



WELCOME

**Cooks Point
to Steele Store
138-kV Transmission
Line Project**
Open House

ABOUT BTU

Bryan Texas Utilities (BTU) is a municipally owned electric utility serving the City of Bryan, parts of the City of College Station, Brazos County, and portions of Robertson and Burleson Counties. As a community-owned utility, BTU is committed to delivering safe, dependable, and cost-effective power while supporting the long-term growth and success of the community it serves.

- BTU owns, operates, and maintains generation, transmission, and distribution infrastructure.
- BTU ensures a stable and reliable supply of electricity for its 650-square-mile service area through nearly 200 miles of transmission lines, 32 substations, and 2,500 miles of distribution lines.
- The energy distributed by BTU supports homes, schools, healthcare facilities, local businesses and major employers that drive the local economy.
- Governed locally by a seven-member board and the citizen-elected City Council, BTU prioritizes customer service, infrastructure investment, and responsible utility management.

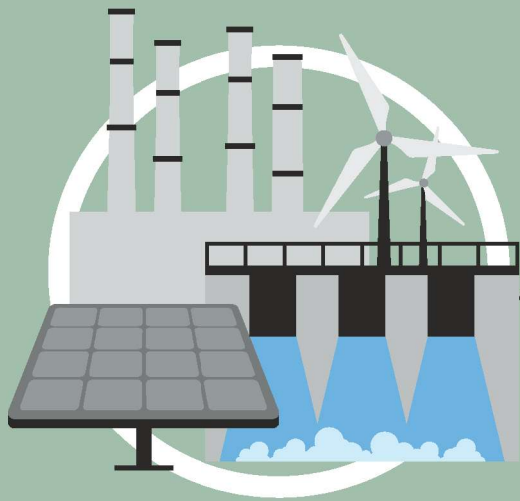


ABOUT LCRA TSC

LCRA Transmission Services Corporation (LCRA TSC) is a nonprofit utility that provides safe, reliable and environmentally responsible electric transmission services in Texas. LCRA TSC's transmission lines and substations play a vital role in the transmission of electricity between power generation plants and local electric service providers.

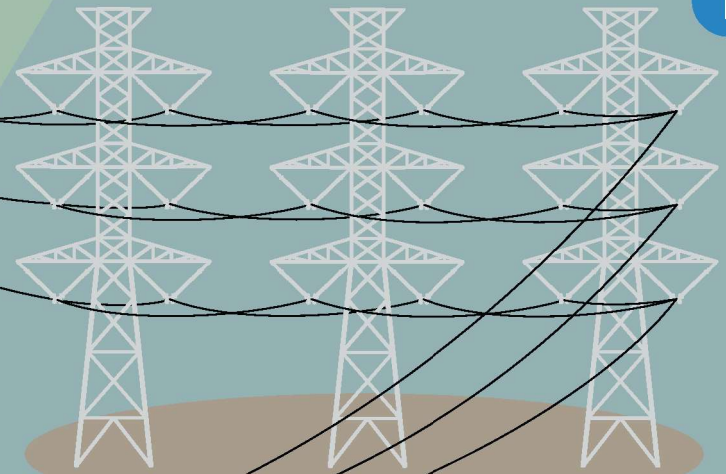
- LCRA TSC's facilities include more than 5,000 miles of transmission lines and about 450 substations.
- LCRA TSC facilities connect to electric generators and other transmission providers to transmit electricity to municipal utilities, electric cooperatives and other electric distribution service providers within Texas.
- The electricity LCRA TSC transmits is delivered by local distribution service providers to homes and businesses to meet the energy needs of Texas' growing population.
- LCRA TSC is regulated by the Public Utility Commission of Texas and pays sales and property taxes on facilities it owns.



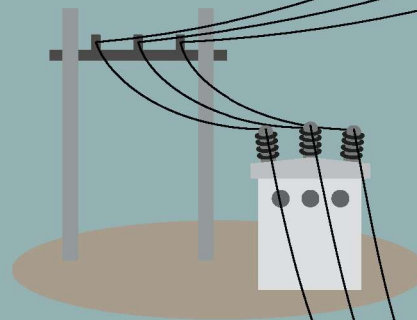


GENERATION SOURCES

HIGH-VOLTAGE SWITCHYARD



TRANSMISSION LINES



2 SUBSTATION



DISTRIBUTION LINES

3 CONSUMER

THE ELECTRIC SYSTEM

- 1 Electricity travels from generation sources through voltage transformation equipment and a network of transmission lines.
- 2 Voltage is reduced to a lower distribution level through a transformer at a substation.
- 3 Electricity then flows through local distribution lines to homes and businesses.

COOKS POINT TO STEELE STORE 138-kV TRANSMISSION LINE PROJECT

LCRA Transmission Services Corporation (LCRA TSC) and Bryan Texas Utilities (BTU) are proposing to build and operate a new 138-kilovolt single-circuit transmission line in portions of Brazos and Burleson counties.

- New line will connect LCRA TSC's existing Cooks Point Substation northeast of the City of Caldwell in Burleson County to BTU's existing Steele Store Substation west of the City of Bryan in Brazos County.
- If approved by the Public Utility Commission of Texas (PUC), the new line will be about 6.5 miles long, depending on the route ultimately selected by the PUC.
- This project was endorsed by the Electric Reliability Council of Texas (ERCOT) Board of Directors in September 2025.

COOKS POINT TO STEELE STORE PROJECT PURPOSE AND NEED

This project will bring many benefits to communities in Burleson County and surrounding counties.

- Communities near Cooks Point and the City of Caldwell currently are served via a single 18.4-mile, 138-kV transmission line from Lyle Wolz Substation.
- By building a new 138-kV transmission line from the LCRA TSC Cooks Point Substation to the BTU Steele Store Substation, two diverse and independent sources will serve these communities.
- Communities in Brazos, Lee and Washington counties will also benefit from the transmission service reliability enhancements.
 - The new line will provide an additional source of power to these areas, reducing chances for loss of power during planned or forced outages.
 - It will also support demand growth in surrounding areas, including Bryan-College Station and the Texas A&M University System RELLIS campus.
- Without the looped transmission service provided by this new line, communities are subject to loss of electricity during outages of the radial line serving them.
 - This alternative transmission path will bolster power reliability.
 - Dependence on a single line exposes communities to potential power loss due to weather and other events.

PUBLIC UTILITY COMMISSION OF TEXAS CERTIFICATION PROCESS FOR 138-kV TRANSMISSION LINE

ERCOT and Transmission Utilities Define Project

- Conduct research and review studies to determine need.
- Identify needed facilities and end points of the project.

Transmission Utilities Conduct Environmental Assessment and Routing Analysis

- Establish study area based on project definition.
- Gather data and map environmental and land use constraints in study area.
- Determine preliminary transmission line segments.
- **Hold open house(s) to gather public input.** ←
- Analyze data and feedback from the public to develop multiple alternative transmission line routes for the final application to the Public Utility Commission of Texas (PUC).
- Prepare an Environmental Assessment report.

Transmission Utilities Apply for CCN Amendments

- Submit application to the PUC to amend Certificate of Convenience and Necessity (CCN).
- Send notices to landowners whose properties may be crossed or who own a habitable structure, such as a house or office building, within 300 feet of route alternatives (also referred to as the “notification corridor”) at the time CCN application is filed.
- Send notices to municipalities and electric utilities within five miles of the project and to local government entities where the project will potentially be located.

Public Participation

- After the CCN application is filed, people who are potentially impacted by the project have an opportunity to participate in the application proceeding at the PUC by filing a request to participate (intervene).
- If no parties intervene in the proceeding, the PUC staff conducts a review and issues a recommendation to the PUC.
- If parties have intervened in the proceeding, written testimony may be filed, information may be requested and exchanged, an administrative hearing may be held, and an administrative law judge will prepare a recommendation to the PUC regarding the application.

PUC Decision

- Within 180 days of a CCN application filing, the PUC will approve or deny the application, or approve it with modification.
- If it approves, the PUC directs the transmission utilities to build the transmission line along a specific route.

EASEMENT ACQUISITION PROCESS

After the PUC approves and selects a specific route, LCRA TSC and Bryan Texas Utilities (BTU) will work with affected landowners along that route to acquire an easement to construct, operate and maintain the new transmission line.

Transmission utility contacts landowners to arrange property access to conduct one or more of the following:

- Property survey
- Environmental/cultural resources survey
- Engineering site visits
- Geotechnical testing and soil boring

Property value is determined through an independent appraisal or available market data.

Transmission utility provides landowner with an offer letter, appraisal/compensation summary and copy of the Texas Landowner's Bill of Rights.

Transmission utility works with landowners to reach an agreement for acquisition of the necessary easement.

Agreement reached:

- Transmission utility pays landowner and enters into an easement agreement.

Agreement not reached:

- Transmission utility initiates eminent domain process as described in the Landowner's Bill of Rights.

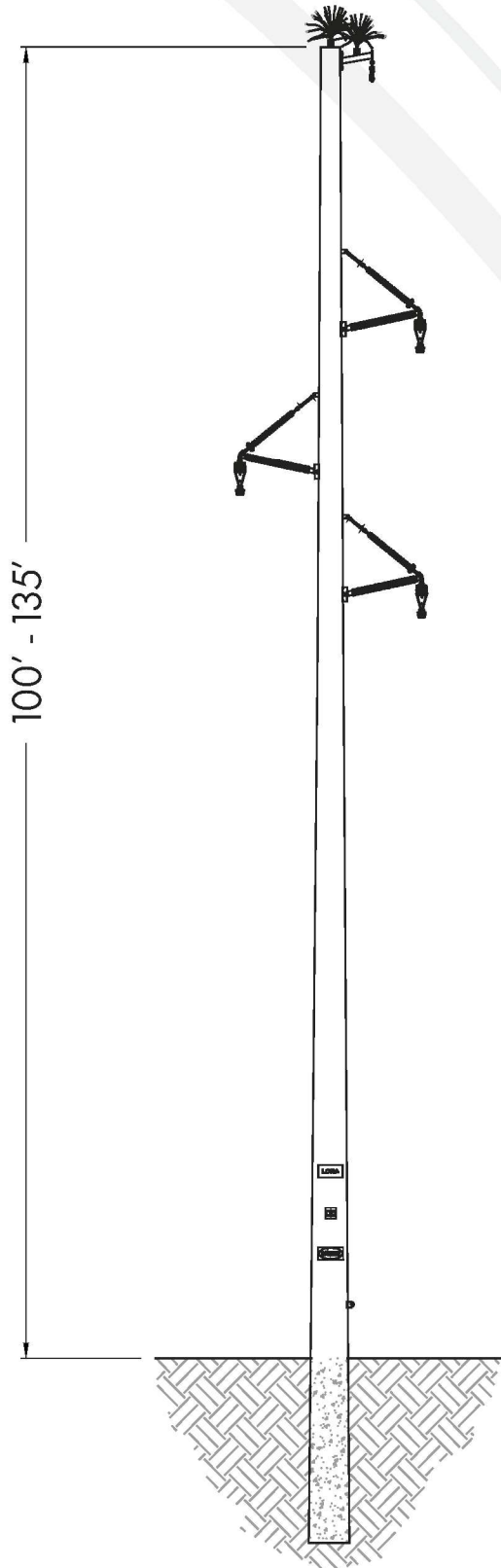
TRANSMISSION RIGHTS OF WAY

A transmission line right of way is the right of the utility to use a portion of land to construct, operate and maintain transmission infrastructure.

- LCRA TSC and BTU purchase easements or other property rights and maintain these rights of way for safety and the long-term reliability of the transmission line.
- The transmission line is typically centered in the right of way, which can vary in width.
- The National Electrical Safety Code and state law require minimum clearance distances between the transmission structures and wires and objects within the right of way.
- For new construction, rights of way are cleared of all non-compatible vegetation. Over time, low-growing vegetation can generally be planted in the outer edges of the right of way, as long as the plants allow safe clearances.
- Many land uses within the right of way are permissible with the safe operation of the transmission line, including farming, grazing, gardening, biking and hiking.
- There are some restrictions though, so it is important to speak to LCRA TSC or BTU about how to keep rights of way clear of encroachments that could threaten the safety or accessibility of the transmission line.

TYPICAL 138-kV STRUCTURE DESIGN

DISTRIBUTION LINE UNDERBUILD-CAPABLE



Typical Height
100-135 feet

Typical Easement Width
100 feet

Typical Span Length
700-900 feet

Structure Material
Galvanized steel or
concrete

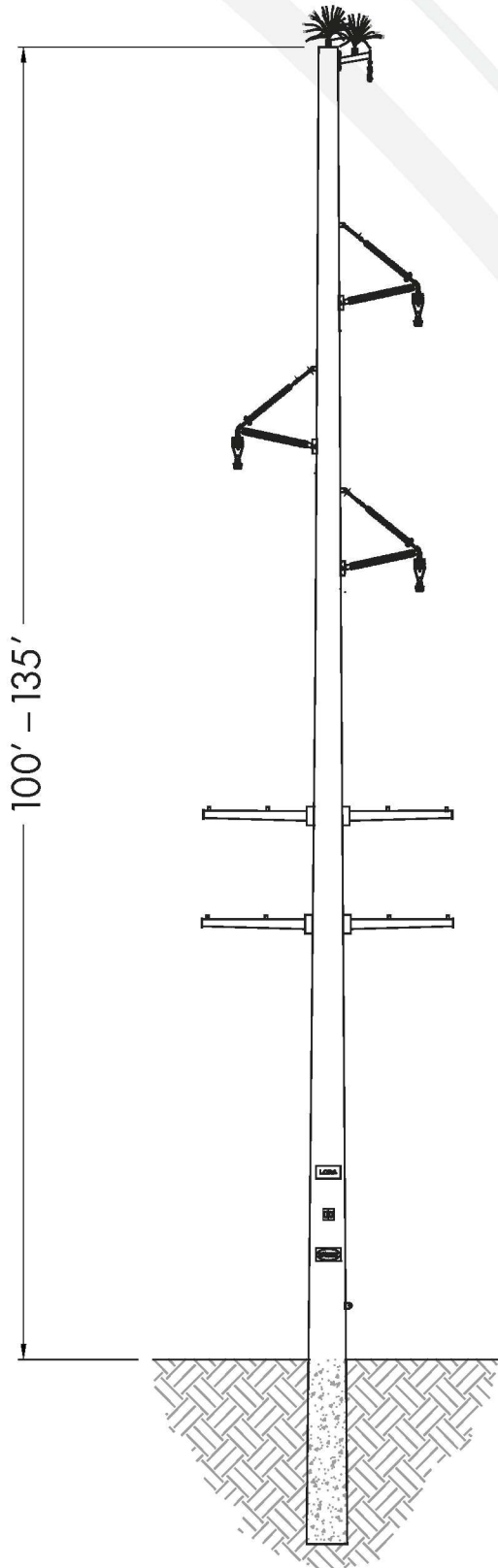
LCRA
ENERGY • WATER • COMMUNITY SERVICES

**LCRA TRANSMISSION
SERVICES CORPORATION**

BRYAN TEXAS UTILITIES
BTU
THE DIFFERENCE IS YOU

TYPICAL 138-kV STRUCTURE DESIGN

DISTRIBUTION LINE UNDERBUILD INSTALLED



Typical Height
100-135 feet

Typical Easement Width
100 feet

Typical Span Length
700-900 feet

Structure Material
Galvanized steel or
concrete

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