FREQUENTLY ASKED QUESTIONS

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Cooks Point to Steele Store 138-kV Transmission Line Project

Brazos and Burleson Counties

— PROJECT OVERVIEW —

1. What is the Cooks Point to Steele Store 138-kV Transmission Line Project?
LCRA Transmission Services Corporation (LCRA TSC) and Bryan Texas Utilities (BTU) are jointly proposing to build and operate a new 138-kilovolt single-circuit transmission line in portions of Brazos and Burleson counties, Texas. This project was endorsed by the Electric Reliability Council of Texas (ERCOT) Board of Directors in September 2025. The new line will connect LCRA TSC's existing Cooks Point Substation in the City of Caldwell in Burleson County to BTU's existing Steele Store Substation southwest of the City of Bryan in Brazos County. BTU will construct, own, and operate the northeastern half of the transmission line (connecting to the existing Steele Store Substation), and LCRA TSC will construct, own, and operate the southwestern half of the transmission line (connecting to the existing Cooks Point Substation). If approved by the Public Utility Commission of Texas (PUC), the new transmission line will be about 6.5 miles long, depending on the route ultimately selected by the PUC.

2. Why is this project needed?
This transmission line will improve reliability under maintenance outage scenarios to communities in Burleson, Brazos, Lee and Washington counties. This new transmission line will provide an additional source of power to these areas, reducing the chances for loss of power during planned or forced outages. This new line is also needed to support load growth in the surrounding counties and the Bryan-College Station area, including the Texas A&M University System RELLIS campus. Without the service provided by this proposed transmission line, communities are subject to loss of electricity during maintenance or forced outages. Adding this new line will provide an alternative transmission path, improving electric power reliability.

— PARTIES AND OVERSIGHT —

3. What is the PUC?
The Public Utility Commission of Texas, abbreviated as the PUC, is a state agency created by the Texas Legislature to provide statewide regulation of the rates and services of electric, telecommunications and water utilities. LCRA TSC and BTU will submit a joint application to amend their respective Certificates of Convenience and Necessity (CCN) with the PUC requesting approval to construct, own and operate the project. The CCN application will include several geographically diverse alternative routes that comply with the routing factors established by the Legislature and the PUC. The PUC will determine if the need for a new transmission line has been demonstrated and has authority to decide the transmission line route to be constructed.

4. Will the CCN application include designation of a preferred route for the project?
No. The CCN application submitted to the PUC for the proposed project will not identify a "preferred route" or a "recommended route" for the proposed project. However, in the CCN application, transmission utilities are required to identify the route they believe best addresses the requirements of the Public Utility Regulatory Act and PUC Substantive Rules. In compliance with the rules, LCRA TSC and BTU will identify a route in the CCN application they believe best addresses the PUC requirements. However, neither LCRA TSC nor BTU will prefer or recommend this or any other route. If the proposed project is approved, it will be the PUC that decides the final route for the transmission line.

5. What is ERCOT?
The Electric Reliability Council of Texas (ERCOT) manages the flow of electric power to more than 27 million Texas customers -- representing about 90 percent of the state's electric load. As the independent system operator for the region, ERCOT schedules power on an electric grid that connects more than 55,000+ miles of transmission lines and 1,460+ generation units.

— INFRASTRUCTURE —

7. What will the proposed transmission line structures look like?
LCRA TSC and BTU are proposing single pole construction for this project. Typical transmission structures supporting similar 138-kV lines are 100 to 135 feet above the ground. Typical span lengths between structures range from 700 to 900 feet. The transmission poles may also support distribution line wires, hardware, and appurtenances (referred to as distribution "underbuild").
The application to be filed with the PUC for the project will include additional structure information and details regarding pole heights and right-of-way requirements.

8. Will the project be safe?
Yes. LCRA TSC and BTU design and construct transmission lines with safety as our top priority. The proposed project will meet or exceed the specifications outlined in the National Electrical Safety Code and will comply with all applicable state and federal statutes and regulations.

9. Should I be concerned about electric and magnetic fields?
LCRA TSC works to ensure that all of its facilities are designed, constructed, operated and maintained in a safe and reliable manner. Electric and magnetic fields (EMF) are found everywhere, especially where electricity is used, including household appliances (such as hair dryers, computers and televisions), electrical equipment, communications equipment and power lines. Extensive scientific research has established no direct link between exposure to power lines and adverse health effects. Neither the state nor federal government has established any health standards relating to EMF.

— YOUR PROPERTY —

10. How will I be affected if the PUC-approved route crosses my land?

If the PUC approves the proposed project, LCRA TSC or BTU will work with each property owner affected by the PUC-selected route to purchase an easement on the affected land to construct, operate and maintain the new electric transmission line. An easement agreement is a legal document that outlines a utility's right to use privately owned land for operation of a transmission line and associated utility purposes. The easement is subsequently recorded in the county deed records and available for public inspection. The landowner retains ownership of the property. Normal agricultural and recreational activities, including farming, ranching, hunting and hiking, are typically still allowed to occur within the easement area. An easement does not affect the mineral rights of the property but will restrict exploration activities within the designated right-of-way to the extent they could impact the safe and reliable operation and maintenance of the transmission line.

11. How wide is the proposed easement for the transmission line?
For the proposed project, easements will typically be about 100 feet wide, or about 50 feet from the centerline of the route to the edge of the easement on each side. The exact width of the easement will depend on the specific location.

12. How will the easement area be prepared for construction?
For the safety and reliability of the transmission line, the transmission utilities in most cases will need to remove tall vegetation within the right-of-way. Low growing vegetation outside of paths for vehicles and the work zone is generally acceptable. The transmission utilities evaluate special clearing accommodations for environmentally and culturally sensitive areas. Gates will be installed in fencing crossing the right of way for utility access to the easement. LCRA TSC and BTU will pay for the gates on each of their sections of the project.

13. What do LCRA TSC and BTU pay for easements?
LCRA TSC and BTU pay fair market value for transmission line easements.
While both LCRA TSC and BTU will work to negotiate easements with landowners, both utilities have the authority to use eminent domain. To learn more, please review the Landowner Bill of Rights enclosed with the Open House notice letter or posted on the project website at www.lcra.org/CPSS.

— NEXT STEPS —

14. What are next steps for this project?
After the open house, LCRA TSC, BTU and their routing consultant, WSP, will evaluate all public comments and conduct additional engineering and environmental analysis of the study area. The project team may add, eliminate, or modify preliminary route segments based on the information received from public input. Alternative routes made up of the various segments will be identified and evaluated in detail by the project team. WSP will then prepare an Environmental Assessment and Routing Study (EA) describing the project, the study area, and the data compiled during the project study phase. The EA will also present data associated with each segment and route of the proposed project. LCRA TSC and BTU will then prepare the CCN application, which will include the EA, to amend their respective CCNs and will submit the application to the PUC for consideration.

15. When will LCRA TSC and BTU submit the CCN application to the PUC and when is construction anticipated to begin?
LCRA TSC and BTU plan to file the application with the PUC in the fall of 2026. If approved, the utilities anticipate starting construction in 2029 after the final design is completed and easements are obtained.

16. How will I know when LCRA TSC and BTU file their CCN application?
Upon submitting their joint CCN application to the PUC, LCRA TSC and BTU will mail letters to all landowners whose land is crossed by a potential route or who own a habitable structure (e.g., homes, apartments, businesses, hospitals, churches, schools) within 300 feet of a proposed alternative route. The notice will include information about how to participate in the PUC proceeding. Public notifications regarding the CCN application filing also will be published in a local newspaper. Updates can also be found online at www.lcra.org/CPSS.

— ABOUT LCRA TSC —

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 owns or operates more than 5,000 miles of transmission lines, about 450 substations and a System Operations Control Center. LCRA staff operates and maintains those facilities for LCRA TSC, which provides wholesale transmission services to customers in South, West and Central Texas.

— 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.

— CONTACT —

For more information about the
Cooks Point to Steele Store 138-kV Transmission Line Project,
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