LCRA Transmission Services Corporation
Board Agenda
Wednesday, Sept. 20, 2023
LCRA General Office Complex
Board Room – Hancock Building
3700 Lake Austin Blvd.
Austin, TX 78703
Earliest start time: 11 a.m.

Items From the Chair
1. Comments From the Public

Consent Items
2. Minutes of Prior Meeting

Action Items
3. Approve the LCRA Transmission Services Corporation Transmission Contract Refunding Revenue Bond Issues and Forty-Second Supplemental Resolution
4. Capital Improvement Projects Approval
5. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County
6. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall and Gillespie Counties

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 ACTION (CONSENT)

2. Minutes of Prior Meeting

Proposed Motion
Approve the minutes of the Aug. 23, 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 Aug. 23, 2023, meeting
EXHIBIT A

Minutes Digest
Aug. 23, 2023

23-27 Approval of the minutes of the June 21, 2023, meeting.

23-28 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Easement Enhancement – FY 2024 System Upgrade; Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade; Schulenburg Substation Upgrade; Wolf Lane Substation Upgrade; Cedar Hill Power Transformer Substation Upgrade; and Harris Branch Substation Upgrade.

23-29 Adoption of a resolution authorizing the use of the power of eminent domain in Bastrop County to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Wolf Lane Substation property acquisition.

23-30 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 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.

23-31 Adoption of a resolution authorizing the use of the power of eminent domain in Wharton County 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.

23-32 Adoption of a resolution authorizing the use of the power of eminent domain in Kendall County 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.

23-33 Adoption of a resolution authorizing the use of the power of eminent domain in Kendall County 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.
Adoption of a resolution authorizing the use of the power of eminent domain in Kendall and Gillespie counties 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.
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 9:01 a.m. Wednesday, Aug. 23, 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 [joined the meeting at 9:17 a.m.]  
Joseph M. “Joe” Crane  
Carol Freeman  
Robert “Bobby” Lewis  
Thomas Michael Martine  
Hatch C. Smith Jr.  
Margaret D. “Meg” Voelter  
Martha Leigh M. Whitten  
David R. Willmann  
Nancy Eckert Yeary

Absent: Thomas L. “Tom” Kelley

Chair Timmerman convened the meeting at 9:01 a.m. and led the Board in pledges of allegiance to the American and Texas flags. Director Whitten provided an invocation.

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

Vice President and Chief Operating Officer Kristen Senechal gave a high-level summary of LCRA TSC’s work to provide transmission services for Texans during fiscal year 2023. She highlighted LCRA TSC’s record investment in capital projects and some of the key projects. She noted LCRA TSC’s continued support for reliability and resiliency of the Electric Reliability Council of Texas grid – generation interconnection requests, study agreements and projects. She highlighted project and maintenance work completed in the Systems Operation Control Center and work completed by Engineering teams in support of LCRA TSC’s capital project portfolio. She reported on the FY 2023 transmission system operational performance, including reliability metrics. Senechal also discussed plans to invest in capital projects over the next five years to support the needs of ERCOT and LCRA TSC systems. Senechal concluded her update
by focusing on safety and sharing a story about an employee who earlier this summer helped a father administer CPR on his young son.

Treasurer and Chief Financial Officer Jim Travis presented financial highlights for LCRA TSC covering fiscal year 2023 [Agenda Item 2].

The Board next took action on the consent agenda.

23-27 Upon motion by Director Voelter, seconded by Director Freeman, the Board unanimously approved the minutes of the June 21, 2023, meeting [Consent Item 3] by a vote of 13 to 0. [Director Blanding joined the meeting at 9:17 a.m.]

23-28 Vice President of Transmission Asset Optimization Kristian M. Koellner presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit A], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Easement Enhancement – FY 2024 System Upgrade; Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade; Schulenburg Substation Upgrade; Wolf Lane Substation Upgrade; Cedar Hill Power Transformer Substation Upgrade; and Harris Branch Substation Upgrade. Upon motion by Vice Chair Cooper, seconded by Director Crane, the recommendation was unanimously approved by a vote of 14 to 0.

23-29 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 5 – Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County [attached hereto as Exhibit B]. Director Yeary moved, seconded by Director Whitten, 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. The Board unanimously approved the motion by a record vote of 14 to 0.

23-30 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 C]. Director Whitten moved, seconded by Vice Chair Cooper, 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. The Board unanimously approved the motion by a record vote of 14 to 0.
23-31  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 Wharton County [attached hereto as Exhibit D]. Director Smith moved, seconded by Director Yeary, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the 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. The Board unanimously approved the motion by a record vote of 14 to 0.

23-32  Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 8 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County [attached hereto as Exhibit E]. Director Martine 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 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. The Board unanimously approved the motion by a record vote of 14 to 0.

23-33  Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 9 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County [attached hereto as Exhibit F]. Director Whitten moved, seconded by Director Yeary, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the 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. The Board unanimously approved the motion by a record vote of 14 to 0.

23-34  Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 10 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall and Gillespie counties [attached hereto as Exhibit G]. Director Yeary moved, seconded by Director Whitten, 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. The Board unanimously approved the motion by a record vote of 14 to 0.
There being no further business to come before the Board, the meeting was adjourned at 9:40 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation

Approved: Sept. 20, 2023
FOR ACTION

3. Approve the LCRA Transmission Services Corporation Transmission Contract Refunding Revenue Bond Issues and Forty-Second Supplemental Resolution

Proposed Motion

Staff recommends the Board of Directors approve the adoption of the Forty-Second Supplemental Resolution (Forty-Second Supplement) to the Controlling Resolution establishing the LCRA Transmission Contract Revenue Financing Program (Controlling Resolution) authorizing the issuance of Transmission Contract Refunding Revenue Bonds (LCRA Transmission Services Corporation Project) in one or more series (a Series of Bonds) in an aggregate amount not to exceed $600 million for the following purposes: (i) funding the acquisition, construction and improvement of certain electric transmission and transformation facilities pursuant to the Installment Payment Agreement, (ii) current refunding of certain LCRA Transmission Contract Revenue Commercial Paper Notes (LCRA Transmission Services Corporation Project) Tax-Exempt Series and any series of LCRA Transmission Contract Revenue Revolving Notes (LCRA Transmission Services Corporation Project); (iii) currently refund certain long-term Transmission Contract Debt (bonds); (iv) funding a debt service reserve fund for a Series of Bonds; and (v) paying for issuance costs.

This motion also will:
1. Approve related documents, in substantially final form, including, if required, an escrow agreement, a paying agent/registrar agreement, a preliminary and final official statement and a Transmission Contract Revenue Debt Installment Payment Agreement Supplement related to the Series of Bonds (Installment Payment Agreement Supplement). Bond counsel has prepared or reviewed all documents.

2. Delegate authority to the president and chief executive officer, and/or the treasurer and chief financial officer to:
   a. Finance certain electric transmission and transformation facilities;
   b. Select all or a portion of LCRA TSC’s outstanding debt to be refunded by the particular Series of Bonds and provide for appropriate notices of redemption/prepayment/defeasance;
   c. Approve any final changes to said documents necessary to facilitate proper issuance of such Series of Bonds;
   d. Establish the terms of each Series of Bonds as provided in the Forty-Second Supplement (including issuing such bonds in one or more separate Series of Bonds, issuing the Series of Bonds as tax-exempt or taxable, principal amounts and maturity schedules, interest rates, redemption provisions and terms of any reserve funds); and
   e. Approve the terms of the sale of each Series of Bonds to an underwriting team and execute a bond purchase agreement for such Series of Bonds.
Board Consideration

In 2003, the LCRA Board, at the request of LCRA TSC, adopted an amended and restated Controlling Resolution establishing a contract revenue financing program whereby LCRA issues debt on behalf of LCRA TSC that are secured by a lien on and a pledge of revenues paid by LCRA TSC to LCRA. The amended and restated Controlling Resolution requires the Board to deliver a resolution to LCRA approving the Bonds.

Budget Status and Fiscal Impact

The fiscal year 2024 LCRA TSC business plan anticipates the refunding of a portion of LCRA TSC Series 2018 bonds and a portion of the short-term debt. The FY 2024 LCRA TSC business plan also anticipates the issuance of about $700 million of short-term obligations to fund LCRA TSC’s ongoing capital plan in FY 2024. If the issuance of a Series of Bonds includes funding of electric transmission/transformation facilities, the issuance of short-term obligations in FY 2024 will be reduced.

Summary

With this action, the Board will approve one or more Series of Bonds issued for the purpose of funding electric transmission/transformation facilities, current refunding of certain LCRA TSC commercial paper, revolving notes and bonds, establishing one or more debt service reserve funds for a particular Series of Bonds, and paying for the issuance costs related to such bonds, in an amount not to exceed $600 million. The Board also will approve the execution of documents necessary for the sale of each Series of Bonds further described below.

Background

The Forty-Second Supplement is a supplemental resolution to the Controlling Resolution adopted by the Board in 2001 and readopted in 2003. The Forty-Second Supplement authorizes the Bonds to be issued in one or more Series of Bonds, approves the forms of the ancillary agreements relating to such bonds and delegates to the president and chief executive officer, and/or the treasurer and chief financial officer, authority to set the specific terms of each such Series of Bonds (including obligations to be refunded, maturity, amortization, interest rates, redemption provisions, etc.) according to parameters set forth in the Forty-Second Supplement. State law authorized the Forty-Second Supplement to delegate authority to sell and deliver multiple Series of Bonds within the parameters set forth in such supplement at different times during a12-month period. The Forty-Second Supplement also requires an officer of LCRA TSC to agree to the specific terms of each Series of Bonds. The Controlling Resolution, the Forty-Second Supplement, and the relevant pricing certificate of the LCRA officer and the LCRA TSC officer establishing the terms of the particular Series of Bonds together constitute the authorization of such Series of Bonds.

The Installment Payment Agreement Supplement is a supplemental agreement to the Transmission Installment Payment Agreement between LCRA and LCRA TSC executed in 2003 and provides for the arms-length obligation of LCRA TSC to pay LCRA the debt service associated with each Series of Bonds and LCRA TSC’s ownership of the projects financed or refinanced with the proceeds of such Series of Bonds.

A bond purchase agreement is the contract among LCRA, LCRA TSC and the underwriters of the Series of Bonds that establishes the terms of the sale and delivery of
such Series of Bonds from LCRA and LCRA TSC to such underwriters. This agreement provides for the conditions for closing on the Series of Bonds, including required legal opinions, and provides for certain limited events that may terminate LCRA’s obligation to deliver and/or the underwriters’ obligation to accept the Series of Bonds at closing.

The paying agent/registrar agreement is the contract among LCRA, LCRA TSC and The Bank of New York Mellon Trust Company NA setting forth the rights, duties and obligations of the parties under which such bank will act as the paying agent and registrar for the particular Series of Bonds. The bank will provide paying agent and transfer agent services, maintain registration books, and facilitate providing certain notices for the Series of Bonds, among other services.

A preliminary and final official statement is the document that provides disclosure to prospective investors regarding the terms of a Series of Bonds, security, risk factors, and financing and operating information of LCRA TSC.

Use of Proceeds

Proceeds from each Series of Bonds will be used to fund electric transmission/transformation facilities, refund certain LCRA TSC commercial paper notes, revolving notes and bonds, establish a debt service reserve fund for the particular Series of Bonds, and pay for issuance costs.

LCRA and LCRA TSC have authorized the issuance of commercial paper and revolving notes under programs backed by three separate credit facilities. Periodically, staff recommends refunding short-term, variable-rate debt with long-term, fixed-rate debt when market conditions are favorable and the short-term debt credit facilities approach their maximum capacity. In addition, staff periodically recommends refunding existing long-term debt with new long-term debt (such as the LCRA TSC Series 2018 bonds) to capture interest rate savings and/or adjust the debt structure to benefit LCRA TSC customers.

Staff currently expects the bonds to be sold and delivered in one Series of Bonds, in the spring of 2024, subject to the approving opinions of the Office of the Attorney General and bond counsel.

Presenter(s)

Jim Travis
Treasurer and Chief Financial Officer
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)
Sandeep Borkar
Director, Transmission Planning

Exhibit(s)
A – Project Cost Estimates and Cash Flow
B – Project Details
## EXHIBIT A

### Project Cost Estimates and Cash Flow

*Dollars in millions*

<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>
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<td><strong>Service Reliability Projects</strong></td>
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<td>Doss-Headwaters Transmission Line Overhaul</td>
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<td>28.7</td>
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<td>-</td>
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<td>29.5</td>
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<td>Station Service – FY 2023 Substation Upgrade</td>
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<td>2.5</td>
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<td>McCary Lane-Rattler Transmission Line Upgrade</td>
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<td><strong>Total</strong></td>
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## Project Details

<table>
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<th>Project Name</th>
<th>Project Number</th>
<th>Lifetime Budget</th>
<th>Description</th>
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<tbody>
<tr>
<td>Doss-Headwaters Transmission Line Overhaul</td>
<td>1024902</td>
<td>$29.5 million</td>
<td>The project will perform an overhaul on the 14.2-mile Doss to Headwaters 69-kilovolt transmission line in Gillespie County. The project scope includes rebuilding the transmission line with new structures and installing optical ground wire to ensure the transmission line meets or exceeds current National Electrical Safety Code and LCRA TSC design standards for reliability and capacity. The recommended project completion date is June 30, 2024.</td>
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<tr>
<td>Obsolete Microwave – FY 2023 Telecommunications Upgrade</td>
<td>1027064</td>
<td>$4.9 million</td>
<td>The project will increase transmission service reliability and telecommunications transport capacity at 32 sites across the LCRA TSC service area. The project scope includes upgrading obsolete microwave radio systems to the new standard microwave radio system for 16 microwave radio hops. These sites are part of the LCRA TSC microwave radio network that delivers data for telemetry and relaying and supports transmission grid operations. The recommended project completion date is June 30, 2024.</td>
</tr>
<tr>
<td>Schumansville-Sheriff’s Posse Transmission Line Storm Hardening</td>
<td>1026930</td>
<td>$10.9 million</td>
<td>The project will perform storm hardening on the 5.6-mile Schumansville to Sheriff’s Posse 138-kV transmission line in Comal and Guadalupe counties. The project scope includes replacing structures and conductor to ensure the transmission line meets or exceeds current NESC and LCRA TSC design standards for capacity and reliability and complies with PUC storm hardening requirements for this circuit. The recommended project completion date is May 15, 2025.</td>
</tr>
<tr>
<td>Station Service – FY 2023 Substation Upgrade</td>
<td>1026924</td>
<td>$2.5 million</td>
<td>The project will increase the reliability of substation equipment at six substations in Bastrop, Coke, Hays, Kendall, Travis and Washington counties. The project scope includes installing power voltage transformers, surge arrestors, cable and conduit at Canyon, Comfort, Divide, Highway 36, McNeil and Sim Gideon substations. The recommended project completion date is May 15, 2024.</td>
</tr>
</tbody>
</table>
**Project Name:** McCarty Lane-Rattler Transmission Line Upgrade  
**Project Number:** 1026919  
**Lifetime Budget:** $5.8 million  
**Description:** The project will increase the capacity of the 1.2-mile, 138-kV transmission line between McCarty Lane and Rattler substations in Hays County. The project scope includes replacing structures and conductor and installing switches and optical ground wire to enhance the reliability and capacity of substation equipment and the transmission line. The recommended project completion date is May 15, 2025.

**Project Name:** Fayetteville-Winchester Transmission Line Relocation  
**Project Number:** 1028230  
**Lifetime Budget:** $1.8 million  
**Description:** The project will relocate and modify transmission facilities on a 1,000-foot portion of the Fayetteville to Winchester 138-kV transmission line in Fayette County to accommodate the Texas Department of Transportation expansion of State Highway 77. The project scope includes removing existing structures, conductor and optical ground wire and replacing them in new locations to accommodate TxDOT needs. The recommended project completion date is May 15, 2024.
FOR ACTION

5. 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 property 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 property 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 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>
</thead>
<tbody>
<tr>
<td>259_34822</td>
<td>Busbee Ranch, LLC</td>
<td>54.678 acres</td>
<td>Easement Amendment</td>
<td>3.3 acres</td>
<td>Kendall</td>
<td>$1,300</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 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 transmission lines, with the description of the location of and interest in the property LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to
reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property, 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

6. 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) and Peach to Headwaters (T288) 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 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 – 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 2
Use of Eminent Domain in Gillespie County

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

See Exhibit C Landowner List for owner names and acreages.
<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>Approximate Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>259_11884</td>
<td>Elizabeth M. Parsons Revocable Trust</td>
<td>83.69 acres</td>
<td>Third-Party Communication</td>
<td>1.64 acres</td>
<td>Kendall</td>
<td>$522</td>
</tr>
<tr>
<td>259_13490</td>
<td>Elizabeth M. Parsons Revocable Trust</td>
<td>388.86 acres</td>
<td>Third-Party Communication</td>
<td>14.71 acres</td>
<td>Kendall</td>
<td>$4,689</td>
</tr>
<tr>
<td>171_15638</td>
<td>Donald and Carol Eckhardt Ranch, LP</td>
<td>53.34 acres</td>
<td>Third-Party Communication</td>
<td>5.66 acres</td>
<td>Gillespie</td>
<td>$4,517</td>
</tr>
<tr>
<td>171_15639</td>
<td>Donald and Carol Eckhardt Ranch, LP</td>
<td>47.52 acres</td>
<td>Third-Party Communication</td>
<td>0.65 acre</td>
<td>Gillespie</td>
<td>$518</td>
</tr>
<tr>
<td>171_84593</td>
<td>Donald and Carol Eckhardt Ranch, LP, Dianne K. Eckhardt and Debra Eckhardt Cox</td>
<td>4.03 acres</td>
<td>Third-Party Communication</td>
<td>0.53 acre</td>
<td>Gillespie</td>
<td>$681</td>
</tr>
<tr>
<td>171_22971</td>
<td>Dale A. Welgehausen</td>
<td>40.10 acres</td>
<td>Third-Party Communication</td>
<td>4.78 acres</td>
<td>Gillespie</td>
<td>$6,311</td>
</tr>
<tr>
<td>171_3772</td>
<td>Gillespie Walnut Creek Ranch, LLC</td>
<td>715.995 acres</td>
<td>Third-Party Communication</td>
<td>3.11 acres</td>
<td>Gillespie</td>
<td>$723</td>
</tr>
<tr>
<td>171_86558</td>
<td>Gillespie Walnut Creek Ranch, LLC</td>
<td>10 acres</td>
<td>Third-Party Communication</td>
<td>0.42 acre</td>
<td>Gillespie</td>
<td>$551</td>
</tr>
<tr>
<td>171_182029</td>
<td>Gillespie Walnut Creek Ranch, LLC</td>
<td>1.48 acres</td>
<td>Third-Party Communication</td>
<td>0.02 acre</td>
<td>Gillespie</td>
<td>$4</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) AND PEACH TO HEADWATERS (T288) 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 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

Know all men by these presents:

That we, Edward Margarret, a KENDALL County, Texas, for and in consideration of the sum of $3,500.00, 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, patell, maintain and repair its transmission lines, including a private telephone line along said easements for said purposes, and including necessary poles, and fixtures, and authority for cutting and trenching all trees along the line necessary to gain the access described and with the right to set the necessary guy and brace poles and attach to trees and to install 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 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 in 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.

A. D. 1926

THE STATE OF TEXAS
COUNTY OF Kendall

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

Edward Margarret

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 purpose and consideration therein expressed.

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

A. D. 1926
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That We, Emir Margarit, a KENDALL County, Texas, for and in consideration of the sum of $30,000.00, in lawful money of the United States of America, 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, use, 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 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 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 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 in 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.

\[Signature\]


Christine Margarit

THE STATE OF TEXAS,
COUNTY OF KENDALL

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

knowing 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. ______.

\[Signature\]


THE STATE OF TEXAS,
COUNTY OF KENDALL

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

and

knowing me to be the person whose name is 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 examined by me privately and apart from her husband and having the same fully explained to her, and the said

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.

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

\[Signature\]

THE STATE OF TEXAS

County of Gillespie

Know all men by these presents:

That we, Henry Heinemann, of Gillespie County, Texas, for and in consideration of the sum of $20.00,付 out to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private corporation, in lawful money of the United States of America, are hereby acknowledged, have delivered, paid 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 located in Gillespie County, Texas, with the right to construct, operate, patrol, maintain and repair said transmission lines, including a private telephone line along said easement for said purposes, and including necessary poles, and fences, and authority for cutting and trimming off trees along the line necessary to keep the wires clear, red 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:

172 acres, part of Sur. No. 42, Pte. 10, Blk. 10, Asst. No. 130.

Said Easement along which said line of transmission extends is described as follows: Beginning at an iron pin in the NW corner of the above described property, 244 feet southward to a line 173.5 feet west of the S.W. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges onto 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 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 the 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 purposed for which it is granted.

Witnesses: A. D. 1926

Henry Heinemann

THE STATE OF TEXAS
COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared, Henry Heinemann, 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 considerations therein expressed.

Given under my hand and seal of office this the 14 day of August, A. D. 1926.

County of Gillespie

THE STATE OF TEXAS
COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Henry Heinemann, and his wife, known to me to be the person 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 wife of the said having been examined by me privately and apart from her husband, 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 purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 14 day of August, A. D. 1926.

001 001197
THE STATE OF TEXAS

County of Gillespie

KNOW ALL MEN BY THESE PRESENTS:

That we,

Henry Hinsman

of Gillespie County, Texas, for and in consideration of the sum of

DOLLARS

to us each in hand paid by WEST TEXAS UTILITIES COMPANY, a private Corporation, the receipt of which we hereby acknowledge, have acknowledged, 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, repair, maintain and repair any transmission lines, including a private telephone line along said easement for said purposes, and including necessary poles, and fixtures, and authority for entering and removing off trees along the line necessary to keep the wires cleared, and with the right to cut 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 stated purposes. Said real estate across which said easement is granted being described as follows:

174 acres, part of Sur. No. 42, T. 16S, R. 100W,

Abt. No. 1/4.

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

Beginning at a point in the N.W. (the above) described property, 24 feet East of the N.W. corner, thence S. 30° 15' E. 249.86 feet, and thence South 78° 15' West of the 85th meridian.

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 any are used for said purposes.

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

Witnessee:

Henry Hinsman

A.D. 1904

THE STATE OF TEXAS.

COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared

Henry Hinsman

and

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

Gives under my hand and seal of office this the 4th day of August, A.D. 1904.

The undersigned authority on this day personally appeared

A.D. 1904

and

A.D. 1906

THE STATE OF TEXAS.

COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared

having been examined by me privately 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.

Gives under my hand and seal of office this the

day of August, A.D. 1906.
THE STATE OF TEXAS
County of Gillespie

KNOW ALL MEN BY THESE PRESENTS:

That We, Henry Heinemann, having reached the age of sixty-five years, being of sound mind and good memory, do make and declare this instrument to be our last Will and Testament, in manner and form following, to wit:

THAT THEREOF, to wit: DOLLARS to me as such is paid by the said WEST TEXAS UTILITIES COMPANY, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed by these presents all hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, as tenant in fee simple, all and singular the above described real estate situated in Gillespie County, Texas, with the right to construct, operate, patrol, maintain and repair its transmission lines, including a private wire to line along said easement for said purposes, and including necessary poles, and excises, and authority for entering and trimming all trees along the line necessary to keep the wires clear, and with the right to set the necessary guy wires, and brace poles, and attach to them 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:

172 acres, part of Sur No. 42, Thea Le Brandt,

Said easement along which said line of transmission extends is described as follows, beginning at a point in the NW line of the above described property, 24 feet E of the NW corner; Thence S 20° 40' E 2498 feet across said property to a point in the south line 936 feet E of the 5th 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 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 come 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.

Witnessee

A. D. 19---

THE STATE OF TEXAS,
COUNTY OF Gillespie

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


THE STATE OF TEXAS,
COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Alfred Steger, 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.

Given under my hand and seal of office this the 14 day of August, A. D. 19---
THE STATE OF TEXAS

COUNTY OF: Hidalgo

That we, Charles Malmenger of Hidalgo County, Texas, for and in consideration of the sum of

THREE THOUSAND DOLLARS in lawful money of the United States of America, to be paid to us in lawful money, for the property herein described and conveyed,

DOCKET NO. 123

Exhibit 1 Address No. 79

EXHIBIT 1

Page 6 of 9

LCRA Transmission Services Corporation Board Agenda – September 2023
THE STATE OF TEXAS,
County of __________________

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned,

for a good and valuable consideration, the receipt of which is hereby acknowledged, 
does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, 
whose postoffice address is FREMONT, TEXAS, and its successors or assigns, 
the right to enter upon the lands of the undersigned, situated in the County of __________________

State of Texas, and more particularly described as follows:

A tract of land located approximately _______ miles (show direction above) 
from the town of ___________________________________________ and bounded

on the north by land owned by:

__________________________________________________________________________

on the south by land owned by:

__________________________________________________________________________

on the west by land owned by:

__________________________________________________________________________

and on the east by land owned by:

__________________________________________________________________________

and to place, construct, operate, repair, maintain, relocate and replace thereon:

and in or upon all streets, roads, or highways abutting said lands or electric trans-
mition or distribution lines, system, telephone lines, and to cut and trim trees
and shrubbery to the extent necessary to keep them clear of said electric line or
system and to cut down from time to time all dead, weak, leaning or dangerous trees
that are tall enough to strike the wires in falling.

Together with the right of ingress and egress over my (our) adjacent lands to or
from said right-of-way for the purpose of constructing, operating, repairing, main-
taining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, only a single pole
and appurtenances will be used, and that the location of the poles will be such as to
form the least possible interference to farm operations, so long as it does not materi-
ally increase the cost of construction.

The undersigned warrants that he is the owner of the above described lands and that
the said lands are free and clear of encumbrances and liens of whatsoever character
except those held by the following persons:

__________________________________________________________________________

This instrument is dated this 1st day of February, 1954.

Sealed and delivered in the presence of ________________________.

February, 1954

Witnesses: ________________________.
Form 21.0
Rev. 5-50

THE STATE OF TEXAS,

County of __________

Know all men by these presents:

That the undersigned

for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of __________

Hilltop, State of Texas, and more particularly described as follows:

A tract of land located approximately 17 miles east

from the town of Fredericksburg, and bounded

on the north by land owned by:

Highway No. 290

on the south by land owned by:

Albert Martin

on the east by land owned by:

Elmer Elenbright

and on the west by land owned by:

Max B. Kepple

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric transmission or distribution lines or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replanting and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except above held by the following parties:

[Signature]

This easement extends to a line along south

first line of February 1950

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 25th day of

February, 1954.

[Signature]

L.S.

Sealed and delivered in the presence of:

[Signature]

[Signature]
EXHIBIT 1
Page 9 of 9

THE STATE OF TEXAS,

County of

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

for a good and valuable consideration, the receipt of which is hereby acknowledged,

does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation,

whose postoffice address is CRANDALL, TEXAS, and its successors or assigns,

the right to enter upon the land of the undersigned, situated in the County of

Crandall,

State of Texas, and more particularly described as follows:

A tract of land located approximately 17 miles

from the town of Fredericktown

(Show direction above)

and bounded

on the north by land owned by

Mr. James Smith

on the south by land owned by

Mr. Albert Monroe

on the east by land owned by

Mr. Elmer Blackburn

and on the west by land owned by

Mr. John Barnes

and to place, construct, operate, repair, maintain, relocate and replace thereon

and in or upon all streets, roads, or highways abutting said lands an electric trans-

mission or distribution line or system, telephone lines, and to cut and trim trees

and shrubbery to the extent necessary to keep them clear of said electric line or

system and to cut down from time to time all dead, weak, leaning or dangerous trees

that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or

from said right-of-way for the purpose of constructing, operating, repairing, main-

taining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, only a single pole

and appurtenances will be used, and that the location of the poles will be such as to

form the least possible interference to farm operations, so long as it does not materi-

ally increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that

the said lands are free and clear of easements and liens of whatsoever character

except those held by the following persons:

[Signature]

This easement extends to a line along south

Show line of Fredericktown 1940

It is further understood that, whenever necessary, words used in this instrument in

the singular shall be construed to read in the plural and that words used in the

masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 25th

day of

February 1954.

[Signature]

Sealed and delivered

in the presence of

[Signature]