LCRA Transmission Services Corporation

Board Agenda

Wednesday, Aug. 23, 2023
LCRA General Office Complex
Board Room – Hancock Building
3700 Lake Austin Blvd.
Austin, TX 78703
Earliest start time: 9 a.m.

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Executive Session
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.
FOR DISCUSSION

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

Presenter(s)
Jim Travis
Treasurer and Chief Financial Officer
LCRA Transmission Services Corporation

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Key terms:

4CP – Four-month coincident peak is the average of the peak Electric Reliability Council of Texas electrical demands (measured in kilowatts) during the months of June, July, August and September of the previous calendar year.

ELOPPP – Extraordinary LCRA Optional Purchase Price Payment.

Net margin – Total operating revenues, including interest income, less direct and assigned expenses.
Net Margin Fiscal Year-to-Date Variances

<table>
<thead>
<tr>
<th></th>
<th>Variances</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues</td>
<td>+7%</td>
</tr>
<tr>
<td>Expenses</td>
<td>+6%</td>
</tr>
<tr>
<td>Net Margin</td>
<td>+16%</td>
</tr>
</tbody>
</table>

% = Variance from budget

Debt Service Coverage

- Actual DSC ratio
- Board requirement
- FY 2023 budget

Key takeaway:

- Higher-than-budgeted cost of service, interest income and other revenues, combined with lower-than-budgeted expenses, primarily drove the year-end performance and higher-than-budgeted debt service coverage ratio.
General manager project approvals:

• For any project not previously authorized by the Board in the capital plan, authority is delegated to the president and chief executive officer 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 president and CEO to approve new generation interconnection projects and additional funding for capital projects expected to exceed their lifetime budgets by 10% and $300,000.

The president and CEO approved the following five budget resets this quarter:
  o Bastrop West-Bluebonnet Transmission Line Relocation from $1.9 million to $2.92 million.
  o Easement Enhancement – FY 2023 System Upgrade from $2.2 million to $5.7 million.
  o Settlers Substation Addition from $1.5 million to $2.23 million.
  o Swiftex Substation Upgrade from $3.95 million to $4.73 million.
  o Transmission Services Corporation – General Additions – FY 2023 from $5 million to $6 million.

The president and CEO approved the following six new projects this quarter:
  o Environmental Permitting – FY 2024 System Upgrade for $1.1 million.
  o LCRA Transmission Services Corporation – Minor Capital – FY 2024 for $300,000.
  o Load Shed Relays – FY 2023 System Upgrade for $1 million.
  o McCamey Field Office Facility Acquisition for $700,000.
  o Pleasant Farms Interconnection Substation Upgrade for $1 million.
  o Telecommunications Operations Control Center Generator System Upgrade for $1.5 million.
### Board Metrics

<table>
<thead>
<tr>
<th>Board Metric</th>
<th>Description</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity Ratio</td>
<td>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%.</td>
<td>✓</td>
</tr>
<tr>
<td>Debt Service</td>
<td>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.</td>
<td>✓</td>
</tr>
<tr>
<td>Operating Reserves</td>
<td>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.</td>
<td>✓</td>
</tr>
</tbody>
</table>

### Income Statement Trends

**Cumulative Fiscal Year to Date**

![Income Statement Trends Chart](chart.png)

**Key takeaway:**

- Net income increased year over year primarily due to an increase in Transmission revenue and interest income on investments, partially offset by increases in depreciation expense and interest on debt.
Condensed Balance Sheets

<table>
<thead>
<tr>
<th></th>
<th>June 30, 2023</th>
<th>June 30, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$ 98.6</td>
<td>$ 177.1</td>
</tr>
<tr>
<td>Current assets</td>
<td>$ 198.3</td>
<td>$ 183.3</td>
</tr>
<tr>
<td>Total current assets</td>
<td>$ 296.9</td>
<td>$ 360.4</td>
</tr>
<tr>
<td>Capital assets</td>
<td>4,253.1</td>
<td>3,711.1</td>
</tr>
<tr>
<td>Long-term assets</td>
<td>586.5</td>
<td>284.3</td>
</tr>
<tr>
<td>Total long-term assets</td>
<td>4,839.6</td>
<td>3,995.4</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$ 5,136.5</td>
<td>$ 4,355.8</td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bonds, notes and loans payable</td>
<td>$ 123.4</td>
<td>$ 276.5</td>
</tr>
<tr>
<td>Current liabilities</td>
<td>238.0</td>
<td>170.3</td>
</tr>
<tr>
<td>Total current liabilities</td>
<td>361.4</td>
<td>446.8</td>
</tr>
<tr>
<td>Bonds, notes and loans payable</td>
<td>3,685.7</td>
<td>2,902.7</td>
</tr>
<tr>
<td>Long-term liabilities</td>
<td>144.2</td>
<td>120.5</td>
</tr>
<tr>
<td>Total long-term liabilities</td>
<td>3,829.9</td>
<td>3,023.2</td>
</tr>
<tr>
<td><strong>Equity</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total equity</td>
<td>945.2</td>
<td>885.8</td>
</tr>
<tr>
<td><strong>Total Liabilities and Equity</strong></td>
<td>$ 5,136.5</td>
<td>$ 4,355.8</td>
</tr>
</tbody>
</table>

**Key takeaway:**

- Assets and liabilities are trending higher compared with June 2022 due to construction activities related to the capital plan.
## Condensed Statements of Revenues, Expenses and Changes in Equity

### Fiscal Year to Date

<table>
<thead>
<tr>
<th></th>
<th>2023</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operating Revenues</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transmission</td>
<td>$567.5</td>
<td>$526.4</td>
</tr>
<tr>
<td>Transformation</td>
<td>17.9</td>
<td>17.1</td>
</tr>
<tr>
<td>Other</td>
<td>3.3</td>
<td>2.2</td>
</tr>
<tr>
<td><strong>Total Operating Revenues</strong></td>
<td>588.7</td>
<td>545.7</td>
</tr>
<tr>
<td><strong>Operating Expenses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operations</td>
<td>162.6</td>
<td>157.1</td>
</tr>
<tr>
<td>Maintenance</td>
<td>17.2</td>
<td>15.0</td>
</tr>
<tr>
<td>Depreciation and amortization</td>
<td>132.9</td>
<td>123.5</td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>312.7</td>
<td>295.6</td>
</tr>
<tr>
<td><strong>Operating Income</strong></td>
<td>276.0</td>
<td>250.1</td>
</tr>
<tr>
<td><strong>Nonoperating Expenses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest on debt</td>
<td>(112.7)</td>
<td>(98.5)</td>
</tr>
<tr>
<td>Other nonoperating expenses</td>
<td>(104.0)</td>
<td>(96.8)</td>
</tr>
<tr>
<td><strong>Total Nonoperating Expenses</strong></td>
<td>(216.7)</td>
<td>(195.3)</td>
</tr>
<tr>
<td><strong>Change in Equity</strong></td>
<td>59.3</td>
<td>54.8</td>
</tr>
<tr>
<td><strong>Equity - Beginning of Period</strong></td>
<td>885.9</td>
<td>831.0</td>
</tr>
<tr>
<td><strong>Equity - End of Period</strong></td>
<td>$945.2</td>
<td>$885.8</td>
</tr>
</tbody>
</table>

### Keynote:

(1) Difference due to retroactive implementation of FY 2022 Governmental Accounting Standards Board Statement No. 96 activity. Impact was posted directly to equity account in June 2023 due to immateriality.
## Condensed Statements of Cash Flows

### Fiscal Year to Date

<table>
<thead>
<tr>
<th>Category</th>
<th>2023</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cash Flows From Operating Activities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Received from customers</td>
<td>$542.6</td>
<td>$505.3</td>
</tr>
<tr>
<td>Payments</td>
<td>(124.8)</td>
<td>(172.1)</td>
</tr>
<tr>
<td>Net cash provided by operating activities</td>
<td>417.8</td>
<td>333.2</td>
</tr>
<tr>
<td><strong>Cash Flows From Noncapital Financing Activities</strong></td>
<td>(28.8)</td>
<td>(26.1)</td>
</tr>
<tr>
<td><strong>Cash Flows From Capital and Related Financing Activities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchase of property, plant and equipment</td>
<td>(729.7)</td>
<td>(406.2)</td>
</tr>
<tr>
<td>Debt principal payments</td>
<td>(102.2)</td>
<td>(137.3)</td>
</tr>
<tr>
<td>Other capital and financing activities</td>
<td>631.9</td>
<td>186.1</td>
</tr>
<tr>
<td>Net cash used in capital and financing activities</td>
<td>(200.0)</td>
<td>(357.4)</td>
</tr>
<tr>
<td><strong>Cash Flows From Investing Activities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale and maturity of investment securities</td>
<td>124.4</td>
<td>184.8</td>
</tr>
<tr>
<td>Purchase of investment securities</td>
<td>(221.1)</td>
<td>(189.5)</td>
</tr>
<tr>
<td>Note payments and interest received</td>
<td>14.0</td>
<td>1.5</td>
</tr>
<tr>
<td>Net cash used in investing activities</td>
<td>(82.7)</td>
<td>(3.2)</td>
</tr>
<tr>
<td><strong>Net Increase in Cash and Cash Equivalents</strong></td>
<td>106.3</td>
<td>(53.5)</td>
</tr>
<tr>
<td><strong>Cash and Cash Equivalents - Beginning of Period</strong></td>
<td>177.7</td>
<td>231.2</td>
</tr>
<tr>
<td><strong>Cash and Cash Equivalents - End of Period</strong></td>
<td>$284.0</td>
<td>$177.7</td>
</tr>
</tbody>
</table>

UNAUDITED
**Key takeaways:**

- The Federal Open Market Committee increased the funds rate by 25 basis points at both their March and May 2023 meetings while voting to pause action at the June 2023 meeting.
- The federal funds rate range is 5.00%-5.25%.
- Consumer Price Index (year over year) as of May 2023 was at 4%, which was 2% above the FOMC target.
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FOR ACTION (CONSENT)

3. Minutes of Prior Meeting

Proposed Motion
Approve the minutes of the June 21, 2023, meeting.

Board Consideration
Section 4.06 of the LCRA Transmission Services Corporation bylaws requires the secretary to keep minutes of all meetings of the Board of Directors.

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 June 21, 2023, meeting
EXHIBIT A

Minutes Digest
June 21, 2023

23-21 Declaration of a 0.337-acre tract of land in Williamson County nonessential, and authorization for the president and chief executive officer or his designee to sell the property to the City of Georgetown.

23-22 Approval of the minutes of the May 24, 2023, meeting.

23-23 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: John Dumas Substation Property Acquisition and Upgrade; Altair-Garwood Transmission Line Overhaul; Cuero Substation Upgrade; Hallettsville-Mont Transmission Line Overhaul; Howard Lane-McNeil Transmission Line Storm Hardening; Lakeway-Marble Falls Transmission Line Storm Hardening; and Marshall Ford-Spicewood Transmission Line Storm Hardening.

23-24 Authorization for the president and chief executive officer or his designee to negotiate and purchase from LCRA approximately 17 acres of land in Caldwell County. Additionally, authorization for the president and chief executive officer, or his designee, to acquire a transmission easement from LCRA over two tracts totaling approximately 0.46 acre related to the proposed John Dumas Substation and an approximately 0.4-acre aerial transmission line easement to accommodate the existing T519 transmission line.

23-25 Adoption of a resolution authorizing the use of the power of eminent domain in Travis County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Marshall Ford to McNeil Storm Hardening project to provide for the continued reliable transmission of electric energy on the Marshall Ford to McNeil (T197) and the Spicewood to McNeil (T242) transmission lines.

23-26 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 LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA’s expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) and Fredericksburg to Peach (T379) transmission lines.
Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation (LCRA TSC) convened in a regular meeting at 10:24 a.m. Wednesday, June 21, 2023, in the Board Room of the Hancock Building, at the principal office of the Lower Colorado River Authority, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Timothy Timmerman, Chair
Stephen F. Cooper, Vice Chair
Michael L. “Mike” Allen
Matthew L. “Matt” Arthur
Melissa K. Blanding
Joseph M. “Joe” Crane
Carol Freeman
Thomas L. “Tom” Kelley
Robert “Bobby” Lewis
Thomas Michael Martine
Hatch C. Smith Jr.
Margaret D. “Meg” Voelter
Martha Leigh M. Whitten
David R. Willmann
Nancy Eckert Yeary

Chair Timmerman convened the meeting at 10:24 a.m.

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

The Board next took action on the consent agenda. Upon motion by Director Willmann, seconded by Director Smith, the Board unanimously approved consent items 2 and 3 by a vote of 15 to 0 as follows:

23-21 Declaration of a 0.337-acre tract of land in Williamson County nonessential (not necessary or convenient or of beneficial use to the business of LCRA TSC), and authorization for the president and chief executive officer or his designee to sell the property to the City of Georgetown, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

23-22 Approval of the minutes of the May 24, 2023, meeting [Consent Item 3].
23-23 Vice President of Transmission Asset Optimization Kristian M. Koellner 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: John Dumas Substation Property Acquisition and Upgrade; Altair-Garwood Transmission Line Overhaul [The project number “1020844” shown on Exhibit B for this project was corrected to reflect “1020884.”]; Cuero Substation Upgrade; Hallettsville-Mont Transmission Line Overhaul; Howard Lane-McNeil Transmission Line Storm Hardening; Lakeway-Marble Falls Transmission Line Storm Hardening; and Marshall Ford-Spicewood Transmission Line Storm Hardening. Upon motion by Director Willmann, seconded by Vice Chair Cooper, the recommendation was unanimously approved by a vote of 15 to 0.

23-24 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 5 [attached hereto as Exhibit C], that the Board authorize the president and chief executive officer or his designee to negotiate and purchase from LCRA approximately 17 acres of land in Caldwell County. Additionally, authorize the president and chief executive officer or his designee to acquire a transmission easement from LCRA over two tracts totaling approximately 0.46 acre related to the proposed John Dumas Substation and an approximately 0.4-acre aerial transmission line easement to accommodate the existing T519 transmission line. Upon motion by Director Martine, seconded by Director Whitten, the recommendation was unanimously approved by a vote of 15 to 0.

23-25 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 County [attached hereto as Exhibit D]. Director Lewis 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 Marshall Ford to McNeil Storm Hardening project to provide for the continued reliable transmission of electric energy on the Marshall Ford to McNeil (T197) and the Spicewood to McNeil (T242) transmission lines; 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 15 to 0.

23-26 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 Gillespie County [attached hereto as Exhibit E]. Vice Chair Cooper moved, seconded by Director Smith, 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 LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA’s expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) and Fredericksburg to Peach (T379) transmission
lines; 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 15 to 0.

There being no further business to come before the Board, the meeting was adjourned at 10:49 a.m.

____________________________________
Leigh Sebastian
Secretary
LCRA Transmission Services Corporation

Approved: Aug. 23, 2023
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.

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

Budget Status and Fiscal Impact
- All projects recommended for Board approval are within the total annual budget approved in the fiscal year 2024 capital plan.
- Staff will monitor the FY 2024 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 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)
Kristian M. Koellner
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

<table>
<thead>
<tr>
<th>Project Name</th>
<th>FY 2023 and Prior</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>Lifetime</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service Reliability Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Easement Enhancement – FY 2024 System Upgrade</td>
<td>-</td>
<td>2.0</td>
<td>6.6</td>
<td>-</td>
<td>-</td>
<td>8.6</td>
</tr>
<tr>
<td>Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade</td>
<td>0.3</td>
<td>3.5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.8</td>
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<tr>
<td>Schulenburg Substation Upgrade</td>
<td>1.0</td>
<td>4.9</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5.9</td>
</tr>
<tr>
<td>Wolf Lane Substation Upgrade</td>
<td>2.6</td>
<td>13.3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>15.9</td>
</tr>
<tr>
<td><strong>System Capacity Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Cedar Hill Power Transformer Substation Upgrade</td>
<td>0.2</td>
<td>5.0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5.2</td>
</tr>
<tr>
<td>Harris Branch Substation Upgrade</td>
<td>0.5</td>
<td>1.7</td>
<td>3.0</td>
<td>2.5</td>
<td>-</td>
<td>7.7</td>
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<td><strong>Total</strong></td>
<td>4.6</td>
<td>30.4</td>
<td>9.6</td>
<td>2.5</td>
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<td>47.1</td>
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## Project Details

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<tr>
<th>Project Name</th>
<th>Project Number</th>
<th>Lifetime Budget</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easement Enhancement – FY 2024 System Upgrade</td>
<td>1029993</td>
<td>$8.6 million</td>
<td>The project is related to LCRA TSC right-of-way easements on multiple transmission lines in Bastrop, Caldwell, Guadalupe, Hays, Llano and Mason counties. The project scope includes a review of right-of-way easements and the acquisition of new easements or the amendment of existing easements to meet LCRA TSC operational needs and design standards. The recommended project completion date is June 30, 2025.</td>
</tr>
<tr>
<td>Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade</td>
<td>1026639</td>
<td>$3.8 million</td>
<td>The project will increase transmission service reliability at substations in Colorado, Gillespie and Travis counties. The project scope includes replacing circuit breakers, switches, and associated surge arrestors at Fredericksburg, Glidden and Manchaca substations. The recommended project completion date is May 15, 2024.</td>
</tr>
<tr>
<td>Schulenburg Substation Upgrade</td>
<td>1027277</td>
<td>$5.9 million</td>
<td>The project will increase the reliability of substation equipment at Schulenburg Substation in Fayette County. The project scope includes replacing circuit breakers, circuit switchers, transmission switches and mobile switches; lightning protection upgrades; and wildlife mitigation improvements. The recommended project completion date is May 15, 2024.</td>
</tr>
<tr>
<td>Wolf Lane Substation Upgrade</td>
<td>1026526</td>
<td>$15.9 million</td>
<td>The project will increase the reliability of substation equipment at Wolf Lane Substation in Bastrop County. The project scope includes reconfiguring the 138-kV bus with an improved bus design, addressing substation grading concerns, replacing equipment structures and obsolete equipment, and installing a new control enclosure. The recommended project completion date is May 15, 2024.</td>
</tr>
</tbody>
</table>
**Project Name:** Cedar Hill Power Transformer Substation Upgrade  
**Project Number:** 1028694  
**Lifetime Budget:** $5.2 million  
**Description:** The project will increase transformation capacity and service reliability at the 138-kV Cedar Hill Substation in Bastrop County. The project scope includes upgrading the transformer and installing two additional distribution feeder bays to meet future load service needs. In addition, LCRA TSC will increase substation equipment reliability by replacing the circuit switcher, potential transformers and surge arrestors, and installing low-side mobile switches. The recommended project completion date is Dec. 31, 2023.

**Project Name:** Harris Branch Substation Upgrade  
**Project Number:** 1028566  
**Lifetime Budget:** $7.7 million  
**Description:** The project will increase transformation capacity and service reliability at the 138-kV Harris Branch Substation in Travis County. The project scope includes upgrading two power transformers with higher capacity units and supporting equipment. In addition, LCRA TSC will increase substation equipment reliability by replacing the static wire with active air terminals, upgrading the station service, and installing a second battery enclosure. The recommended project completion date is May 15, 2026.
FOR ACTION

5. 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 property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Wolf Lane Substation property acquisition; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.
Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, a separate record vote must be taken for each unit of property. If two or more units of real property are owned by the same person, those units may be treated as one unit of property.

Budget Status and Fiscal Impact
The acquisition costs were included in the Board-approved budget for the Wolf Lane Substation Property Acquisition.

Summary
LCRA TSC proposes to acquire a substation site in fee in Bastrop County for the Wolf Lane Substation Property Acquisition. CBRE, Inc. performed an independent appraisal of the interests in real property to be acquired to determine just compensation to the landowners.
Staff made 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 landowners.
Staff has provided to the Board a description of the specific property to be acquired and will attach the description(s) to the resolution.
LCRA TSC representatives have performed environmental and cultural due diligence studies and did not identify any concerns. Staff requests the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.
Presenter(s)
Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)
A – Vicinity Map
B – Site Map
C – Landowner List
D – Resolution
1 – Description of the Specific Property
EXHIBIT B

Site Map
Wolf Lane Substation Expansion Bastrop County

Proposed Expansion 10,001 Acres

Wolf Lane Substation Property 4.527 Acres

Note: All acreages are approximate.
### EXHIBIT C

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<thead>
<tr>
<th>Tract ID</th>
<th>Landowners</th>
<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Acquisition Acreage</th>
<th>County</th>
<th>Approximate Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>22339</td>
<td>6682 FM 535 Associates, LLC</td>
<td>189.167 acres</td>
<td>Fee Simple</td>
<td>10.001 acres</td>
<td>Bastrop</td>
<td>$522,773</td>
</tr>
</tbody>
</table>
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 WOLF LANE SUBSTATION PROPERTY ACQUISITION; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN BASTROP COUNTY FOR AND 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 purposes of construction, operation and maintenance of an electric substation site in Bastrop County; and

WHEREAS, an independent, professional appraisal of the subject property has been submitted to LCRA Transmission Services Corporation, and an amount will be established to be just compensation for the interests in real property to be acquired;

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Wolf Lane Substation Acquisition project, with the description of the location of and interests in the property that LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such purposes; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by 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 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 owners of the property, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property; and that this resolution take effect immediately from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interests in real property that are proper and convenient for the operation of the electric substation site.
FOR ACTION

6. Acquisition of Interests in Real Property – Use of Eminent Domain in Travis 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 Howard Lane (AE) to McNeil Transmission Line Storm Hardening project to provide for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, 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 Howard Lane (AE) to McNeil Transmission Line Storm Hardening project.

Summary
LCRA TSC proposes to acquire easement rights in Travis County for the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project. Paul Hornsby and Company 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 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
Site Map 1
Use of Eminent Domain in Travis County

See Exhibit C Landowner List for owner names and acreages.
Site Map 2
Use of Eminent Domain in Travis County

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

<table>
<thead>
<tr>
<th>Tract ID</th>
<th>Landowner</th>
<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Easement Acreage</th>
<th>County</th>
<th>Approximate Value</th>
</tr>
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<tbody>
<tr>
<td>453_505</td>
<td>Inland American Austin Scofield LP</td>
<td>225.67 acres</td>
<td>Easement Amendment</td>
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<td>Travis</td>
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<tr>
<td>453_362</td>
<td>Scofield Residential Owners Association, Inc.</td>
<td>225.67 acres</td>
<td>Easement Amendment</td>
<td>0.42 acre</td>
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<td>453_837</td>
<td>Cearley Tract Development Inc</td>
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<td>Easement Amendment</td>
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<td>453_264</td>
<td>Pflugerville ISD</td>
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<td>Easement Amendment</td>
<td>0.61 acre</td>
<td>Travis</td>
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<td>764</td>
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</table>
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 HOWARD LANE (AE) TO MCNEIL TRANSMISSION LINE STORM HARDENING PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE MCNEIL TO HOWARD LANE (T163) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONdemnation IN TRAVIS 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) in Travis 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 Howard Lane (AE) to McNeil Transmission Line Storm Hardening project for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission lines, 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) 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 properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).
EXHIBIT 1
Page 3 of 4
FOR ACTION

7. Acquisition of Interests in Real Property – Use of Eminent Domain in Wharton 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 Nada to Ricebird Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Nada to Ricebird (T588) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration

LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, 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 Nada to Ricebird Transmission Line Overhaul project.

Summary

LCRA TSC proposes to acquire easement rights in Wharton County for the Nada to Ricebird 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 properties to be acquired and will attach the descriptions to the resolution.

LCRA TSC 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

Vicinity Map
TSRB Noda-Ricebird
Transmission Line Overhaul
Wharton County

Site Map
## EXHIBIT C

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<th>Tract ID</th>
<th>Landowner</th>
<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Easement Acreage</th>
<th>County</th>
<th>Approximate Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>481_20920</td>
<td>Medina, Martin Jr. et ux. Blanca</td>
<td>1.8241 acres</td>
<td>Easement Amendment</td>
<td>0.38 acre</td>
<td>Wharton</td>
<td>$14,898</td>
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</table>
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 NADA TO RICEBIRD TRANSMISSION LINE OVERHAUL PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE NADA TO RICEBIRD (T588) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN WHARTON 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) in Wharton 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 Nada to Ricebird Transmission Line Overhaul project for the continued reliable transmission of electric energy on the Nada to Ricebird 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) 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 properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).
FOR ACTION

8. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall 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 Kendall to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Kendall to Welfare (T656/T584) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, 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 Kendall to Welfare Transmission Line Upgrade project.

Summary
LCRA TSC proposes to acquire easement rights in Kendall County for the Kendall to Welfare Transmission Line Upgrade project. Valbridge Property Advisors 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 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
<table>
<thead>
<tr>
<th>Tract ID</th>
<th>Landowner</th>
<th>Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Easement Acreage</th>
<th>County</th>
<th>Value</th>
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<tbody>
<tr>
<td>259-16314</td>
<td>Big Joshua Creek, LLC</td>
<td>286.95 acres</td>
<td>Easement Amendment</td>
<td>0.5 acre</td>
<td>Kendall</td>
<td>$8,200</td>
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<tr>
<td>259_16318</td>
<td>Sherrie Lynn Werner</td>
<td>76.93 acres</td>
<td>Easement Amendment</td>
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<td>$16,300</td>
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<td>259_35006</td>
<td>Everett D. Lewis, Jr. and Marcia Dawson Lewis</td>
<td>47.77 acres</td>
<td>Easement Amendment</td>
<td>3.5 acres</td>
<td>Kendall</td>
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<tr>
<td>259_49135</td>
<td>Amy Michelle Hartig and James Michael Hartig</td>
<td>5.92 acres</td>
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<tr>
<td>259_16655_16656</td>
<td>Michael B. McLaughlin and Sharon R. McLaughlin</td>
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<td>1.2 acres</td>
<td>Kendall</td>
<td>$500</td>
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<td>259_307550</td>
<td>Rio Lupe, LLC</td>
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<td>Easement Amendment</td>
<td>5.8 acres</td>
<td>Kendall</td>
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<td>259_12585</td>
<td>Eleanor B. Wiedenfeld and Wiedenfeld Family Trust</td>
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<td>Easement Amendment</td>
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<tr>
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<td>Nalle Holdings, LLC</td>
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<td>Easement Amendment</td>
<td>1.6 acres</td>
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<td>259_16279</td>
<td>Estate of David Leonard Hohmann and Estate of Linda Darlene</td>
<td>138.86 acres</td>
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<td>0.4 acre</td>
<td>Kendall</td>
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<td>259_64498</td>
<td>Dustin Garrett Ledlow, Forrest Lee Ledlow Jr., and Jake Wayne Ledlow</td>
<td>427.38 acres</td>
<td>Easement Amendment</td>
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<td>$1,300</td>
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<td>Tract ID</td>
<td>Landowner</td>
<td>Parent Tract Acreage</td>
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<td>Easement Acreage</td>
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<td>3.53 acres</td>
<td>Kendall</td>
<td>$600</td>
</tr>
</tbody>
</table>
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 KENDALL TO WELFARE TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE KENDALL TO WELFARE (T656/T584) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN KENDALL 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) in Kendall 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 Kendall to Welfare Transmission Line Upgrade Project for the continued reliable transmission of electric energy on the Kendall to Welfare T656/T584 transmission lines, 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) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the
EXHIBIT D
Page 2 of 2

president and chief executive officer or his designee is authorized and directed to initiate
condemnation proceedings against the owner(s) of the properties, and against all other
owners, lien holders, and other holders of an interest in the property, in order to acquire
the necessary interests in real property, and that this resolution take effect immediately
from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his
designee is hereby authorized to do all things necessary and proper to carry out the intent
and purpose of this resolution, including determination and negotiation of the interest(s)
in real property that are proper and convenient for the operation of the electric
transmission line(s).
Beginning at the point of intersection of the West line of the above-mentioned 341 acres and the Southerly right-of-way of FM Highway No. 1621; thence, with said Southerly right-of-way of FM Highway No. 1621, N 68° 03' E (Grid Bearing) 72.03 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,107.96 feet to a point for corner of this easement in the East line of said 341 acres; thence, with said East line of said 341 acres, S 00° 09' E (Grid Bearing) 145.44 feet to a point for corner of this easement; thence, N 43° 35' W (Grid Bearing) 1,205.19 feet to a point for corner of this easement in the West line of said 341 acres; thence, with said West line of said 341 acres, N 00° 09' W (Grid Bearing) 48.01 feet to the Beginning Point of this easement and containing 2.69 acres of land, more or less.

Said easement is also described in Exhibit "A", attached hereto and incorporated herein.

The terms of such easement, in addition to the above width and metes and bounds description, be as follows:

That in the construction, maintenance and operation of said transmission line, it will be necessary that no more than one (1) steel tower structure be placed and maintained on said easement. Said transmission line will be comprised of a variable number and size of wires, and all of said wires, whether originally installed or later added, will be so attached to said structures so as to be a minimum of 25 feet above the ground. The land upon which said facilities will be located and the space comprising said strip of land above described will not be fenced or enclosed by Petitioner. No use thereof is to be made by Petitioner except for the erection of said transmission line, the placing and maintaining of said structures, the replacing, changing, or adding of wires, and the trimming of foliage from extending thereover.

Petitioner shall have the full right, use, and enjoyment of the easement herein described. However, ingress and egress shall be limited to access only over the easement strip.
Beginning at the point of intersection of the West line of the above-mentioned 341 acres and the Southerly right-of-way of FM Highway No. 1621, thence, with said Southerly right-of-way of FM Highway No. 1621, N 68° 03' E (Grid Bearing) 72.01 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,107.96 feet to a point for corner of this easement in the East line of said 341 acres; thence, with said East line of said 341 acres, S 00° 09' E (Grid Bearing) 145.44 feet to a point for corner of this easement; thence, W 43° 35' W (Grid Bearing) 1,205.19 feet to a point for corner of this easement in the West line of said 341 acres; thence, with said West line of said 341 acres, N 00° 09' W (Grid Bearing) 49.01 feet to the Beginning Point of this easement and containing 2.69 acres of land, more or less.

Said easement is also described in Exhibit "A", attached hereto and incorporated herein.

The terms of such easement, in addition to the above width and metes and bounds description, be as follows:

That in the construction, maintenance and operation of said transmission line, it will be necessary that no more than one (1) steel tower structure be placed and maintained on said easement. Said transmission line will be comprised of a variable number and size of wires, and all of said wires, whether originally installed or later added, will be so attached to said structures so as to be a minimum of 25 feet above the ground. The land upon which said facilities will be located and the space comprising said strip of land above described will not be fenced or enclosed by Petitioner. No use thereof is to be made by Petitioner except for the erection of said transmission line, the placing and maintaining of said structures, the replacing, changing, or adding of wires, and the trimming of foliage from extending thereover.

Petitioner shall have the full right, use, and enjoyment of the easement herein described. However, ingress and egress shall be limited to access only over the easement strip.
EXHIBIT "A"

134.129 acres, more or less, out of the Antonio Constante Survey, A-91, being the 128.631 acres more particularly described in Deed of Trust, recorded in Vol. 44, page 407, in the Kendall County, Texas, Deed Records, being the same land conveyed in Deed from Ruth Yarborough to Dalton Frank Neil, dated January 16, 1971, recorded in Vol. 104, page 140, in the Kendall County, Texas, Deed Records and being the 5.498 acres more particularly described in Deed from Southern Pacific Transportation Company to Dalton F. Neil, dated November 16, 1972, recorded in Vol. 110, page 221, in the Kendall County, Texas, Deed Records. The above-mentioned instruments and the records thereof are adopted herein for all pertinent purposes.

EXHIBIT "B"

Commencing at the Northeast corner of the above mentioned 134.129 acres in the Southerly right-of-way of FM Highway No. 473; thence, with the Northerly line of said 134.129 acres and with said Southerly right-of-way of said FM Highway No. 473, S 62° 56' W (Grid Bearing) 1,241.14 feet to the Beginning Point of this easement; thence, continuing with said Northerly line of said 134.129 acres and with said Southerly right-of-way of said FM Highway No. 473, S 62° 56' W (Grid Bearing) 104.30 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,747.67 feet to a point for corner of this easement in the East line of said 134.129 acres; thence, with said East line of said 134.129 acres, N 00° 12' W (Grid Bearing) 145.61 feet to a point for corner of this easement; thence, N 43° 35' W (Grid Bearing) 1,612.19 feet to the Beginning Point of this easement and containing 3.86 acres of land, more or less.
FOR ACTION

9. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall 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 Boerne Split to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Boerne Split to Welfare (T656/T228) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, 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 Boerne Split to Welfare Transmission Line Upgrade project.

Summary
LCRA TSC proposes to acquire easement rights in Kendall County for the Boerne Split to Welfare Transmission Line Upgrade project. Valbridge Property Advisors 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 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
Site Map 4
Boerne Split-Welfare Transmission Line Upgrade
Kendall County

See Exhibit C Landowner List for owner names and acreages.
<table>
<thead>
<tr>
<th>Tract ID</th>
<th>Landowner</th>
<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Easement Acreage</th>
<th>County</th>
<th>Approximate Value</th>
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<td>259_14164</td>
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<td>Friends of Cibolo Wilderness</td>
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</table>
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 BOERNE SPLIT TO WELFARE TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE BOERNE SPLIT TO WELFARE (T656/T228) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN KENDALL 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) in Kendall 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 Boerne Split to Welfare Transmission Line Upgrade Project for the continued reliable transmission of electric energy on the Boerne Split to Welfare T656/T228 transmission lines, 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) 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 properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

**BE IT FURTHER RESOLVED** that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).
FOR ACTION

10. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall and Gillespie 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 LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA’s expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration
LCRA Transmission Services Corporation Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units of property, a separate record vote must be taken for each unit of property. If two or more units of real property are owned by the same person, those units may be treated as one unit of property.

LCRA uses LCRA Transmission Services Corporation 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 LCRA Broadband Program project.

Summary
LCRA TSC proposes to acquire communication rights, including the facilitation of broadband services, in Kendall and Gillespie counties for the LCRA Broadband Program project. Paul Hornsby and Company 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.

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
Site Map 1
Use of Eminent Domain in Kendall County
Site Map 2
Use of Eminent Domain in Kendall County

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

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

Existing Easement
Kendall County Parcels

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

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

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<th>Tract ID</th>
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<th>Approximate Parent Tract Acreage</th>
<th>Land Rights</th>
<th>Approximate Easement Acreage</th>
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<td>County</td>
<td>Approximate Value</td>
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<td>$1,065</td>
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<tr>
<td>259_36750</td>
<td>Paul and Betty Seidensticker</td>
<td>66.80 acres</td>
<td>Third-Party Communication</td>
<td>0.67 acre</td>
<td>Kendall</td>
<td>$137</td>
</tr>
<tr>
<td>259_42111</td>
<td>Paul and Betty Seidensticker</td>
<td>7.90 acres</td>
<td>Third-Party Communication</td>
<td>0.32 acre</td>
<td>Kendall</td>
<td>$66</td>
</tr>
<tr>
<td>259_17668</td>
<td>Julia Seidensticker</td>
<td>185.00 acres</td>
<td>Third-Party Communication</td>
<td>3.67 acres</td>
<td>Kendall</td>
<td>$754</td>
</tr>
<tr>
<td>171_56535</td>
<td>Whitewood</td>
<td>46.94 acres</td>
<td>Third-Party Communication</td>
<td>1.64 acres</td>
<td>Gillespie</td>
<td>$1,263</td>
</tr>
<tr>
<td>171_16989</td>
<td>Whitewood</td>
<td>15.00 acres</td>
<td>Third-Party Communication</td>
<td>0.95 acre</td>
<td>Gillespie</td>
<td>$665</td>
</tr>
<tr>
<td>171_107534</td>
<td>Geistweidt</td>
<td>40.02 acres</td>
<td>Third-Party Communication</td>
<td>2.86 acres</td>
<td>Gillespie</td>
<td>$2,009</td>
</tr>
<tr>
<td>171_90412</td>
<td>Lanoga Corporation</td>
<td>2.74 acres</td>
<td>Third-Party Communication</td>
<td>1.27 acres</td>
<td>Gillespie</td>
<td>$4,889</td>
</tr>
</tbody>
</table>
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 AMENDMENTS NECESSARY TO PROVIDE, ON BEHALF OF LCRA AND AT LCRA’S EXPENSE, FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE KENDALL TO FREDERICKSBURG (T120) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN KENDALL AND GILLESPIE COUNTIES FOR TRANSMISSION LINE EASEMENT AMENDMENTS.

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 Kendall and Gillespie 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, 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) 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 properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

**BE IT FURTHER RESOLVED** that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).
THE STATE OF TEXAS
County of Kendall

This We, \underline{[Signature]}

In consideration of the sum of \underline{[Amount]} dollars to be paid by \underline{[Name of payee]}, a private individual, to \underline{[Name of payee]} for the services rendered, hereby acknowledge, have bargained, sold and conveyed, and by these presents do hereby bargain, sell and convey unto the said \underline{[Name of payee]} for the sum of \underline{[Amount]} dollars, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, to the west of said real estate.

Said easement along which said line of transmission extends is hereby described as follows:

Beginning at a point in the SW corner of the SE quarter of the NE corner of the SSW corner of the NE corner of the SW corner, thence N\underline{[Direction]} \underline{[Distance]} from said point as hereinabove described, to the point of beginning, to have and to hold the above described easement, rights and privileges unto the said \underline{[Name of payee]}, its successors and assigns for so long as same are used for said purposes.

And we hereby warrant unto said \underline{[Name of payee]} the above described property and the right to entry and easement and that we will forever warrant and defend the title in the name of the said \underline{[Name of payee]}, its successors and assigns against every person whomsoever legally claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

\underline{[Signature]}
A.D. 19\underline{[Year]}

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority on this day personally appeared

\underline{[Signature]}
A.D. 19\underline{[Year]}

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority on this day personally appeared

\underline{[Signature]}
A.D. 19\underline{[Year]}

\underline{[Signature]}
A.D. 19\underline{[Year]}

\underline{[Signature]}
A.D. 19\underline{[Year]}
THE STATE OF TEXAS

County of Kendall

Know all men by these presents:

This we, Walter R. Otto, of Kendall County, Texas, for and in consideration of the sum of $52,192.80, to be paid by West Texas Utilities Company, a private Corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said West Texas Utilities Company, a private Corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, pass, maintain and repair its transmission line, including a primer transmission line along said easement for said purposes, and including necessary poles, and appurtenances, and authority for entering and removing all trees along the line necessary to keep the wires straights, and with the right to use the necessary pole and bracing poles, and attach to those lands to maintain the required guy wires, together with the right of ingress and egress across said property for the above named purposes. Said and entire property which said conveyance is granted herein being as follows:

The attached plans for description of lands

The easement along which said line of transmission extends is described as follows:

Beginning at an iron pipe on the E. R. Jones line of the 3400 foot of 0.8645, thence N 35°37'35" E 980.00' along said line of the above line of the E. R. Jones line of the 3400 foot of 0.8645, and thence S 35°37'35" W 980.00' to the point of beginning.

TO HAVE AND TO HOLD the above described easement, rights and privileges into the said West Texas Utilities Company, its successors and assigns forever as long as same are used for said purposes.

And we hereby warrant unto the said West Texas Utilities Company its successors and assigns that we have the title to said property and the right to convey and to sell and to convey said property and the title to same to the said West Texas Utilities Company, its successors and assigns against every person whosoever lawfully claiming or holding the same or any part thereof as long as said easement is used for said purposes for which it is granted.

Walter R. Otto

The State of Texas

County of Kendall

Before me, the undersigned authority on this day personally appeared

Walter R. Otto

being first known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they subscribed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the day of , A.D.

The State of Texas

County of Kendall

Before me, the undersigned authority on this day personally appeared

Walter R. Otto

being first known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they subscribed the same for the purposes and consideration therein expressed.

Having been examined by me publicly and sworn to before me, and having the same fully explained to me, and the said

Walter R. Otto

having acknowledged well and truly to be the grantor herein, and the said

Walter R. Otto

having acknowledged well and truly to be the grantee herein, and the said

Walter R. Otto

having acknowledged well and truly to be the grantor herein, and the said

Walter R. Otto

having acknowledged well and truly to be the grantee herein.

Given under my hand and seal of office this the day of , A.D.

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EXHIBIT 1
Page 3 of 20

THE STATE OF TEXAS

County of Kendall

KNOW ALL MEN BY THESE PRESENTS:

That We, Faison Marguart, of KENDALL County, Texas, for and in consideration of the sum of

$5,000-

Dollars

to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private Corporation, the receipt of which is hereby acknowledged, have executed and delivered unto the said WEST TEXAS UTILITIES COMPANY, a private Corporation, its successors and assigns, an instrument of trust and power of attorney, the said instrument of trust and power of attorney to be used to convey the real property herein conveyed in accordance with the terms and conditions set forth herein.

That We, Faison Marguart, of KENDALL County, Texas, do hereby convey unto the said WEST TEXAS UTILITIES COMPANY, a private Corporation, its successors and assigns, all right, title, and interest in and to the real property described herein.

IN WITNESS WHEREOF, We have hereunto set our hands this 16th day of August, 1926.

[Signature]

 witnessed by:

[Signature]

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared:

Faison Marguart, who is known to me to be the person whose name is subscribed to the instrument and acknowledged to be the person authorized to execute the same for the purposes for which it is executed.

Given under my hand and seal of office this the 16th day of August, 1926.

[Signature]

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared:

Faison Marguart, who is known to me to be the person whose name is subscribed to the instrument and acknowledged to be the person authorized to execute the same for the purposes for which it is executed.

[Signature]
THE STATE OF TEXAS

COUNTY OF Kendall

To all men by these presents:

Know

That we, Henry & Ada Seddasteker of Kendall County, Texas, for and in consideration of the sum of $200.00 DOLLARS to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, patrol, maintain and repair transmission lines, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for cutting and pruning all trees along the line necessary to keep the wires clear and with the right to set the necessary guy and brace poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

The attached sketch for field survey attached.

Said Easement along which said line of transmission extends is described as follows:

Ging a point in the woth line of said property 392.7 feet

Then N 19° 15' W 3.1 feet thence N 15° 25' E 11.5 feet to said

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever as long as same are used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof as long as said easement is used for said purposes for which it is granted.

Witnesses:

Henry Seddasteker
Ada Seddasteker

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 24th day of December, A.D. 1926

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

and

Henry Seddasteker,
Ada Seddasteker,
both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

Henry Seddasteker,
Ada Seddasteker,
aknowledged such instrument to be true and correct, and declared that she had willingly signed the name for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 24th day of January, A.D. 1926

[Signature]

[Signature]

[Signature]
THE STATE OF TEXAS

County of Kendall

Know all men by these presents:

Henry L. Scott, President of Kendall County, Texas, for and in consideration of the sum of

NINETY-SIX HUNDRED DOLLARS

to be paid to the said WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have hereunto set their hands and seals, and do hereby sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, maintain, and repair the transmission line described in the amended certificate of service recorded in the office of the County Clerk of Kendall County,Texas.

Said easement along which said line of transmission extends is described as follows:

Beginning at a point in the S.W. line, the same being a point on the said 1850 ft. arc, and proceeding north along said arc to the said point.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever, subject to the right of ingress and egress across said property, for the above stated purposes. Said real estate across which said easement is granted being described as follows:

Witness our hands this the 23rd day of January, 1885

Henry L. Scott

Chas. Reidmiller

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

Henry L. Scott, President of Kendall County, Texas, who acknowledged the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this the day of January, 1885

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

Chas. Reidmiller

and

Henry L. Scott, President of Kendall County, Texas, who acknowledged the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 23rd day of January, 1885
THE STATE OF TEXAS
COUNTY OF Kendall

Know all men by these presents:

That we, Henry Seidensticker, of Kendall County, Texas, for and in consideration of the sum of$1,000.00 DOLLARS to us in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, patrol, maintain and repair radio-transmission lines, including a private telephone line along said easement for said purposes, and including necessary poles, poles, and structures, and authority for cutting and trimming all trees along the line necessary to keep the wires cleared and with the right to use the necessary guy and brace poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said easement along which said line of transmission extends is described as follows:

To have and to hold the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever as long as same are used for said purposes.

And we hereby warrant unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof as long as said easement is used for said purposes for which it is granted.

Witness:

[Signature]

Henry Seidensticker

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged me that

acknowledged the same for the purposes and consideration therein expressed, the purposes and consideration therein expressed.

Given under my hand and seal of office this the___ day of___, A.D. 19__

[Signature]

THE STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

acknowledged such instrument to be true and did and acknowledged the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the____ day of___, A.D. 19__

[Signature]
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That we, Henry C. Siders, a citizen of the State of Texas, for and in consideration of the sum of $100,000.00, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a perfect corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, maintain and repair the transmission line, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for cutting and trimming all trees along the line necessary to keep the wires clear and with the right to set the necessary guy and brace poles and attach to same and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above stated purposes. Said real estate consists of the tract described as follows:

Said easement along which said line of transmission extends is described as follows:

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever so long as same are used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this 13th day of July, A.D. 19__

Henry Siders

THE STATE OF TEXAS

COUNTY OF:

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

ascertained the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the day of , A.D. __

THE STATE OF TEXAS

COUNTY OF:

Before me, the undersigned authority, on this day personally appeared

and also

both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

having been explained by me personally and apart from other persons, and having the same fully explained to me, the said

acknowledged such instrument to be true and correct, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the day of , A.D. __
THE STATE OF TEXAS

County of Kendall

That We, Henry Siedensticker, a resident of Kendall County, Texas, for and in consideration of the sum of $1,000.00, payable to the order of West Texas Utilities Company, a private corporation, the receipt of which is hereby acknowledged, have hereby given, sold and conveyed, and by these presents do hereby give, sell and convey unto the said West Texas Utilities Company, a private corporation, its successors, assigns, and any other person, firm, or corporation, all right, title, and interest in and to the real estate described herein, including all improvements and easements thereto attached.

Said real estate is situated in Kendall County, Texas, and includes all rights, privileges, easements, and appurtenances thereto, including any and all easements, rights, privileges, and appurtenances thereto, including any and all easements, rights, privileges, and appurtenances thereto.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances thereto, to the use and benefit of the said West Texas Utilities Company, its successors, and assigns forever.

And we hereby warrant and agree that the sale and conveyance herein made are true and proper, and that the said real estate is free from all encumbrances, liens, or other charges.

The above-named property is described as follows:

[Descriptive language for the property]

This conveyance is executed this the 23rd day of July, 1982.

Henry Siedensticker

THE STATE OF TEXAS

County of Kendall

Before me, the undersigned authority, on this day personally appeared

Henry Siedensticker

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

the same is true and correct.

Given under my hand and seal of office this the 23rd day of July, 1982.

Henry Siedensticker

THE STATE OF TEXAS

County of Kendall

Before me, the undersigned authority, on this day personally appeared

Henry Siedensticker

and

Henry Siedensticker

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that

the same is true and correct.

Given under my hand and seal of office this the 23rd day of July, 1982.
THE STATE OF TEXAS

COUNTY OF

Before me, the undersigned authority, on this day personally appeared

knows to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

Given under my hand and seal of office this the day of , A.D. 2023.

COUNTY OF

Before me, the undersigned authority, on this day personally appeared

and acknowledged such instrument to be true and correct, and the declaration that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the day of , A.D. 2023.

EXHIBIT 1

Page 9 of 20
THE STATE OF TEXAS
County of Randell

That we, Henry Scott서비스생態系 Randall County, Texas, for and in consideration of the sum of

WILL HUNDRED EIGHTY DOLLARS

to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Randell County, Texas, with the right to construct, operate, patrol, maintain and repair the transmission line, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for cutting and trimming all trees along the line necessary to have the wires cleared and kept right to set the necessary guy and cross poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said easement along which said line of transmission extends is described as follows:

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever as long as same are used for said purpose.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the right to same to the said West Texas Utilities Company, its successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purpose for which it is granted.

Witness our hands this the 23rd day of June, A.D. 1876

Chas. Scudder

Henry Scudder

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

hereby acknowledged as being the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 23rd day of June, A.D. 1876

THE STATE OF TEXAS
COUNTY OF Randell

Before me, the undersigned authority, on this day personally appeared

and

Henry Scudder

and

Chas. Scudder

both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said

Henry Scudder

having been examined by me privy and apart from the others, and having the same fully explained to him as the said

Chas. Scudder

acknowledged such instrument to be so set and done, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 23rd day of June, A.D. 1876

C. W. H. Clements, Sheriff

By authority of the
THE STATE OF TEXAS
County of Kendall

KNOW ALL MEN BY THESE PRESENTS:

That We, Henry C. Seidensticker, of Kendall County, Texas, for and in consideration of the sum of One Hundred and Eighty-Nine and 00/100 Dollars to us each in hand paid by West Texas Utilities Company, a private corporation, the receipt of which is hereby acknowledged, have transferred, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said West Texas Utilities Company, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, patrol, maintain and repair its transmission line, including a private telephone line along said easement for said purposes, and including necessary poles and fixtures, and authority to erect and placing all poles along the line necessary to keep the wires clear and with the right to set the necessary guy and brace poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said Easement along which said line of transmission extends is described as follows:


TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said West Texas Utilities Company, its successors and assigns forever as long as same are used for said purposes.

And we hereby warrant unto the said West Texas Utilities Company, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of April, A. D. 1896

Chas. Seidensticker
Henry Seidensticker

THIS STATE OF TEXAS,
COUNTY OF_________

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the____ day of____ A. D. __.

THIS STATE OF TEXAS,
COUNTY OF_________

Before me, the undersigned authority on this day personally appeared

and acknowledged such instrument to be____ executed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 24th day of June, A. D. 1896.
The State of Texas

County of Kendall

Know all men by these presents:

That we, Henry A. Schedinstecker, a resident of County, Texas, have

in consideration of the sum of $12,000.00, have conveyed, sold and

transferred to the said WEST TEXAS UTILITIES COMPANY, a private

corporation, by deed described as follows:

[Deed details]

To have and to hold the above-described easement and right of

way, for the aforesaid purposes.

Witneses:

Henry Schedinstecker

(Signed)

The State of Texas,

County of Kendall

Before me, the undersigned authority, on this day personally appeared

[Signature]

Known to me to be the person whose name is subscribed to the

foregoing instrument and acknowledged to me that the same was

executed by the person whose name is subscribed thereto.

Given under my hand and seal of office this the 23rd day of April, 1979.

A. D. 1979

The State of Texas,

County of Kendall

Before me, the undersigned authority, on this day personally appeared

[Signature]

Acknowledged this instrument to be true and correct, and the said

Henry Schedinstecker, acknowledged the same instrument to be true

and correct, and did declare that he had willingly signed the same for

the purposes and consideration therein expressed, and that he did not

wish to retract it.

Given under my hand and seal of office this the 24th day of April, 1979.

A. D. 1979
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That we, Henry Sidensiecker of Kendall County, Texas, for and in consideration of the sum of ONE HUNDRED DOLLARS, to me, the said West Texas Utilities Company, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold, and conveyed and by these presents do hereby bargain, sell and convey unto the said West Texas Utilities Company, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, maintain, and repair transmission lines, building a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authorize the setting and trimming of trees along the line necessary to keep the trees cleared and with the right to set the necessary guy and brace poles and attach to trees and to maintain the necessary guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said easement along which said line of transmission extends is described as follows:

Begun at a point in the W. & B. Conn. a true line of said transmission line.

And run N. 75° W. N. 8° E. of said line.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said West Texas Utilities Company, its successors and assigns forever so long as same are used for said purposes.

And we hereby warrant unto said West Texas Utilities Company, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 33rd day of June, A. D. 1914

Chas. Sidensiecker

Henry Sidensiecker

THE STATE OF TEXAS

COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

presented the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the day of A. D. 19

THE STATE OF TEXAS

COUNTY OF

Before me, the undersigned authority, on this day personally appeared

and acknowledged such instrument to be the act and deed, and the declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the day of June, A. D. 1926

Chas. Sidensiecker
EXHIBIT 1
Page 14 of 20

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That we, Henry S. Security Office, a Kendell County, Texas, for and in consideration of the sum of one hundred fifty dollars, DOLLARS to be paid in cash by the West Texas Utilities Company, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendell County, Texas, to construct, operate, maintain and repair the transmission line, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for cutting and trimming all trees along the line necessary to keep the wires cleared and with the right to set the necessary guy and cross poles and attach to trees and to maintain the necessary guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said easement along which said line of transmission extends is described as follows:

Commencing at a point at the terminus of the said line of transmission at the point on the S.E. corner of the two acre farm of John A. Robinson, and running along said farm from said point to the N.E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever so long as same may be used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to come to the said West Texas Utilities Company, its successors and assigns against every person whomever lawfully claiming or to whom the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this 24th day of June, A.D. 1918.

Henry Sidensticker

THE STATE OF TEXAS,
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

Henry Sidensticker

and

Henry Sidensticker

both known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 24th day of June, A.D. 1918.

Henry Sidensticker

THE STATE OF TEXAS,
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

Henry Sidensticker

and

Henry Sidensticker

having been examined by me in their presence and in my presence and having the same fully explained to me, the said

Henry Sidensticker

acknowledged such instrument to be the true copy and declared that he had voluntarily signed the same for the purposes and considerations therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24th day of June, A.D. 1918.

Henry Sidensticker

By permission of the
THE STATE OF TEXAS

County of Kendall

KNOW ALL MEN BY THESE PRESENTS:

That We, Henry, a resident of Kendall County, Texas, for and in consideration of the sum of $125,000, payable in full and for the purchase of land described below, have granted, sold, and conveyed to the said West Texas Utilities Company, a private corporation, all and singular the following described real estate situated in Kendall County, Texas, with the right to construct, operate, patrol, maintain and repair its transmission lines, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for cutting and removing any trees along the line necessary to keep the wires clear and with the right to take the necessary guy wires and brace poles and attach them to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

Said Easement along which said line of transmission extends is described as follows:

Beginning at a point where the aforesaid line described above, is located.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever as long as same are used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY, its successors and assigns, that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1923.

Henry Schindelsticker

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

Mr. Schindelsticker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the __________ day of __________, A. D. __________.

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared

Henry Schindelsticker, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Schindelsticker, his wife, having been examined by me privately and apart from each other, and having the same fully explained to them, the said Henry Schindelsticker, his wife, acknowledged such instrument to be their own free act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract the same.

Given under my hand and seal of office this the 24th day of June, A. D. 1923.

[Signature]
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That We, James Leach and Eunice Leach, both of Millican, County, Texas, for and to
consideration of the sum of

Dollars to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have

bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COM-

pany, a private corporation, for consideration, the following real estate situated in

Millican

Country, Texas, with the right to construct, operate, repair, maintain and repair its transmission
line, including a private underground line along said easement for said purpose, and including necessary poles, and fixtures, and authority for

cutting and trimming all trees along the line necessary to keep the wires cleared, and with the right to set the necessary guy and brace poles,

and to pass to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above

tioned purposes. Said real estate consists which said easement is granted being described as follows:

287 acres, part of Sec. 37, Jose A. Munizaca

Wm. M. 459.

Said Easement along which said line of transmission extends is described as follows:

Beginning at a

point on the N line of the above-described

property shown on the attached map, thence 232.4 feet

Northward said property to a point on the E line

1998 feet N of the S line corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY,

its successors and assigns forever so long as said easement is used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY its successors and assigns that we have the title to said property and

the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities

Company, its successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof so long as

said easement is used for said purposes for which it is granted.

Witneses:

hand, this the 3rd day of August, 1936.

A. D. 107

Eunice Leach

THE STATE OF TEXAS,
COUNTY OF MILLICAN

Before me, the undersigned authority on this day personally appeared

and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the

same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 14th day of August, 1936.

A. D. 107

C. B. Goodrich

Clerk County

THE STATE OF TEXAS,
COUNTY OF MILLICAN

Before me, the undersigned authority on this day personally appeared

and acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the day of

A. D. 107.

001 001 274
THE STATE OF TEXAS

COUNTY OF HILLTOP

Before me, the undersigned authority on this day personally appeared:

Louis Lachti and Enid Lachti

Known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 14th day of August, A.D. 19

J. D. King

COUNTY OF

Before me, the undersigned authority on this day personally appeared:

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed,

and the said

having been examined by me prior to and after this act and deed, and having the same fully explained to her, she the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the day of A.D. 19

001 001 274
THE STATE OF TEXAS

County of

Know all men by these presents:

That we, the undersigned, having presented our duties as private corporation, the number of which is hereby acknowledged, have bargained, sold and conveyed, and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, in consideration of the sum of

Dollars

to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed, and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in

Gillespie County, Texas, with the right to construct, operate, parcel, maintain and repair its transmission line, including a private telephone line along said easement for said purposes, and including necessary poles, line and easements and authority for entering and trespassing all trees along the line necessary to keep the wires cleared, and with the right to set the necessary guy wires and brace poles, and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress, over and upon said property for the above stated purposes. Said real estate across which said easement is granted being described as follows:

2.77 acres, part of Tract No. 37, Jose A. Munozace, Abstract No. 459.

Said easement along which said line of transmission extends is described as follows: beginning at a point in the N line of the above described property, 1495.80 feet from the NE corner of said property, and a point in the E line, 1495.80 feet from the NE corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever so long as same are used for said purposes.

And we hereby warrant unto said WEST TEXAS UTILITIES COMPANY its successors and assigns that we have the title to said property and the right to convey said easement and that we will forever warrant and defend the title to same to the said West Texas Utilities Company, its successors and assigns against every person, whatever lawfully claiming or claiming to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witnesses:

[Signature]

[Name]

[Signature]

[Name]

THE STATE OF TEXAS.

COUNTY OF

Before me, the undersigned authority on this day personally appeared and acknowledged to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 14th day of August, A. D. 19__.

[Seal]

[Notary Public]

[Signature]

[Name]

THE STATE OF TEXAS.

COUNTY OF

Before me, the undersigned authority on this day personally appeared and acknowledged to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and the said _______________ wife of _______________ having been examined by me privy and apart from her husband, and having the same fully explained to her, she the said _______________ acknowledged each instrument to be her act and deed, and she declared that she had willingly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the __________ day of __________, A. D. 19__.
THE STATE OF TEXAS

COUNTY of Gillespie | KNOW ALL MEN BY THESE PRESENTS: That We, Willie Knoppel,
of Gillespie County, Texas, for and in consideration of the sum of Twenty
Five no/100 DOLLARS to us cash in hand paid by WEST TEXAS UTILITIES COMPANY,
a private Corporation, the receipt of which is hereby acknowledged, have
bargained, sold and conveyed and by these presents do hereby bargain, sell
and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation,
its successors and assigns, and easement and right of way across the follow-
ing described real estate situated in Gillespie County, Texas, with the
right to construct, operate, patrol, maintain and repair its transmission
line, including a private telephone line along said easement for said pur-
poses, and including necessary poles, and fixtures, and authority for
cutting and trimming all trees along the line necessary to keep the wires
cleared, and the right to set the necessary guy and brace poles, and attach
to trees and to maintain the needed guy wires, together with the right of
ingress and egress across said property for the above named purposes. Said
real estate across which easement is granted being described as follows:
Block No. VII, Ten Acre Lots No. 74, 71, 70, and 75 of The German Emigra-
tion Co. Said easement along which said line of transmission extends is described
as follows: Beginning at a point in the N.W. line of the above described
property, 876' feet S of the N.W. corner thence S. 20°-40', 1611.7 feet
across said property to a point in the S B line 1914 feet W of S.E. corner.
TO HAVE AND TO HOLD the above described easement, rights and privileges
unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns
forever so long as same are used for said purposes. And we hereby warrant
unto said WEST TEXAS UTILITIES COMPANY its successors and assigns that we
have title to said property and the right to convey said easement and that
we will forever warrant and defend the title to same to the said West Texas
Utilities Company, its successors and assigns against every person whomsoever
lawfully claiming or to claim the same or any part thereof so long as said
easement is used for said purposes for which it is granted.

Witness hand this the 6th day of August, A.D. 1926.

Wille Knoppel Jr
Emma Knoppel.
THE STATE OF TEXAS

COUNTY OF Gillespie| Before me, the undersigned authority, on this day
personally appeared Willie Knopp Jr. and Emma Knopp, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Emma Knopp, wife of Willie Knopp Jr. having been examined by meprivily and apart from her husband, and having the same fully explained to her, she the said Emma Knopp acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal office this the 14 day of August, A.D. 1885.

A.W. Patecky J.P. & Ex-officio
Notary Public, Gillespie County, Texas.

THE STATE OF TEXAS

COUNTY OF GILLESPIE I, Henry H. Houy, Clerk of the County Court of Gillespie County, Texas, hereby certify that the above and foregoing is a true and correct copy of the instrument granted by Willie Knopp Jr., et al. to the Texas Utilities Company, a private corporation, as the same appears in the Deed Records of Gillespie County, Texas, in Volume 25 on pages 232 to 233.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Fredericksburg, Texas, this the 8th day of March, A.D. 1941.

Henry Houy, Clerk of the County Court,
Gillespie County, Texas.