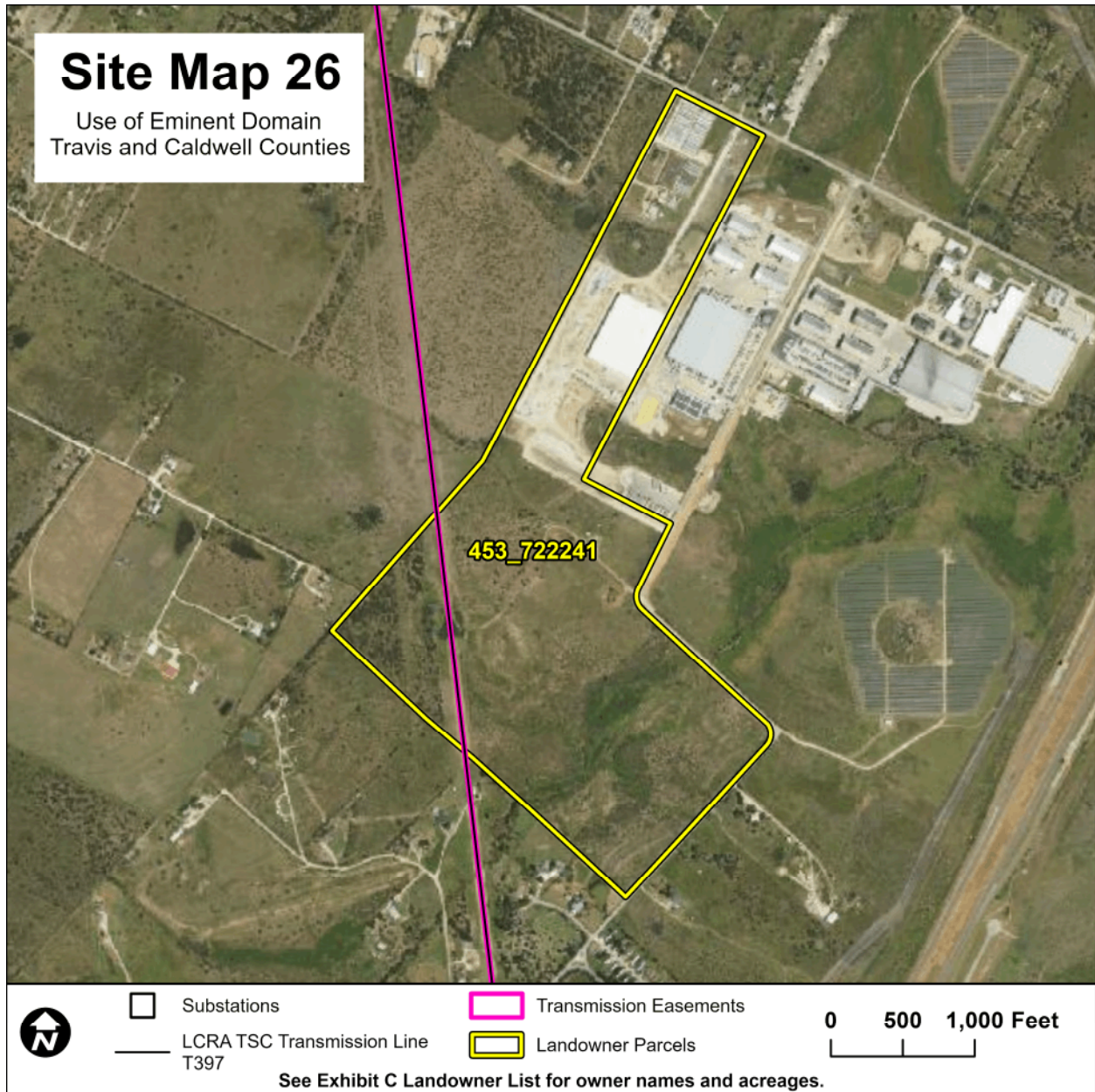


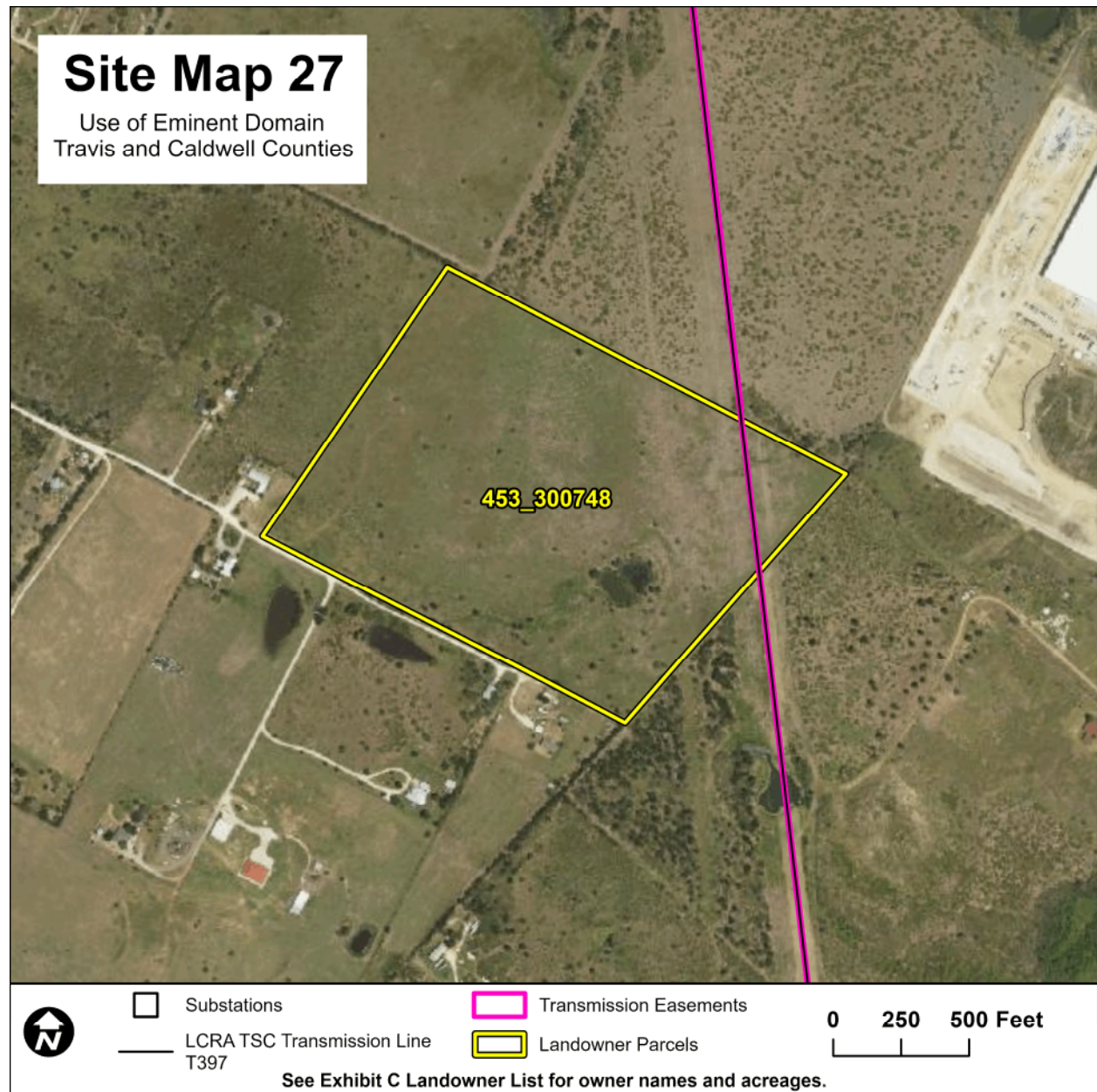


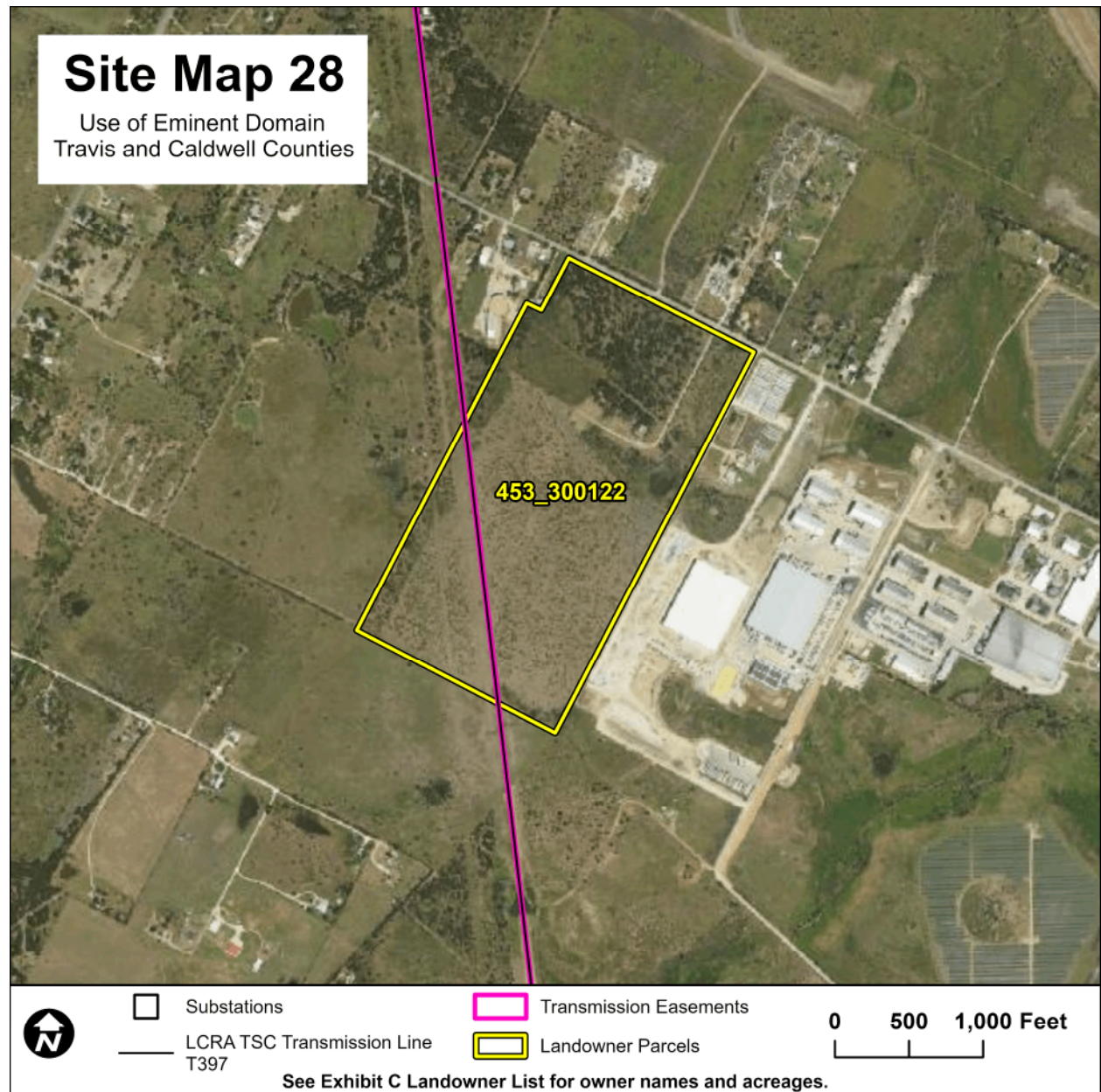


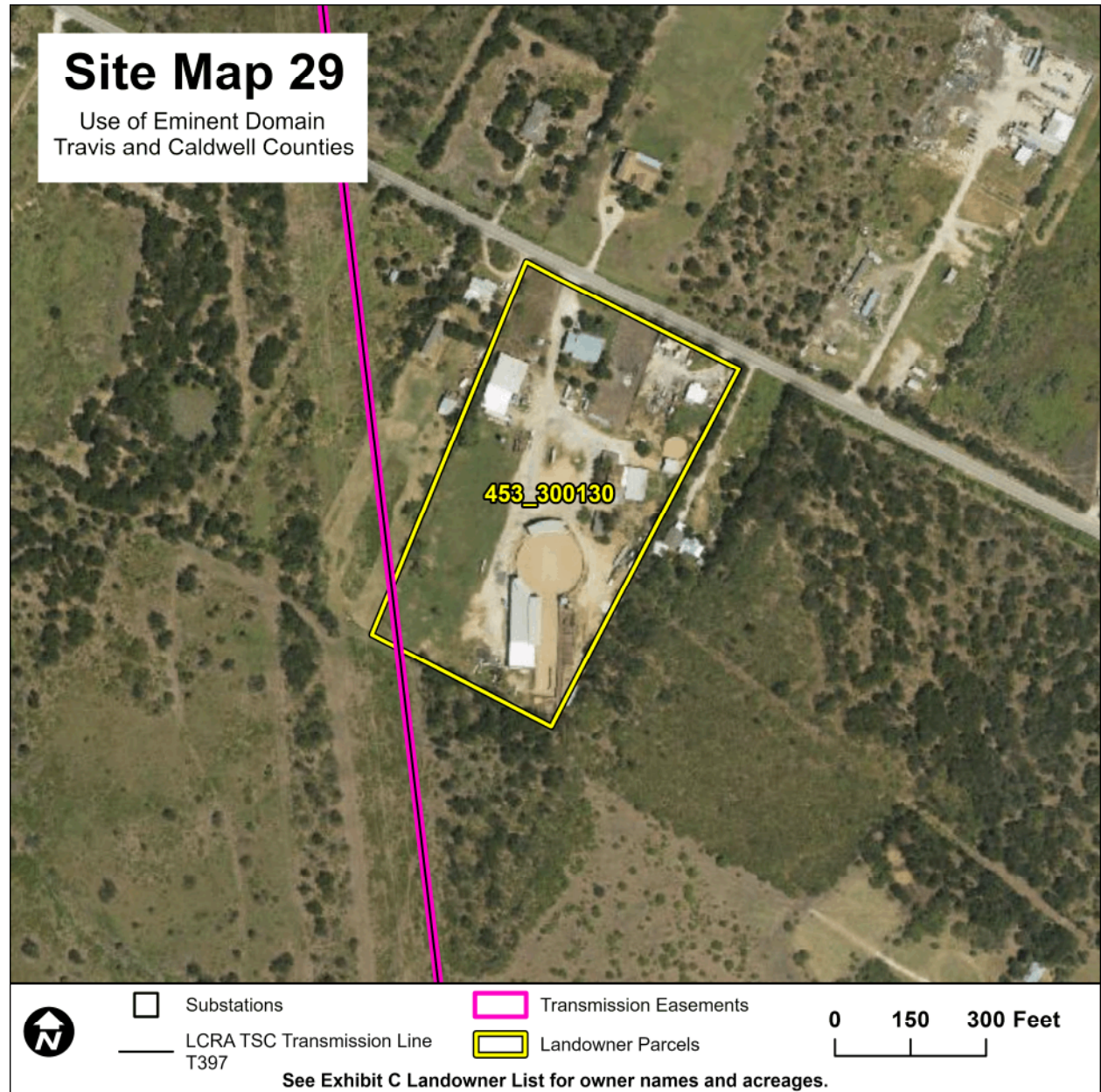


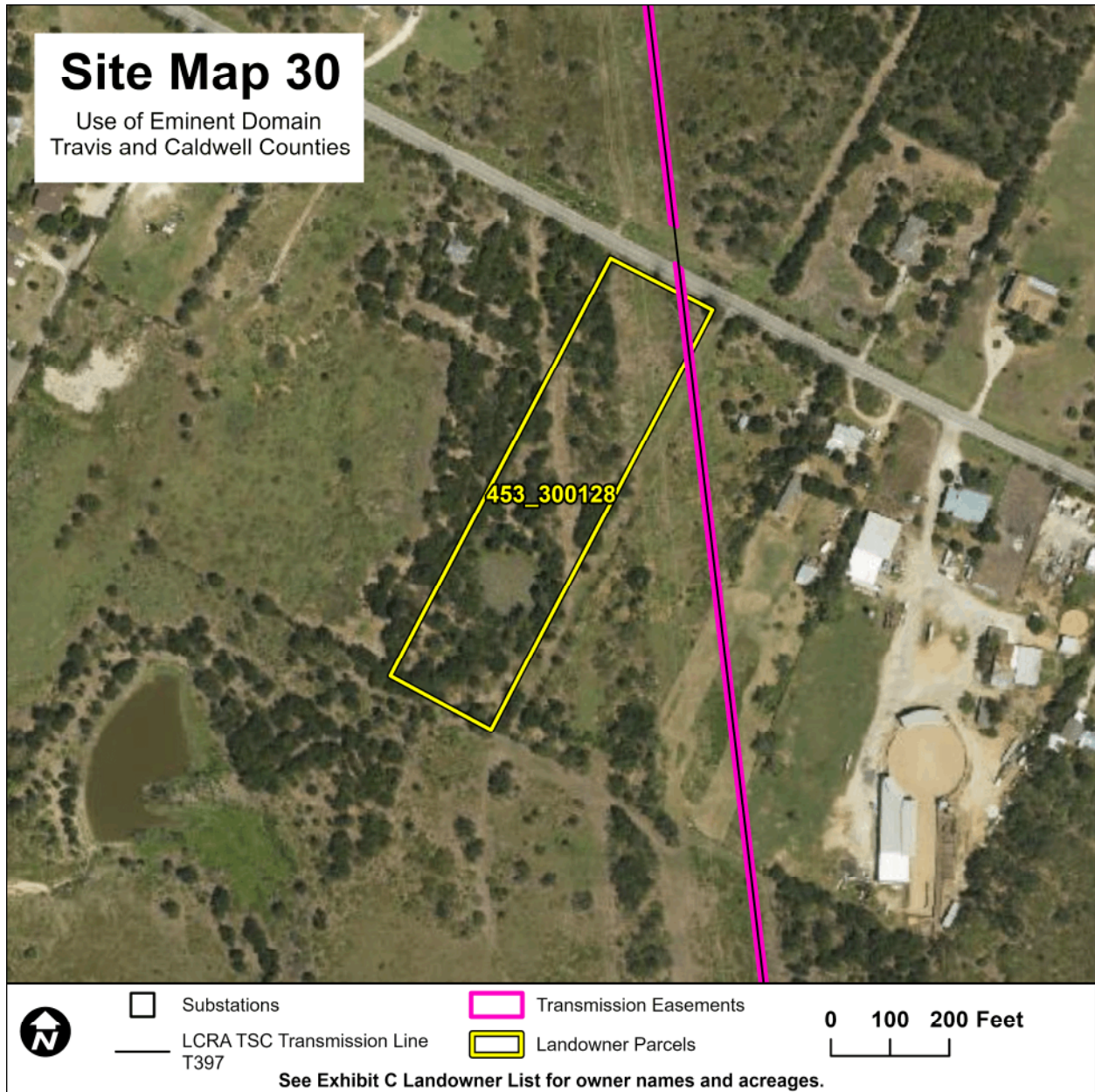


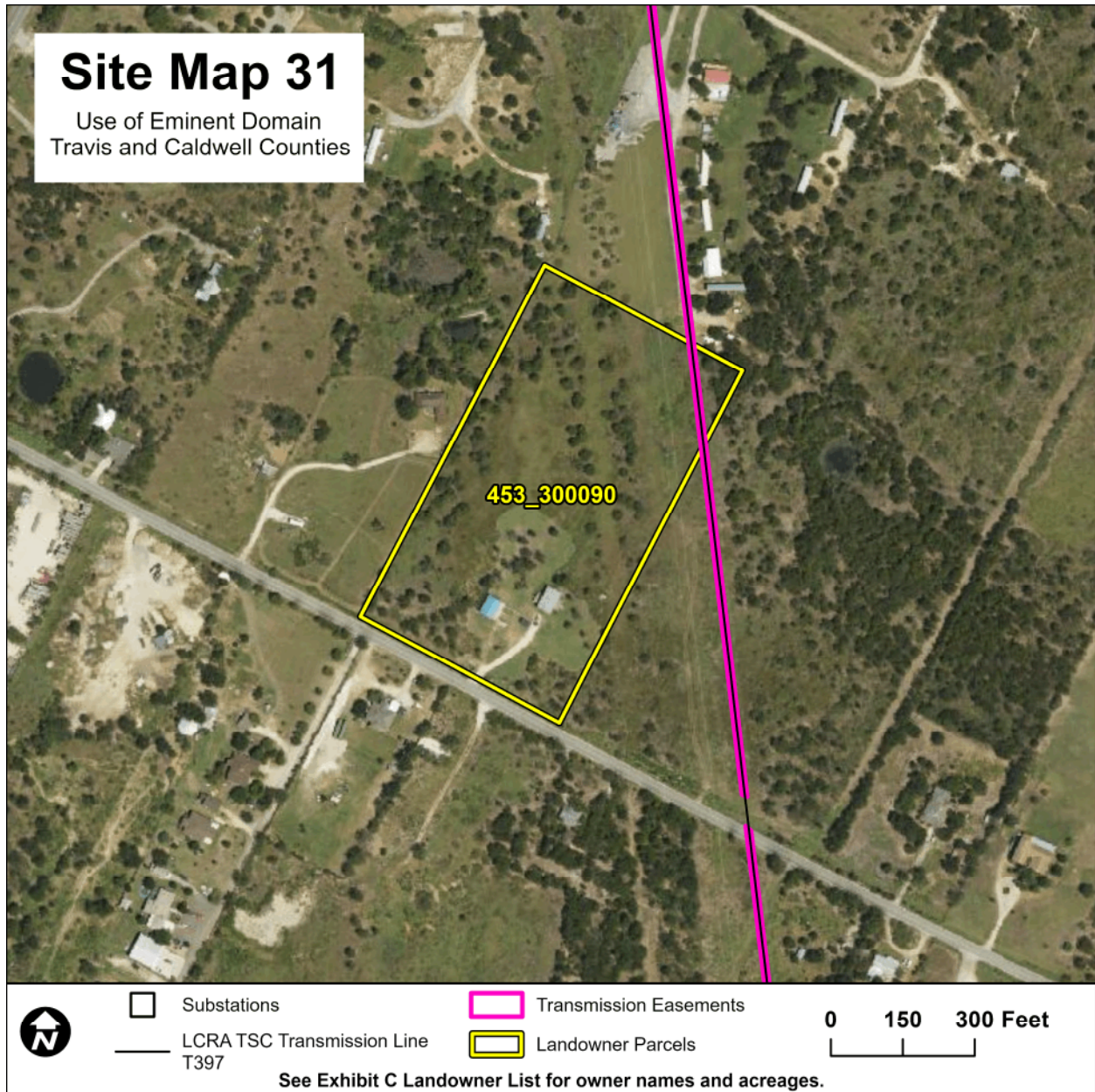


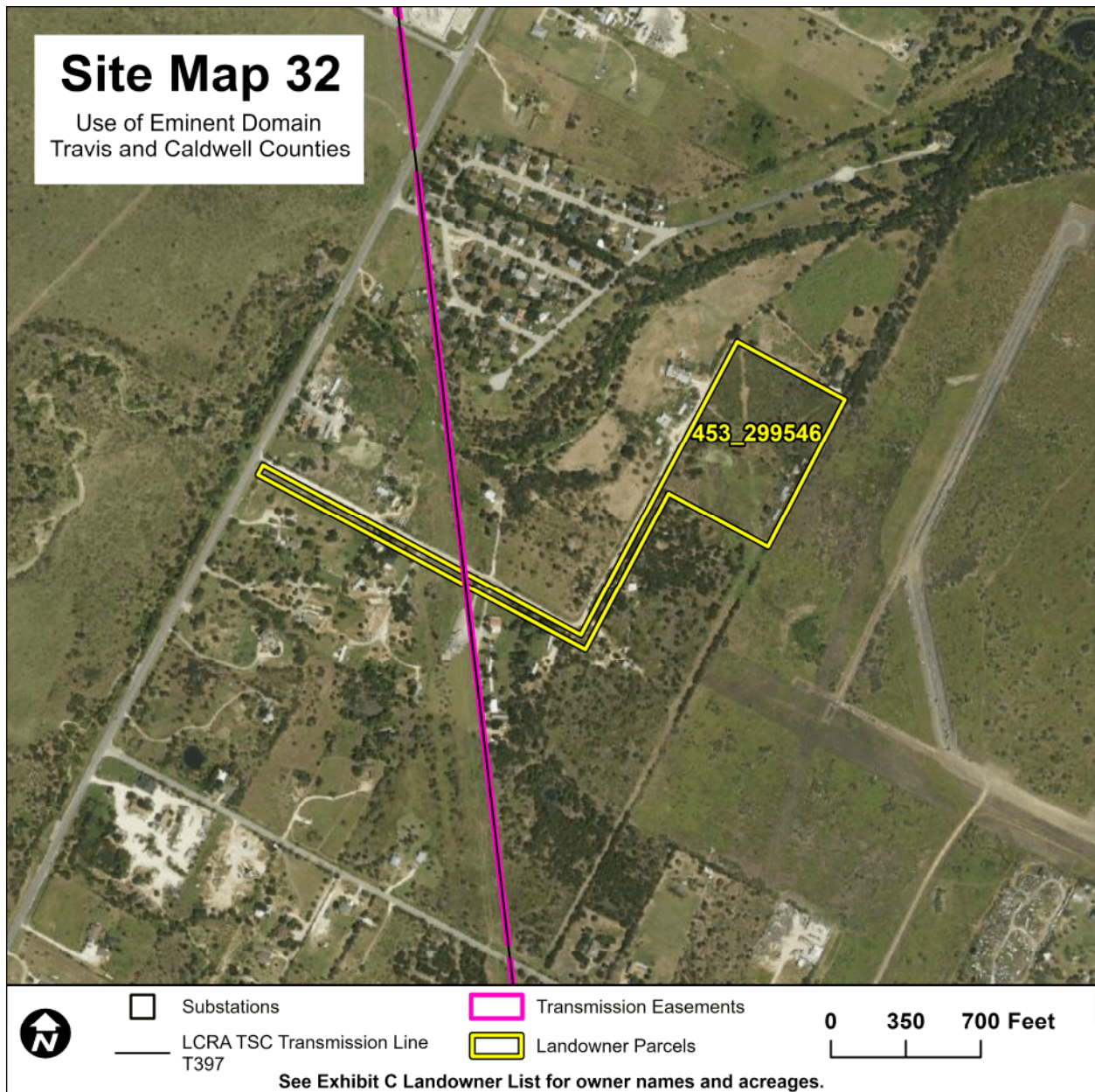


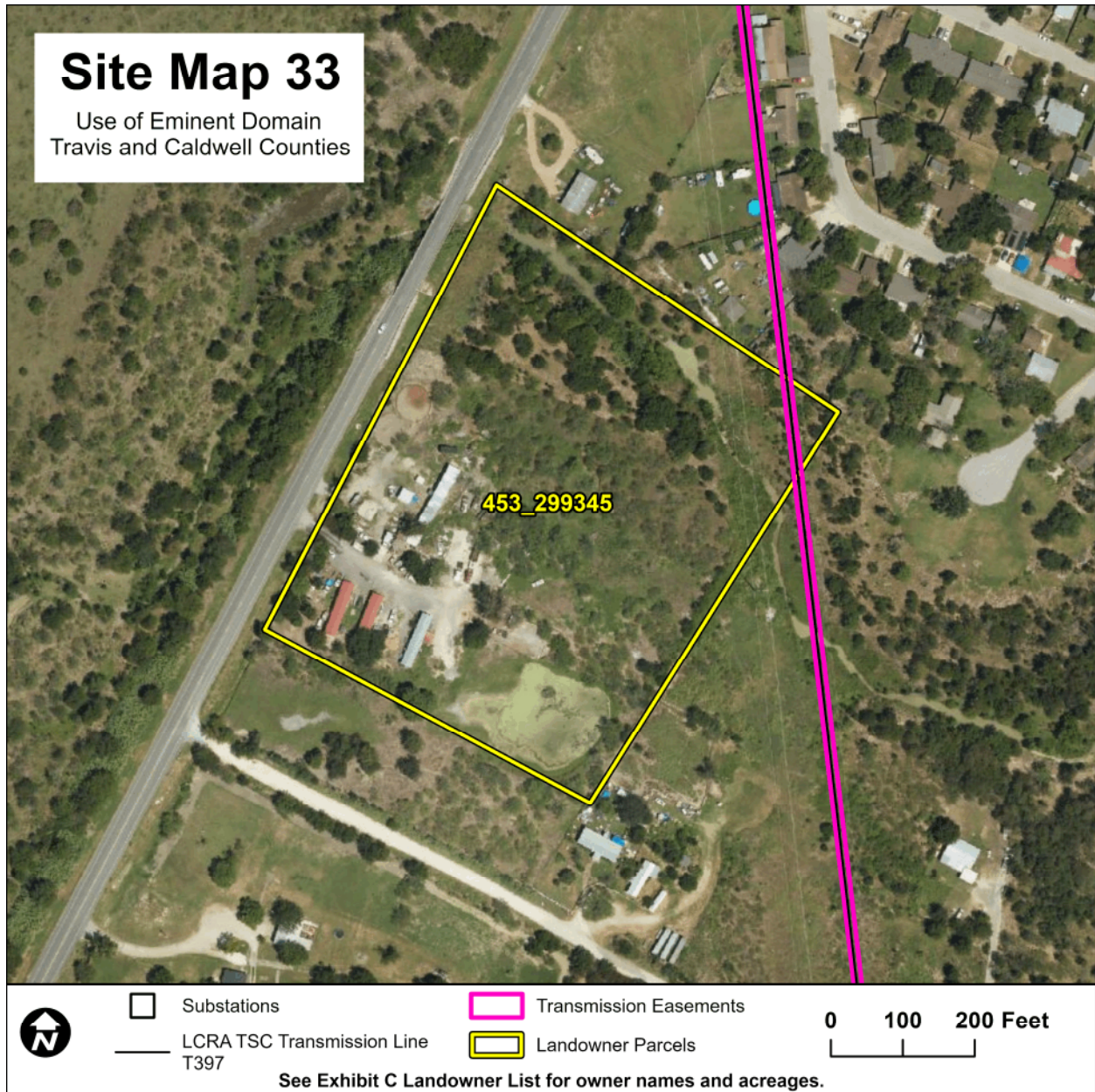


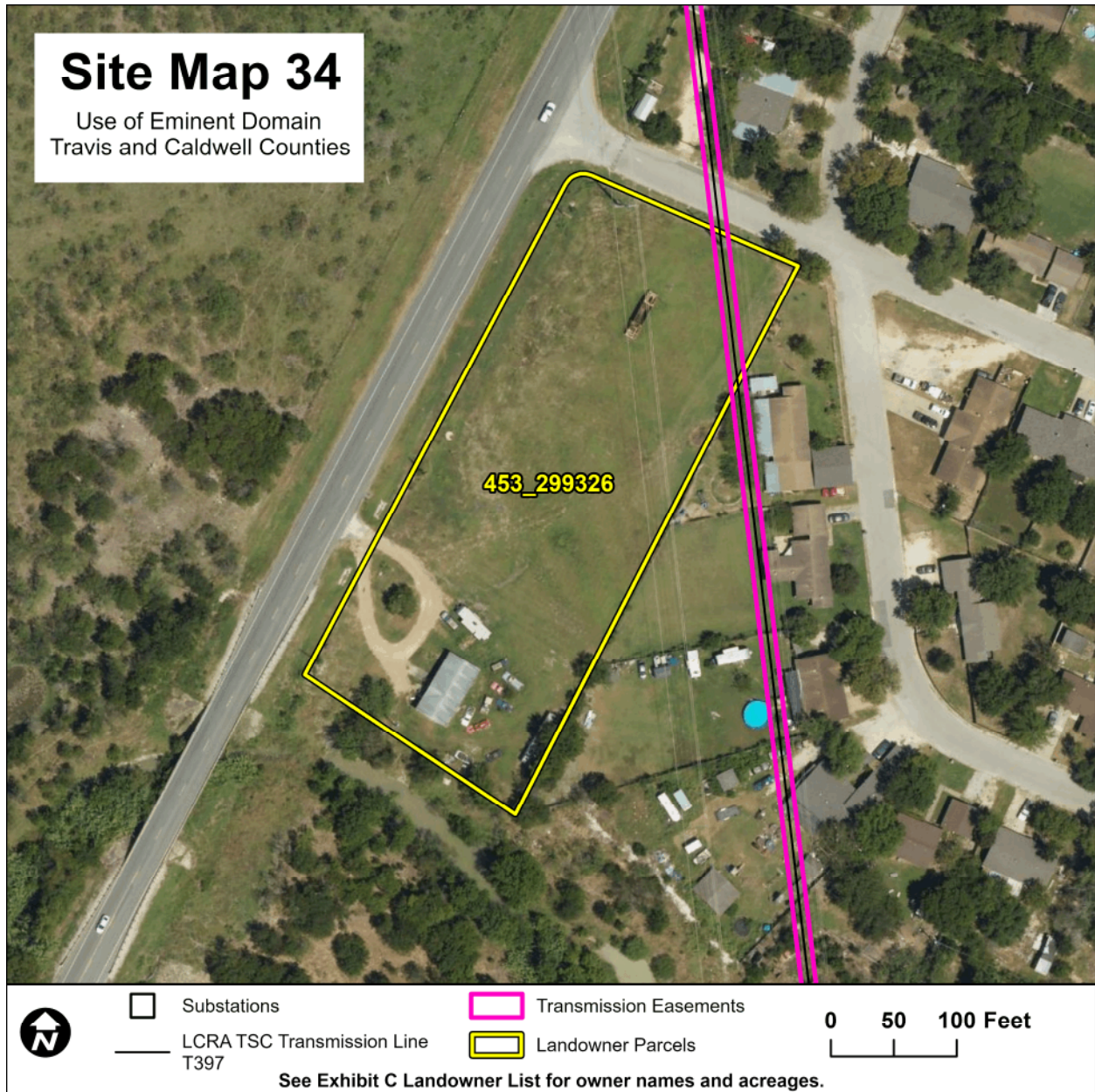












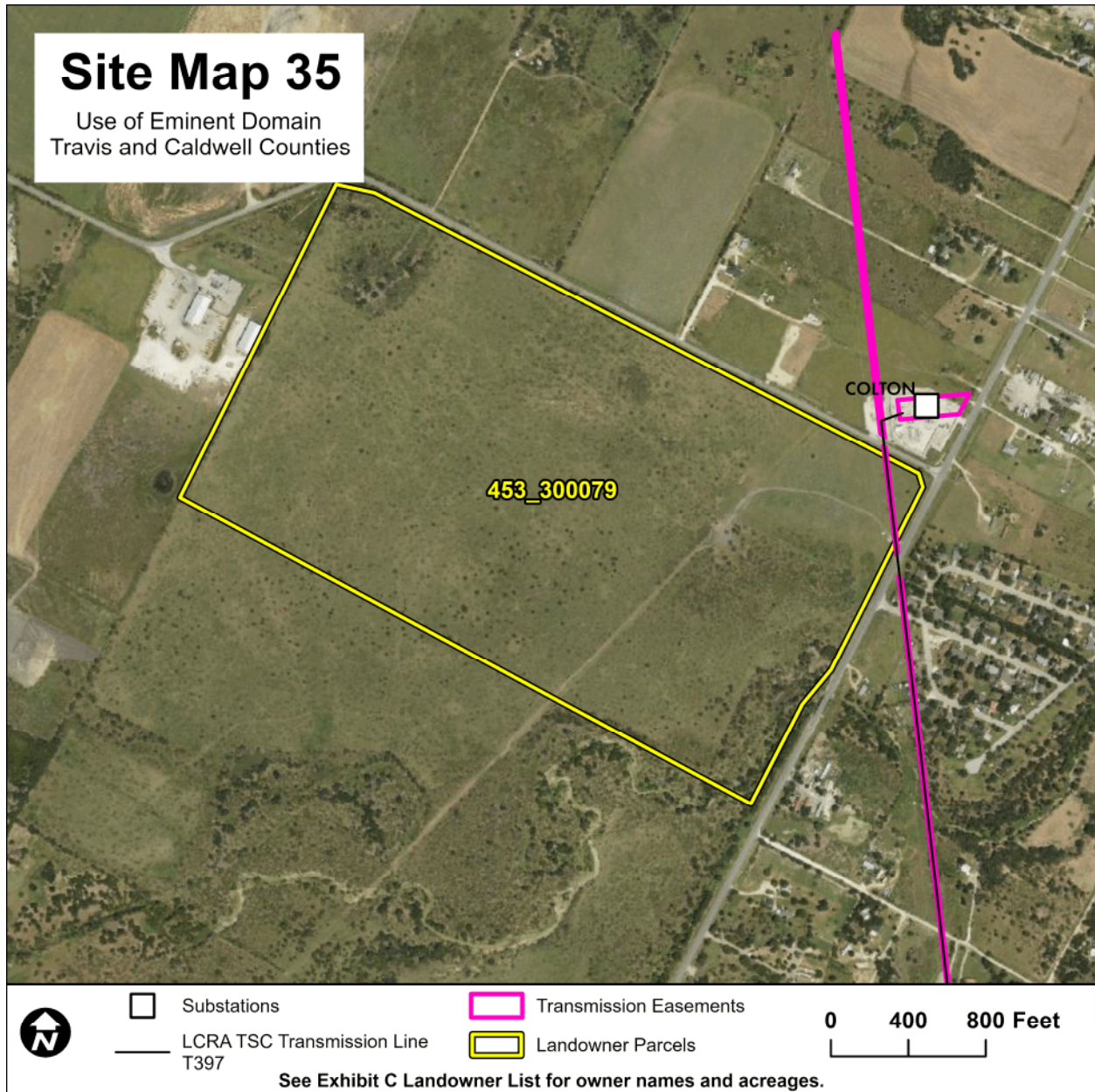


EXHIBIT C

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Landowner List

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
055_10608	Donna Homann	27.38 acres	Easement Amendment	1.41 acres	Caldwell	\$3,070
055_40899	Janet Odell	51.41 acres	Easement Amendment	0.29 acre	Caldwell	\$632
055_40900	Frances Homann	13.63 acres	Easement Amendment	1.39 acres	Caldwell	\$3,784
055_10590	Albert Flores, Alisandro M. Flores, David Flores, Elena Flores, Enrique Flores, Ernest Duran, Gloria Flores, Hector Feliciano Flores Jr., Jonathan Isaac Garcia-Ramos, Jose Marin Martinez, Juan Flores, Olga Duran-Daza, Raymond Rodriguez Duran, Roberto Santo Flores	81.46 acres	Easement Amendment	1.54 acres	Caldwell	\$3,357
055_10578	Wallace M. Stephenson, Trustee, Wallace M. Stephenson Revocable Living Trust	51.11 acres	Easement Amendment	2.23 acres	Caldwell	\$4,874
055_10577	Suzanne Elizabeth Reinhardt Williams	16.11 acres	Easement Amendment	0.86 acre	Caldwell	\$2,341
055_39079	Antonio Carrizales and Maria Carrizales	5.01 acres	Easement Amendment	0.50 acre	Caldwell	\$2,178
055_11467	RFJJ HWY 21, LLC	103.75 acres	Easement Amendment	1.69 acres	Caldwell	\$6,456
055_11306	RFJJ HWY 21, LLC	126.23 acres	Easement Amendment	3.25 acres	Caldwell	\$12,410

EXHIBIT C

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Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
055_11312	Flint Hills Resources Corpus Christi, LLC	166.1 acres	Easement Amendment	2.01 acres	Caldwell	\$4,378
055_11307	PBB Land Management LLC	93.45 acres	Easement Amendment	3.76 acres	Caldwell	\$8,189
055_42617	David and Graciela Martinez	4 acres	Easement Amendment	0.87 acre	Caldwell	\$3,801
453_301824	Sammie C C S Hackett	29.79 acres	Easement Amendment	2 acres	Travis	\$5,445
453_301836	Brenda Lee Buck	10.15 acres	Easement Amendment	0.86 acre	Travis	\$2,341
453_301840	Benito Arellano and Maria Flores	5.5 acres	Easement Amendment	1.19 acres	Travis	\$5,192
453_696362	Front Steps, Inc	18.98 acres	Easement Amendment	2.61 acres	Travis	\$4,266
453_301257	Roane Property Holdings LLC	10.69 acre	Easement Amendment	0.64 acre	Travis	\$1,951
453_301241	Leo P. Stambaugh Jr. and James Mack Stambaugh	31.84 acres	Easement Amendment	1.65 acres	Travis	\$4,496
453_301220	Leo P. Stambaugh Jr. and James Mack Stambaugh	64.15 acres	Easement Amendment	3.28 acres	Travis	\$8,952
453_755705	Ramesh and Vijayalakshmi Appareddy	30 acres	Easement Amendment	0.35 acre	Travis	\$572
453_301209	Ramesh and Vijayalakshmi Appareddy	9.35 acres	Easement Amendment	1.12 acres	Travis	\$2,805
453_300838	Erasmus Benitez and Richard Rodriguez	46.39 acres	Easement Amendment	0.45 acre	Travis	\$7,565

EXHIBIT C

Page 3 of 3

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
453_531679	Juan Arellano and Veronica Resendez Valdez	2.59 acres	Easement Amendment	0.39 acre	Travis	\$2,578
453_300758	Cresencia Martinez and Zenon P. Lugo	3.53 acres	Easement Amendment	0.5 acre	Travis	\$2,462
453_552736	Rebecca Santos	4.03 acres	Easement Amendment	0.76 acre	Travis	\$3,305
453_722241	Fifth Generation, Inc	109 acres	Easement Amendment	3.02 acres	Travis	\$8,222
453_300748	Fifth Generation, Inc	90.32 acres	Easement Amendment	1.03 acres	Travis	\$3,373
453_300122	Michael Y. Wong, 1991 Trust etal, Lawrence Shawn Wong 1991 Trust, Patrick Y. wong 1991 Trust, Shannon M. Wong 1991 Trust	99.06 acres	Easement Amendment	3.51 acres	Travis	\$11,467
453_300130	Oscar Martinez and Baldina Martinez	8.01 acres	Easement Amendment	0.17 acre	Travis	\$549
453_300128	Malene Howard	3.54 acres	Easement Amendment	0.24 acre	Travis	\$1,179
453_300090	Heriberto Villegas Torres	8.9 acres	Easement Amendment	0.4 acre	Travis	\$1,307
453_299546	The Estate of Jose S. M. Flores	13.05 acres	Easement Amendment	0.12 acre	Travis	\$261
453_299345	Jesus Gurrola	8.3 acres	Easement Amendment	0.21 acre	Travis	\$684
453_299326	Francisco M. Guzman-Martin	2.12 acres	Easement Amendment	0.12 acre	Travis	\$757
453_300079	Tartan, LP	289.63 acres	Easement Amendment	0.83 acre	Travis	\$2,079

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE BOARD 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 EASEMENT RIGHTS FOR THE COLTON TO MENDOZA TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED SAFE AND RELIABLE TRANSMISSION OF ELECTRIC ENERGY AND, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, TO PROVIDE FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE COLTON TO MENDOZA (T397) TRANSMISSION LINE; 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 TRAVIS AND CALDWELL COUNTIES FOR ELECTRIC TRANSMISSION LINE EASEMENTS.

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 electric transmission line(s), communication lines, and appurtenances thereto in Travis and Caldwell counties; and

WHEREAS, an independent, professional appraisal of the subject property will be 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 Colton to Mendoza Transmission Line Upgrade project for the continued safe and reliable transmission of electric energy on the Colton to Mendoza (T397) transmission line, with the description of the location of and interest in the properties 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 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 Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s)

EXHIBIT D

Page 2 of 2

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(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 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(s) in real property that are proper and convenient for the operation of the electric transmission line(s).

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Henry Bandt in the Sampson Connell survey, Caldwell County, Texas.

Beginning at survey station 982 plus 67, same being a point in center line of a fence running Northwest and Southeast between the land of Henry Bandt and a road; said point being 130 feet Southeast of Henry Bandt's extreme North corner;

Thence South 05 degrees 52 Minutes East 3032 feet to survey station 1012 plus 99, Pole 20/3 ;

Thence South 01 degrees 19 Minutes East 2367 feet to survey station 1036 plus 66 to center of a fence dividing the land of Henry Bandt and Mrs. W. B. Lay.

Handwritten signature or scribble

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Henry Bandt in the Sampson Connell survey, Caldwell County, Texas.

+

Beginning at survey station 982 plus 67, same being a point in center line of a fence running Northwest and Southeast between the land of Henry Bandt and a road; said point being 130 feet Southeast of Henry Bandt's extreme North corner;

Thence South 05 degrees 52 Minutes East 3032 feet to survey station 1012 plus 99, Pole 20/3 ;

EXHIBIT 1

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Parcel ID 055_10590

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Will Parker in the Sampson Connell survey, Caldwell County, Texas.

Beginning at survey station 954 plus 15, same being a point in center line of a fence running Northeast and Southwest between the land of Will Parker and Ed Raney; said point being 460 feet Northeast of Will Parker's extreme West corner;

Thence South 05 degrees 52 Minutes East 865 feet to survey station 962 plus 80 to center of a fence dividing the land of Will Parker and L.W. Booten.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of ~~Ed~~ Raney in the Sampson Connell survey, Caldwell County, Texas.

Beginning at survey station 929 plus 05, same being a point in center line of a fence running Northeast and Southwest between the land of Ed Raney and a road; said point being 219 feet Southwest of Ed Raney's Northwest corner at intersection of two roads;

Thence South 05 degrees 52 Minutes East 2510 feet to survey station 954 plus 15 to center of a fence dividing the land of ~~Ed~~ Raney and Will Parker.

EXHIBIT 1

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Parcel ID 055_10577

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of ~~Ed~~ Raney in the Sampson Connell survey, Caldwell County, Texas.

Beginning at survey station 929 plus 05, same being a point in center line of a fence running Northeast and Southwest between the land of Ed Raney and a road; said point being 219 feet Southwest of Ed Raney's Northwest corner at intersection of two roads;

Thence South 05 degrees 52 Minutes East 2510 feet to survey station 954 plus 15 to center of a fence dividing the land of ~~Ed~~ Raney and Will Parker.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of ~~Ed~~ Raney in the Sampson Connell survey, Caldwell County, Texas.

Beginning at survey station 929 plus 05, same being a point in center line of a fence running Northeast and Southwest between the land of Ed Raney and a road; said point being 219 feet Southwest of Ed Raney's Northwest corner at intersection of two roads;

Thence South 05 degrees 52 Minutes East 2510 feet to survey station 954 plus 15 to center of a fence dividing the land of ~~Ed~~ Raney and Will Parker.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Dr. Edgar Smith in the Albert M. Leary survey, Caldwell County, Texas.

Beginning at survey station 883 plus 68, same being a point in center line of a fence running Northwest and Southeast between the land of Dr. Edgar Smith and Fred Sternberg; said point being 803 feet Northwest of Dr. Edgar Smith's extreme East corner;

Thence South 05 degrees 52 Minutes East 1066 feet to survey station 894 plus 34 to center of a fence dividing the land of Dr. Edgar Smith and a road.

----- 2 "H" Frames and 2 Split Guys.

Beginning again at survey station 907 plus 10, same being a point in center line of a fence running Northwest and Southeast between the land of Dr. Edgar Smith and E. Feuerbacher; said point being 969 feet Southeast of Dr. Edgar Smith's Northwest corner;

Thence South 05 degrees 52 Minutes East 1796 feet to survey station 925 plus 08 to center of a fence dividing the land of Dr. Edgar Smith and a road.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of E. Feuerbacher in the Albert M. Leary survey, Caldwell County, Texas.

Beginning at survey station 894 plus 72, same being a point in center line of a fence running Northeast and Southwest between the land of F. Feuerbacher and a road; said point being 1289 feet Southwest of E. Feuerbacher's Northeast corner;

Thence South 05 degrees 52 Minutes East 1238 feet to survey station 907 plus 10 to center of a fence dividing the land of E. Feuerbacher and Dr. Edgar Smith.



EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Dr. Edgar Smith in the Albert M. Leary survey, Caldwell County, Texas.

Beginning at survey station 883 plus 68, same being a point in center line of a fence running Northwest and Southeast between the land of Dr. Edgar Smith and Fred Sternberg; said point being 803 feet Northwest of Dr. Edgar Smith's extreme East corner;

Thence South 05 degrees 52 Minutes East 1066 feet to survey station 894 plus 34 to center of a fence dividing the land of Dr. Edgar Smith and a road.

----- 2 "H" Frames and 2 Split Guys.

Beginning again at survey station 907 plus 10, same being a point in center line of a fence running Northwest and Southeast between the land of Dr. Edgar Smith and E. Feuerbacher; said point being 969 feet Southeast of Dr. Edgar Smith's Northwest corner;

Thence South 05 degrees 52 Minutes East 1798 feet to survey station 925 plus 08 to center of a fence dividing the land of Dr. Edgar Smith and a road.

----- 4 "H" Frames -----

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Fred Sternberg in the Albert M. Leary survey, Caldwell County, Texas.

Beginning at survey station 863 plus 23, same being a point in center line of a fence running Northeast and Southwest between the land of Fred Sternberg and A.H. Seeliger; said point being 1324 feet Northeast of Fred Sternberg's extreme West corner;

Thence South 05 degrees 52 Minutes East 2045 feet to survey station 883 plus 68 to center of a fence dividing the land of Fred Sternberg and Dr. Edgar Smith.

EXHIBIT 1

Page 12 of 35

Parcel ID 055_42617

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Fred Sternberg in the Albert M. Leary survey, Caldwell County, Texas.

Beginning at survey station 865 plus 23, same being a point in center line of a fence running Northeast and Southwest between the land of Fred Sternberg and A.H. Seeliger; said point being 1324 feet Northeast of Fred Sternberg's extreme West corner;

Thence South 05 degrees 52 Minutes East 2045 feet to survey station 883 plus 68 to center of a fence dividing the land of Fred Sternberg and Dr. Edgar Smith.

EXHIBIT 1

Page 13 of 35

Parcel ID 453_301824

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of M. H. Reed in the J.S.Montgomery survey, Travis County, Texas.

Beginning at survey station 737 plus 12, same being a point in center line of a fence running Northeast and Southwest between the land of M.H.Reed and a road; said point being 3028 feet Southwest of M.H.Reed's Northeast corner;

Thence South 05 degrees 52 Minutes East 6309 feet to survey station 800 plus 21 to center of a fence dividing the land of M.H.Reed and a road.

EXHIBIT 1

Page 14 of 35

Parcel ID 453_301836

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of M. H. Reed in the J.S.Montgomery survey, Travis County, Texas.

Beginning at survey station 737 plus 12, same being a point in center line of a fence running Northeast and Southwest between the land of M.H.Reed and a road; said point being 3023 feet Southwest of M.H.Reed's Northeast corner;

Thence South 05 degrees 52 Minutes East 6309 feet to survey station 800 plus 21 to center of a fence dividing the land of M.H.Reed and a road.

EXHIBIT 1

Page 15 of 35

Parcel ID 453_301840

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of M. H. Reed in the J.S.Montgomery survey, Travis County, Texas.

Beginning at survey station 737 plus 12, same being a point in center line of a fence running Northeast and Southwest between the land of M.H.Reed and a road; said point being 3028 feet Southwest of M.H.Reed's Northeast corner;

Thence South 05 degrees 52 Minutes East 6309 feet to survey station 800 plus 21 to center of a fence dividing the land of M.H.Reed and a road.

EXHIBIT 1

Page 16 of 35

Parcel ID 453_696362

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of M. H. Reed in the J.S.Montgomery survey, Travis County, Texas.

Beginning at survey station 737 plus 12, same being a point in center line of a fence running Northeast and Southwest between the land of M.H.Reed and a road; said point being 3028 feet Southwest of M.H.Reed's Northeast corner;

Thence South 05 degrees 52 Minutes East 6309 feet to survey station 800 plus 21 to center of a fence dividing the land of M.H.Reed and a road.

EXHIBIT 1

Page 17 of 35

Parcel ID 453_301257

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of M. H. Reed in the J.S.Montgomery survey, Travis County, Texas.

Beginning at survey station 737 plus 12, same being a point in center line of a fence running Northeast and Southwest between the land of M.H.Reed and a road; said point being 3028 feet Southwest of M.H.Reed's Northeast corner;

Thence South 05 degrees 52 Minutes East 6309 feet to survey station 800 plus 21 to center of a fence dividing the land of M.H.Reed and a road.

EXHIBIT 1

Page 18 of 35

Parcel ID 453_301241

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line,, as now surveyed and located across the land of August Heine in the J.B.Hurd survey, Travis County, Texas.

Beginning at survey station 708 plus 00, same being a point in center line of a fence running Northwest and Southeast between the land of August Heine and Otto Schrieber; said point being 181 feet Southeast of August Heine's extreme North corner;

Thence South 05 degrees 52 Minutes East 2847 feet to survey station 736 plus 47 to center of a fence dividing the land of August Heine and a road.

EXHIBIT 1

Page 19 of 35

Parcel ID 453_301220

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of August Heine in the J.B.Hurd survey, Travis County, Texas.

Beginning at survey station 708 plus 00, same being a point in center line of a fence running Northwest and Southeast between the land of August Heine and Otto Schrieber; said point being 181 feet Southeast of August Heine's extreme North corner;

Thence South 05 degrees 52 Minutes East 2847 feet to survey station 736 plus 47 to center of a fence dividing the land of August Heine and a road.

EXHIBIT 1

Page 20 of 35

Parcel ID 453_755705

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Otto Schrieber in the J.B.Hurd survey, Travis County, Texas.

Beginning at survey station 705 plus 62, same being a point in center line of a fence running Northeast and Southwest between the land of Otto Schrieber and Carl Bucher, Sr.; said point being 157 feet Northeast of Otto Schrieber's Southwest corner;

Thence South 05 degrees 52 Minutes East 238 feet to survey station 708 plus 00 to center of a fence dividing the land of Otto Schrieber and August Heine.

EXHIBIT 1

Page 21 of 35

Parcel ID 453_301209

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Carl Bucher, Sr. in the A. Kincheloe survey, Travis County, Texas.

Beginning at survey station 691 plus 43, same being a point in center line of a fence running Northwest and Southeast between the land of Carl Bucher, Sr., and a road; said point being 782 feet Southeast of Carl Bucher, Sr.' Northwest corner at Northeast corner of school lot;

Thence South 05 degrees 52 Minutes East 1419 feet to survey station 705 plus 62 to center of a fence dividing the land of Carl Bucher, Sr. and Otto Schrieber.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Will Quintus in the Jacob Betts survey, Travis County, Texas.

Beginning at survey station 629 plus 78, same being a point in center line of a fence running Northeast and Southwest between the land of Will Quintus and a road; said point being 791 feet Southwest of Will Quintus' Northeast corner;

Thence South 05 degrees 52 Minutes East ²⁰²² 3022 feet to survey station 650 plus 00 to center of a fence dividing the land of Will Quintus and H.C.Olle.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Will Quintus in the Jacob Betts survey, Travis County, Texas.

Beginning at survey station 629 plus 78, same being a point in center line of a fence running Northeast and Southwest between the land of Will Quintus and a road; said point being 791 feet Southwest of Will Quintus' Northeast corner;

Thence South 05 degrees 52 Minutes East ²⁰²² 3022 feet to survey station 650 plus 00 to center of a fence dividing the land of Will Quintus and H.C.Olle.

EXHIBIT 1

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Parcel ID 453_300758

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of ~~Fritz~~ Lehman in the A.Kincheloe survey, Travis County, Texas.

Beginning at survey station 609 plus 20, same being a point in center line of a fence running Northwest and Southeast between the land of Fritz Lehman and Theodore Olle; said point being 1522 feet Northwest of Fritz Lehman's Northeast corner;

Thence South 05 degrees 52 Minutes East 2018 feet to survey station 629 plus 38 to center of a fence dividing the land of ~~Fritz~~ Lehman and a road.

EXHIBIT 1

Page 25 of 35

Parcel ID 453_552736

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Fritz Lehman in the A.Kincheloe survey, Travis County, Texas.

Beginning at survey station 609 plus 20, same being a point in center line of a fence running Northwest and Southeast between the land of Fritz Lehman and Theodore Olle; said point being 1522 feet Northwest of Fritz Lehman's Northeast corner;

Thence South 05 degrees 52 Minutes East 2018 feet to survey station 629 plus 38 to center of a fence dividing the land of Fritz Lehman and a road.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Theodore Olle in the G.Nunez and Wm.Lewis surveys, Travis County, Texas.

Beginning at survey station 434 plus 14, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and a road; said point being 392 feet Southeast of Theodore Olle's Northwest corner;

Thence South 05 degrees 52 Minutes East 374 feet to survey station 437 plus 88 to center of a private road dividing the land of Theodore Olle and M.E.Alexander.

----- 1 "H" Frame.

Beginning again at survey station 514 plus 74, same being a point in center line of a fence running Northeast and Southwest between the land of Theodore Olle and a road; said point being 3024 feet Northeast of Theodore Olle's Southwest corner;

Thence South 05 degrees 52 Minutes East 3678 feet to survey station 551 plus 52 to center of a fence dividing the land of Theodore Olle and a gravel road.

----- 8 "H" Frames and 2 Split Guys.

Beginning again at survey station 586 plus 74, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and C.E.Clinger; said point being 458 feet Northwest of Theodore Olle's most Northern Northeast angle corner; Thence South 05 degrees 52 Minutes East 2246 feet to survey station 609 plus 20 to center of a fence dividing the land of Theodore Olle and Fred Lehman.

EXHIBIT 1

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Parcel ID 453_300122

Being a description of the Texas Power & Light Company's Montopolis-Lockhart Transmission Line, as now surveyed and located across the land of The Travelers Insurance Company in the William Lewis survey, Travis County, Texas.

Beginning at survey station 552 plus 07, same being a point in center line of a fence running Northwest and Southeast between the land of The Travelers Insurance Company and a gravel road; said point being 2123 feet Southeast of The Travelers Insurance Company's Northwest corner;

Thence; South 05 degrees 52 minutes east 3487 feet to survey station 586 plus 74 to center of a fence dividing the land of The Travelers Insurance Company and Theodore Olle.

EXHIBIT 1

Being a description of the Texas Power & Light Company's Montopolis-Lockhart Transmission Line, as now surveyed and located across the land of The Travelers Insurance Company in the William Lewis survey, Travis County, Texas.

Beginning at survey station 552 plus 07, same being a point in center line of a fence running Northwest and Southeast between the land of The Travelers Insurance Company and a gravel road; said point being 2123 feet Southeast of The Travelers Insurance Company's Northwest corner;

Thence; South 05 degrees 52 minutes east 3467 feet to survey station 586 plus 74 to center of a fence dividing the land of The Travelers Insurance Company and Theodore Olle.



EXHIBIT 1

Page 30 of 35

Parcel ID 453_300128

Being a description of the Texas Power & Light Company's Montopolis-Lockhart Transmission Line, as now surveyed and located across the land of The Travelers Insurance Company in the William Lewis survey, Travis County, Texas.

Beginning at survey station 552 plus 07, same being a point in center line of a fence running Northwest and Southeast between the land of The Travelers Insurance Company and a gravel road; said point being 2123 feet Southeast of The Travelers Insurance Company's Northwest corner;

Thence; South 05 degrees 52 minutes east 3467 feet to survey station 586 plus 74 to center of a fence dividing the land of The Travelers Insurance Company and Theodore Olle.

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Theodore Olle in the G.Nunez and Wm.Lewis surveys, Travis County, Texas.

Beginning at survey station 434 plus 14, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and a road; said point being 392 feet Southeast of Theodore Olle's Northwest corner;

Thence South 05 degrees 52 Minutes East 374 feet to survey station 437 plus 88 to center of a private road dividing the land of Theodore Olle and M.E.Alexander.
----- 1 "H" Frame.

Beginning again at survey station 514 plus 74, same being a point in center line of a fence running Northeast and Southwest between the land of Theodore Olle and a road; said point being 3024 feet Northeast of Theodore Olle's Southwest corner;

Thence South 05 degrees 52 Minutes East 3678 feet to survey station 551 plus 52 to center of a fence dividing the land of Theodore Olle and a gravel road.
----- 8 "H" Frames and 2 Split Guys.

Beginning again at survey station 586 plus 74, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and C.E.Clinger; said point being 458 feet Northwest of Theodore Olle's most Northern Northeast angle corner; Thence South 05 degrees 52 Minutes East 2246 feet to survey station 609 plus 20 to center of a fence dividing the land of Theodore Olle and Fred Lehman.

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Theodore Olle in the G.Nunez and Wm.Lewis surveys, Travis County, Texas.

Beginning at survey station 434 plus 14, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and a road; said point being 392 feet Southeast of Theodore Olle's Northwest corner;

Thence South 05 degrees 52 Minutes East 374 feet to survey station 437 plus 88 to center of a private road dividing the land of Theodore Olle and M.E.Alexander.

----- 1 "H" Frame.

Beginning again at survey station 514 plus 74, same being a point in center line of a fence running Northeast and Southwest between the land of Theodore Olle and a road; said point being 3024 feet Northeast of Theodore Olle's Southwest corner;

Thence South 05 degrees 52 Minutes East 3678 feet to survey station 551 plus 52 to center of a fence dividing the land of Theodore Olle and a gravel road.

----- 8 "H" Frames and 2 Split Guys.

Beginning again at survey station 586 plus 74, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and C.E.Clinger; said point being 458 feet Northwest of Theodore Olle's most Northern Northeast angle corner; Thence South 05 degrees 52 Minutes East 2246 feet to survey station 609 plus 20 to center of a fence dividing the land of Theodore Olle and Fred Lehman.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Theodore Olle in the G.Nunez and Wm.Lewis surveys, Travis County, Texas.

Beginning at survey station 434 plus 14, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and a road; said point being 392 feet Southeast of Theodore Olle's Northwest corner;

Thence South 05 degrees 52 Minutes East 374 feet to survey station 437 plus 88 to center of a private road dividing the land of Theodore Olle and M.E.Alexander.
----- 1 "H" Frame.

Beginning again at survey station 514 plus 74, same being a point in center line of a fence running Northeast and Southwest between the land of Theodore Olle and a road; said point being 3024 feet Northeast of Theodore Olle's Southwest corner;

Thence South 05 degrees 52 Minutes East 3678 feet to survey station 551 plus 52 to center of a fence dividing the land of Theodore Olle and a gravel road.

----- 8 "H" Frames and 2 Split Guys.

Beginning again at survey station 586 plus 74, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and C.E.Clinger; said point being 458 feet Northwest of Theodore Olle's most Northern Northeast angle corner; Thence South 05 degrees 52 Minutes East 2246 feet to survey station 609 plus 20 to center of a fence dividing the land of Theodore Olle and Fred Lehman.

EXHIBIT 1

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of Theodore Olle in the G. Nunez and Wm. Lewis surveys, Travis County, Texas.

Beginning at survey station 434 plus 14, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and a road; said point being 392 feet Southeast of Theodore Olle's Northwest corner;

Thence South 05 degrees 52 Minutes East 374 feet to survey station 437 plus 88 to center of a private road dividing the land of Theodore Olle and M.E. Alexander.

----- 1 "H" Frame.

Beginning again at survey station 514 plus 74, same being a point in center line of a fence running Northeast and Southwest between the land of Theodore Olle and a road; said point being 3024 feet Northeast of Theodore Olle's Southwest corner;

Thence South 05 degrees 52 Minutes East 3678 feet to survey station 551 plus 52 to center of a fence dividing the land of Theodore Olle and a gravel road.

----- 8 "H" Frames and 2 Split Guys.

Beginning again at survey station 586 plus 74, same being a point in center line of a fence running Northwest and Southeast between the land of Theodore Olle and C.E. Clinger; said point being 458 feet Northwest of Theodore Olle's most Northern Northeast angle corner; Thence South 05 degrees 52 Minutes East 2246 feet to survey station 609 plus 20 to center of a fence dividing the land of Theodore Olle and Fred Lehman.

EXHIBIT 1

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Parcel ID 453_300079

Being a description of the Texas Power and Light Company's Montopolis - Lockhart Transmission Line, as now surveyed and located across the land of James Ross in the G. Munez survey, Travis County, Texas.

Beginning at survey station 508 plus 17, same being a point in center line of a fence running Northwest and Southeast between the land of James Ross and a road; said point being 305 feet Northwest of James Ross' Northeast corner;

Thence South 05 degrees 52 Minutes East 541 feet to survey station 513 plus 58 to center of a fence dividing the land of James Ross and a road.

FOR ACTION

7. Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County

Proposed Motion

I move that the Board 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 Pine Path Substation Property Acquisition project to provide for the continued safe and reliable transmission of electric energy; and that the first record vote apply to all units of property to be condemned.

Board Consideration

LCRA TSC 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, 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 Pine Path Substation Property Acquisition project.

Summary

LCRA TSC proposes to acquire a substation site in fee simple in Bastrop County to construct the Pine Path Substation. CBRE Group, Inc. performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns. 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)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

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

EXHIBIT A

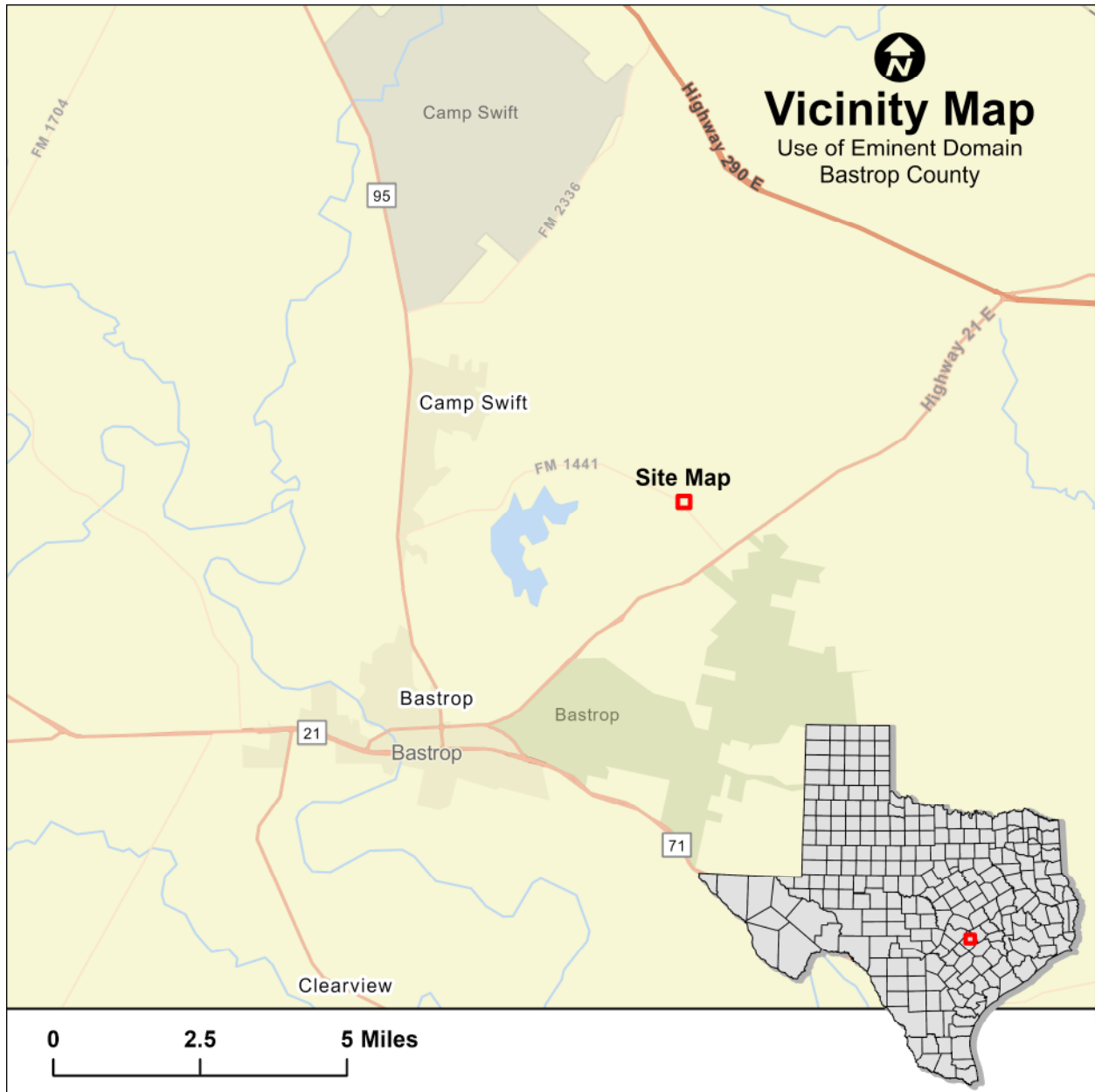


EXHIBIT B

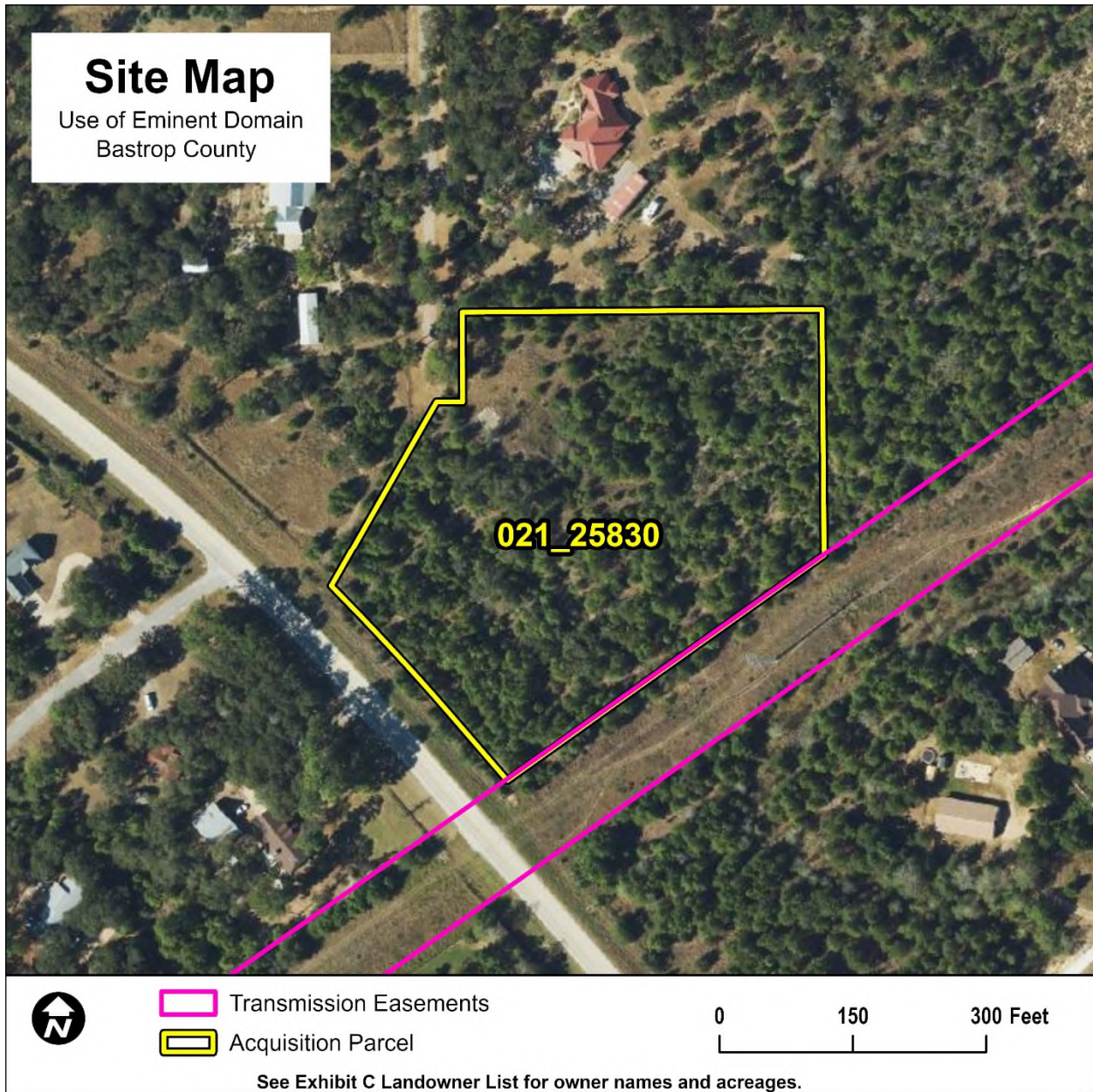


EXHIBIT C

Landowner List

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
021_25830	Joseph Guevara	4.97 acres	Fee Simple	4.97 acres	Bastrop	\$324,740

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE BOARD 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 AN ELECTRIC SUBSTATION SITE FOR THE PINE PATH SUBSTATION PROPERTY ACQUISITION PROJECT TO PROVIDE FOR THE CONTINUED SAFE AND RELIABLE TRANSMISSION OF ELECTRIC ENERGY; 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 BASTROP 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 Bastrop County; and

WHEREAS, an independent, professional appraisal of the subject property will be 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 Pine Path Substation Property Acquisition project for the continued safe and reliable transmission of electric energy, 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 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 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 Section 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

EXHIBIT D

Page 2 of 2

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(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 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(s) in real property that are proper and convenient for the operation of the electric substation site.

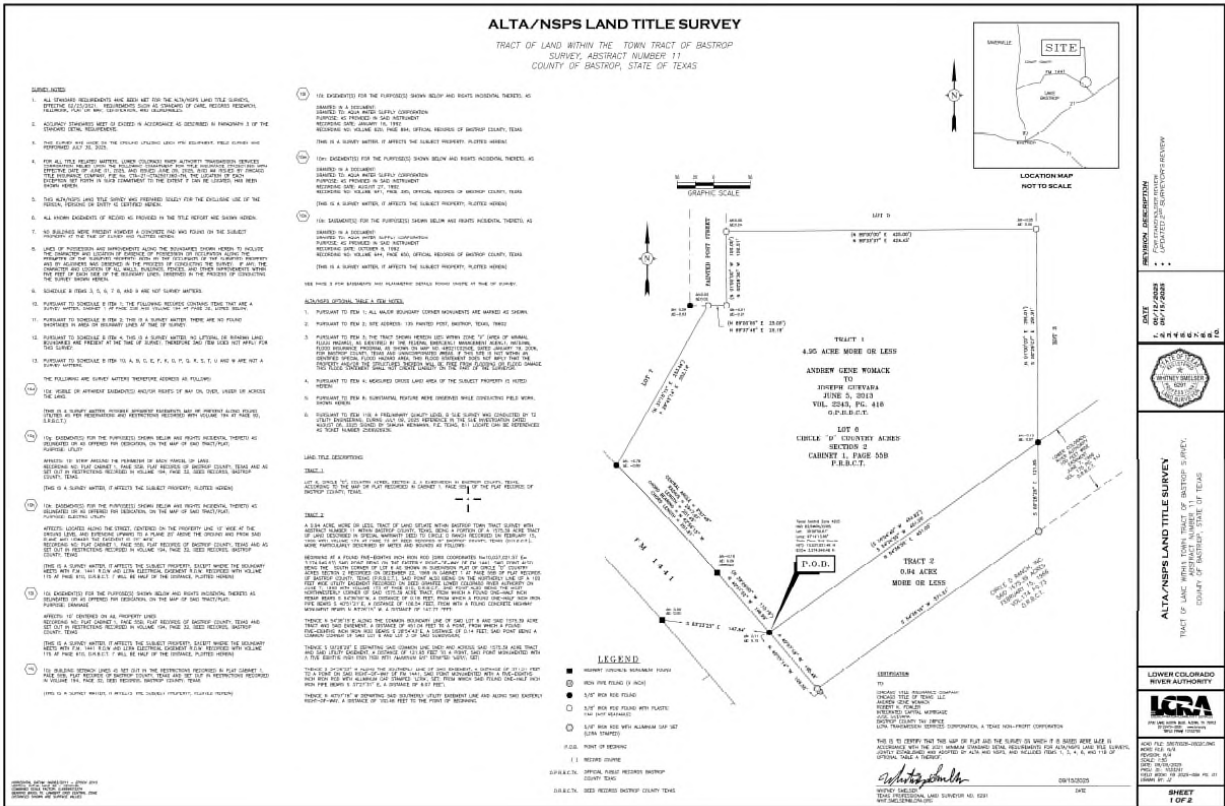
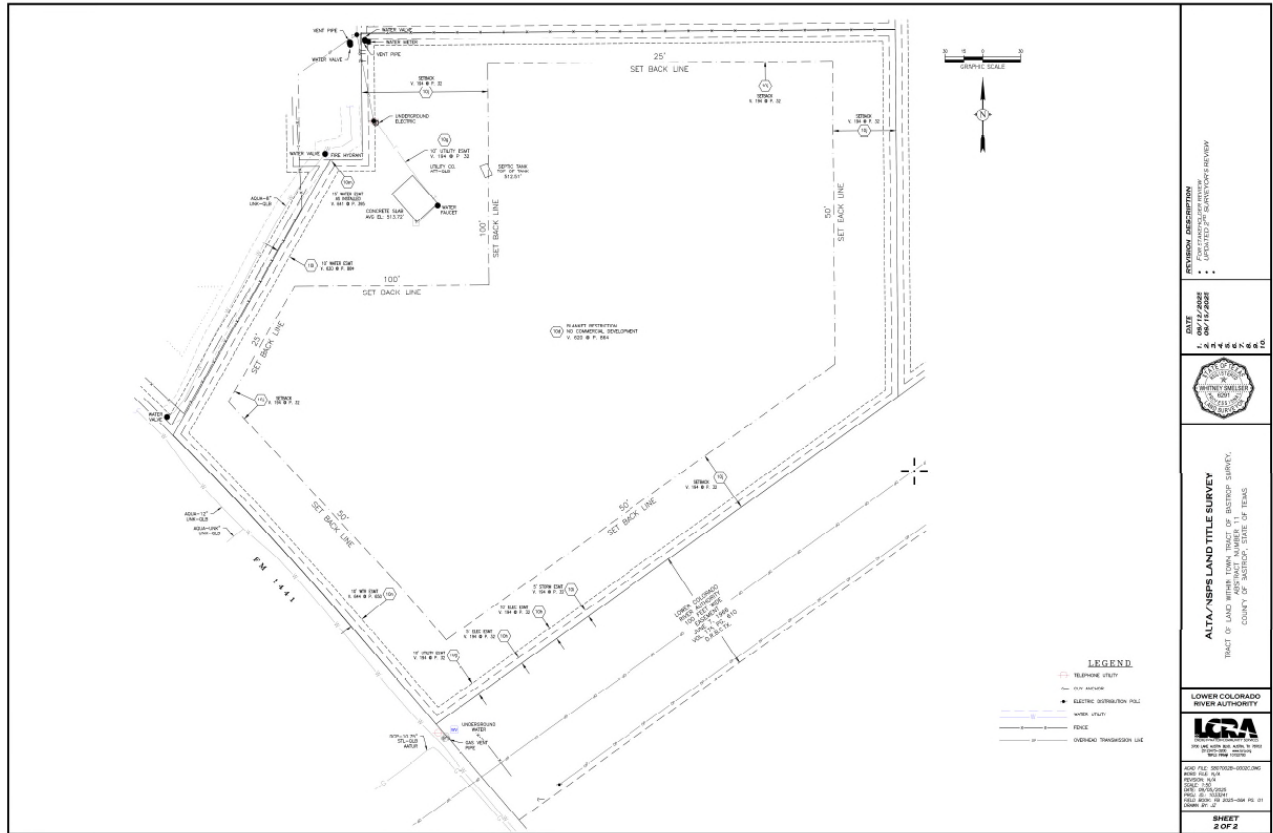


EXHIBIT 1
Page 2 of 3



REVISION DESCRIPTION
 1. UPDATED FOR PARTIAL REVIEW

DATE
 08/14/2025



ALTA/NSPS LAND TITLE SURVEY
 TRACT OF LAND WITHIN TRACT OF RIVERBANK SURVEY,
 ADJACENT PARCELS 13,
 COUNTY OF SEDGWICK, STATE OF TEXAS



ACR FILE: 202508-0000000
 PROJECT NO. 25-001
 SHEET NO. 20
 DATE: 08/14/2025
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SHEET
 2 OF 2

