

# LCRA Transmission Services Corporation

## Board Agenda

Wednesday, Nov. 12, 2025  
LCRA General Office Complex  
Board Room – Hancock Building  
3700 Lake Austin Blvd.  
Austin, TX 78703  
Earliest start time: 1:15 p.m.

### Item From the Chair

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### Item From the Chief Executive Officer

Chief Operating Officer Update

### Consent Item

2. Minutes of Prior Meeting..... 5

### Action Items

3. Capital Improvement Projects Approval ..... 10
4. Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County ..... 14

### 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 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.

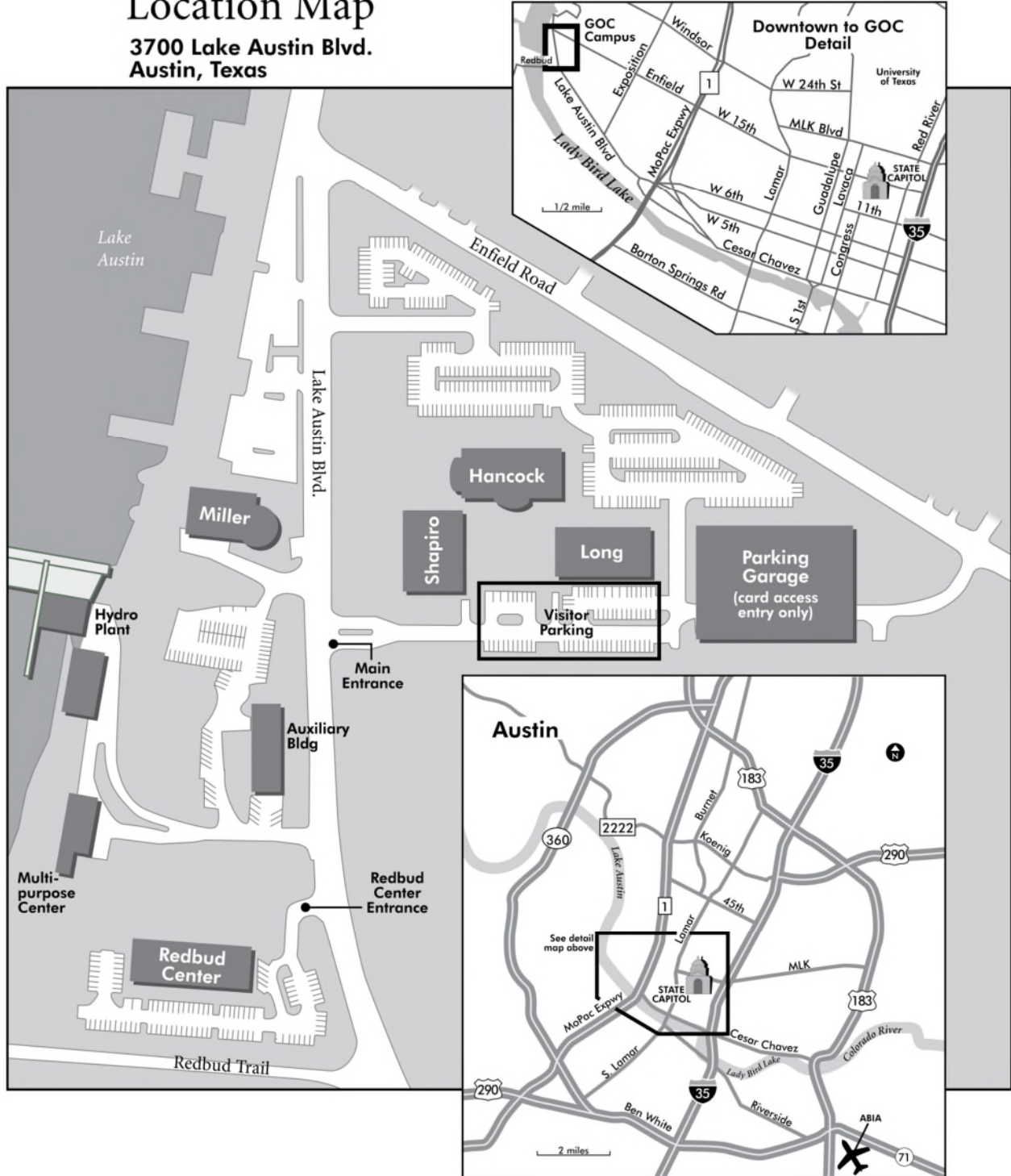
LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and 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.

# LCRA General Office Complex Location Map

3700 Lake Austin Blvd.  
Austin, Texas



## **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 ACTION (CONSENT)**

## **2. Minutes of Prior Meeting**

**Proposed Motion**

Approve the minutes of the Oct. 21, 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 Oct. 21, 2025, LCRA TSC Board meeting

## **EXHIBIT A**

LCRA Transmission Services Corporation Board of Directors  
Minutes Digest  
Oct. 21, 2025

- 25-37 Approval of the minutes of the Sept. 24, 2025, LCRA Transmission Services Corporation Board of Directors meeting.
- 25-38 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Fayette Electric Cooperative Substation Facility Acquisition; Bluebonnet to Wyldwood Transmission Line Overhaul; Cedar Hill to Swiftex Transmission Line Upgrade; and Big Sandy Substation Property Acquisition.
- 25-39 Adoption of a resolution authorizing the use of the power of eminent domain in Williamson County 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.
- 25-40 Adoption of a resolution authorizing the use of the power of eminent domain in Travis and Caldwell counties 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.
- 25-41 Adoption of a resolution authorizing the use of the power of eminent domain in Bastrop County 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.

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
LCRA TRANSMISSION SERVICES CORPORATION  
Caldwell, Texas  
Oct. 21, 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 12:05 p.m. Tuesday, Oct. 21, 2025, in the Special Events Room, at the Caldwell Civic Center, 103 W. Texas Highway 21, Caldwell, Burleson County, Texas. The following directors were present, constituting a quorum:

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

Absent: Martha Leigh M. Whitten, Vice Chair

Chair Cooper convened the meeting at 12:05 p.m.

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

Treasurer and Chief Financial Officer Jim Travis presented financial highlights for LCRA Transmission Services Corporation covering September 2025 and the fiscal year to date [Agenda Item 2].

The Board next took action on the consent agenda.

25-37 Upon motion by Director Voelter, seconded by Director Freeman, the Board unanimously approved the minutes of the Sept. 24, 2025, LCRA Transmission Services Corporation Board of Directors meeting [Consent Item 3] by a vote of 13 to 0.

25-38 Director of Transmission Planning Sandeep Borkar presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit A], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Fayette Electric

Cooperative Substation Facility Acquisition; Bluebonnet to Wyldwood Transmission Line Overhaul; Cedar Hill to Swiftex Transmission Line Upgrade; and Big Sandy Substation Property Acquisition. Upon motion by Director Mayo, seconded by Director Willmann, the recommendation was unanimously approved by a vote of 13 to 0.

25-39 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 Williamson County [attached hereto as Exhibit B]. Director Yearly moved, seconded by Director Blanding, 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 applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 13 to 0.

25-40 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 Travis and Caldwell counties [attached hereto as Exhibit C]. Director Crane moved, seconded by Director Yearly, 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 applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 13 to 0.

25-41 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 7 – Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County [attached hereto as Exhibit D]. Director Arthur moved, seconded by Director Yearly, 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 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 12:32 p.m.

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Leigh Sebastian  
Secretary  
LCRA Transmission Services Corporation

Approved: Nov. 12, 2025

**FOR ACTION**

### **3. 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.

**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 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)**

Joshua Cole  
Senior Vice President, Transmission Asset Optimization

**Exhibit(s)**

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

## **EXHIBIT A**

### **Project Cost Estimates and Cash Flow**

*Dollars in millions*

<b>Project Name</b>	<b>FY 2025 and Prior</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>Lifetime</b>
<b>Service Reliability Projects</b>						
Big Hill to Twin Buttes Transmission Line Overhaul	0.1	6.3	6.4	-	-	12.8
Blewett Circuit Breaker Addition	0.7	6.3	-	-	-	7.0
Colton to Elroy Transmission Line Overhaul	0.5	16.1	-	-	-	16.6
Lockhart to Mendoza Easement Enhancement System Upgrade	-	0.5	1.5	-	-	2.0
Protective Relaying – FY 2025 System Upgrade	0.5	3.0	3.0	-	-	6.5
<b>System Capacity Projects</b>						
Georgetown South Power Transformer Addition	0.4	6.0	-	-	-	6.4
Glasscock Power Transformer Upgrade	0.1	7.5	-	-	-	7.6
Hornsby Load Power Transformer Addition	0.4	14.2	10.1	-	-	24.7
Jack Furman Power Transformer Addition	0.4	2.5	-	-	-	2.9
<b>Total</b>	<b>3.1</b>	<b>62.4</b>	<b>21.0</b>	<b>0.0</b>	<b>0.0</b>	<b>86.5</b>

## **EXHIBIT B**

<h3><b>Project Details</b></h3>
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**Project Name:** Big Hill to Twin Buttes Transmission Line Overhaul

**Project Number:** 1031332

**Lifetime Budget:** \$12.8 million

**Description:** The project will increase transmission system reliability by performing an overhaul on the 37.9-mile Big Hill to Twin Buttes 345-kilovolt transmission line in Tom Green and Schleicher counties. The scope of work includes replacing static peaks and bolts and installing a second optical ground wire along the transmission line and related equipment at each substation. The recommended project completion date is Dec. 31, 2026.

**Project Name:** Blewett Circuit Breaker Addition

**Project Number:** 1030936

**Lifetime Budget:** \$7 million

**Description:** The project will increase the reliability of the transmission system at the 138-kV Blewett Substation in Uvalde County by installing circuit breakers in a three-breaker ring bus formation. The project scope includes installing circuit breakers, switches, bus work and other supporting equipment. The recommended project completion date is May 15, 2026.

**Project Name:** Colton to Elroy Transmission Line Overhaul

**Project Number:** 1027673

**Lifetime Budget:** \$16.6 million

**Description:** The project will increase transmission system reliability and capacity by performing an overhaul on the 3.3-mile Colton to Elroy 138-kV transmission line in Travis County. The scope of work includes replacing structures, conductor and optical ground wire along the transmission line and replacing related equipment at each substation. The recommended project completion date is May 15, 2026.

**Project Name:** Lockhart to Mendoza Easement Enhancement System Upgrade

**Project Number:** 1034591

**Lifetime Budget:** \$2 million

**Description:** The project will acquire new transmission line easements and amend existing easements to help ensure the safe and efficient operation of the LCRA TSC transmission system. The project scope includes performing detailed analysis of existing property rights along the transmission line, negotiating with individual landowners to acquire the necessary property rights and performing parcel and easement surveys as needed for easement amendments and new aerial rights. The recommended project completion date is Dec. 31, 2026.

**Project Name:** Protective Relaying – FY 2025 System Upgrade

**Project Number:** 1030780

**Lifetime Budget:** \$6.5 million

**Description:** The project will increase the reliability of transmission facilities at 15 substations across multiple counties in the LCRA TSC service territory. The project scope includes upgrading protective relaying equipment such as bus differential and breaker failure panels and removing obsolete equipment at multiple substations. The recommended project completion date is May 15, 2027.

**Project Name:** Georgetown South Power Transformer Addition

**Project Number:** 1030901

**Lifetime Budget:** \$6.4 million

**Description:** The project will increase the transformation capacity at Georgetown South Substation in Williamson County. The scope of work includes installing a new 138-kV power transformer, switches, meters and A-frames with foundations. The recommended project completion date is May 15, 2026.

**Project Name:** Glasscock Power Transformer Upgrade

**Project Number:** 1030902

**Lifetime Budget:** \$7.6 million

**Description:** The project will increase the transformation capacity and reliability at the 138-kV Glasscock Substation in Williamson County. The scope of work includes upgrading the power transformer and replacing instrument transformers, switches, meters and other related equipment. The recommended project completion date is May 15, 2026.

**Project Name:** Hornsby Load Power Transformer Addition

**Project Number:** 1032317

**Lifetime Budget:** \$24.7 million

**Description:** The project will increase the transformation capacity and reliability at the 345-kV Hornsby Substation in Travis County. The scope of work includes installing a new 345-kV power transformer, circuit breakers, switches, meters and A-frames with foundations and connecting the Limmer to Zorn 345-kV transmission line at Hornsby Substation. The recommended project completion date is Dec. 31, 2026.

**Project Name:** Jack Furman Power Transformer Addition

**Project Number:** 1030778

**Lifetime Budget:** \$2.9 million

**Description:** The project will provide a transmission point of interconnection for the Kerrville Public Utility Board at Jack Furman Substation in Kerr County. The scope of work includes installing a circuit breaker, switches, meters and related equipment to support a new KPUB-owned 138-kV power transformer. The recommended project completion date is June 15, 2026.

## **FOR ACTION**

### **4. Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop 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 Elgin to Elgin Tap 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 Elgin to Elgin Tap (T728) 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 Elgin to Elgin Tap Transmission Line Overhaul project.

#### **Summary**

LCRA TSC proposes to acquire easement rights in Bastrop County for the Elgin to Elgin Tap Transmission Line Overhaul 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 property 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

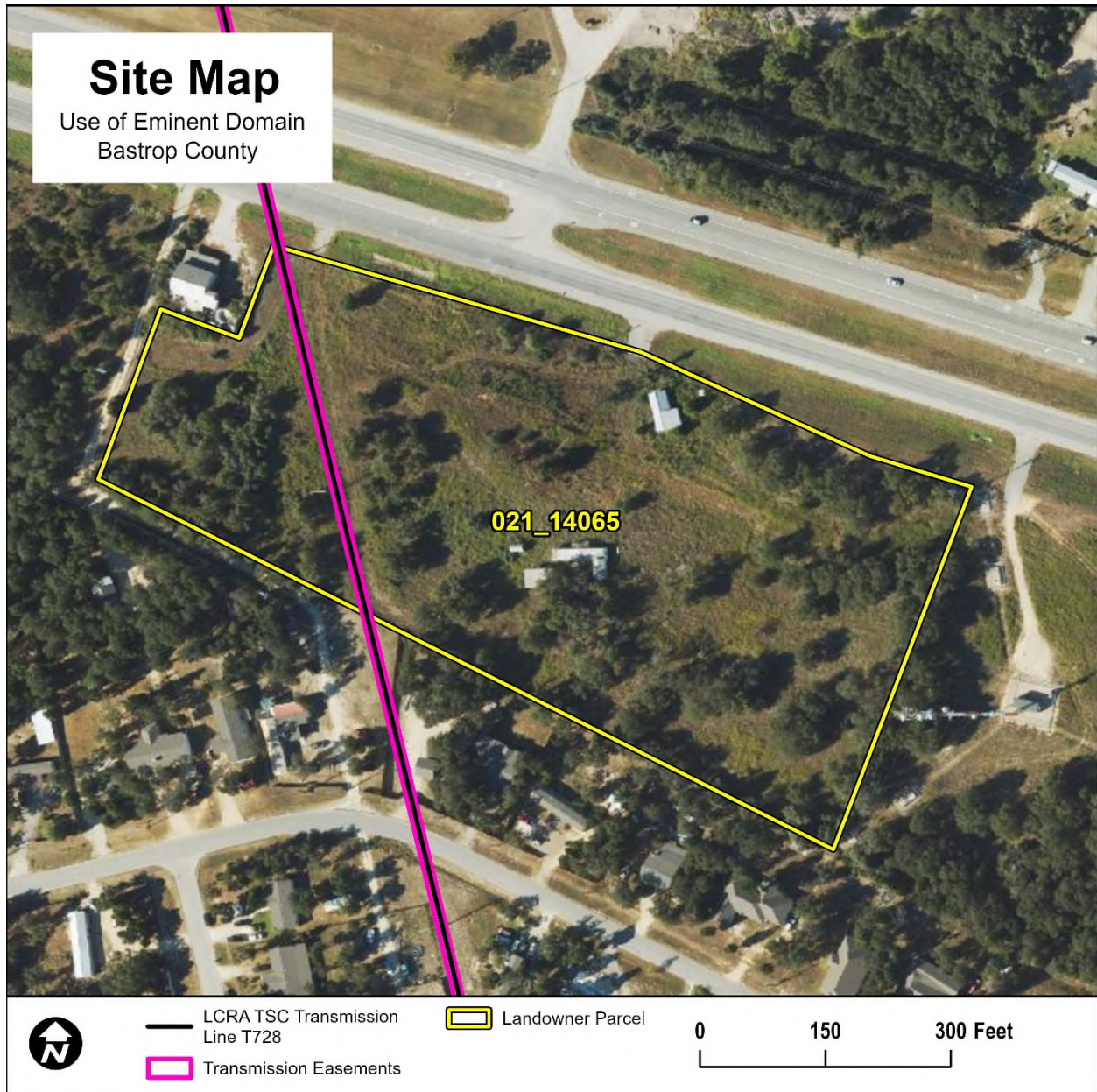
**Exhibit(s)**

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

**EXHIBIT A**



**EXHIBIT B**



**EXHIBIT C**

<b>Tract ID</b>	<b>Landowner</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Easement Acreage</b>	<b>County</b>	<b>Approximate Value</b>
021_14065	BBJM, Inc	8.779 acres	Easement Amendment	0.679 acre	Bastrop	\$5,480

**EXHIBIT D**

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**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 PROPERTY DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE ELGIN TO ELGIN TAP 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 ELGIN TO ELGIN TAP (T728) 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 BASTROP COUNTY FOR ELECTRIC TRANSMISSION LINE  
EASEMENT.**

**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 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 Elgin to Elgin Tap Transmission Line Overhaul project for the continued safe and reliable transmission of electric energy on the Elgin to Elgin Tap (T728) transmission line, 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

**EXHIBIT D**

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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(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 Public Utilities Company 's Taylor-Hunter Transmission Line as now surveyed and located across the land of George W.Gardner in the George H.Stovall survey,Bastrop County, Texas.

Beginning at survey station 881 plus 95,same being a point in center line of a fence running Northeast and Southwest between the property of George W.Gardner and J.W.Jackson;said point being 1078 feet Northeast of George W.Gardner's Southwest corner;

Thence South 21 degrees 50 Minutes East 1382 feet to survey station 895 plus 75 to center of a fence dividing the property of George W.Gardner and B.F.Gardner.