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

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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

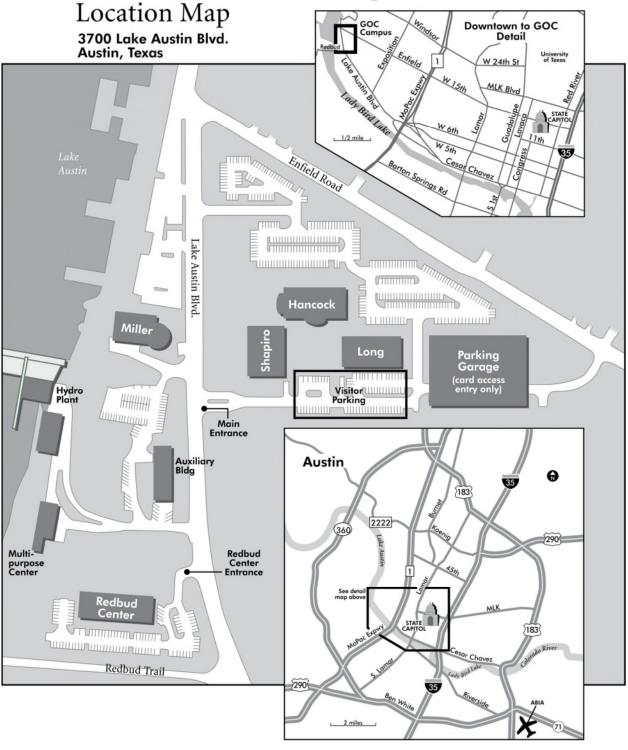
In connection with the implementation of retail competition in the electric utility industry in the state of Texas, LCRA was required by the Texas Legislature in its amendments to the Public Utility Regulatory Act (enacted in 1999 under state legislation known as Senate Bill 7 and referred to as SB 7) 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.

LCRA General Office Complex



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.
- 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.
- 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.
- 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.
- 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.
- 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.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF LCRA TRANSMISSION SERVICES CORPORATION Austin, Texas Aug. 23, 2023

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:

- 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:
 - 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

Project Name	FY 2023 and Prior	FY 2024	FY 2025	FY 2026	FY 2027	Lifetime
Service Reliability Projects						
Doss-Headwaters Transmission Line Overhaul	0.8	28.7	-	-	-	29.5
Obsolete Microwave – FY 2023 Telecommunications Upgrade	0.2	4.7	-	-	-	4.9
Schumansville-Sheriff's Posse Transmission Line Storm Hardening	0.7	5.4	4.8	-	-	10.9
Station Service – FY 2023 Substation Upgrade	0.2	2.3	-	-	-	2.5
System Capacity Projects						
McCarty Lane-Rattler Transmission Line Upgrade	0.5	2.4	2.9	-	-	5.8
Third-Party Funded Projects						
Fayetteville-Winchester Transmission Line Relocation	0.1	1.7	-	-	-	1.8
Total	2.5	45.2	7.7	-	-	55.4

EXHIBIT B

Project Details

Project Name: Doss-Headwaters Transmission Line Overhaul

Project Number: 1024902 Lifetime Budget: \$29.5 million

Description: 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.

Project Name: Obsolete Microwave – FY 2023 Telecommunications Upgrade

Project Number: 1027064 Lifetime Budget: \$4.9 million

Description: 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.

Project Name: Schumansville-Sheriff's Posse Transmission Line Storm Hardening

Project Number: 1026930 Lifetime Budget: \$10.9 million

Description: 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.

Project Name: Station Service – FY 2023 Substation Upgrade

Project Number: 1026924 Lifetime Budget: \$2.5 million

Description: 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.

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 A

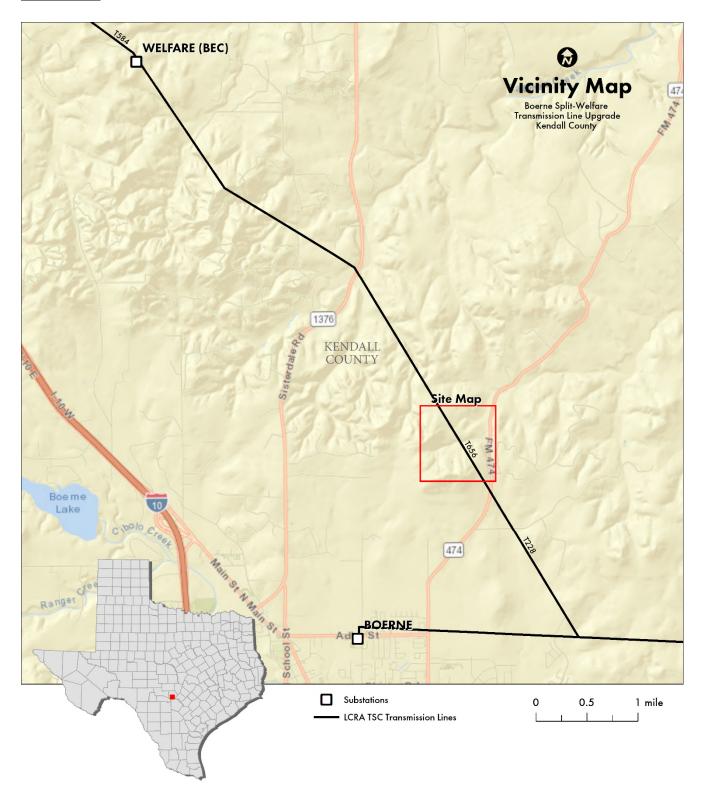


EXHIBIT B

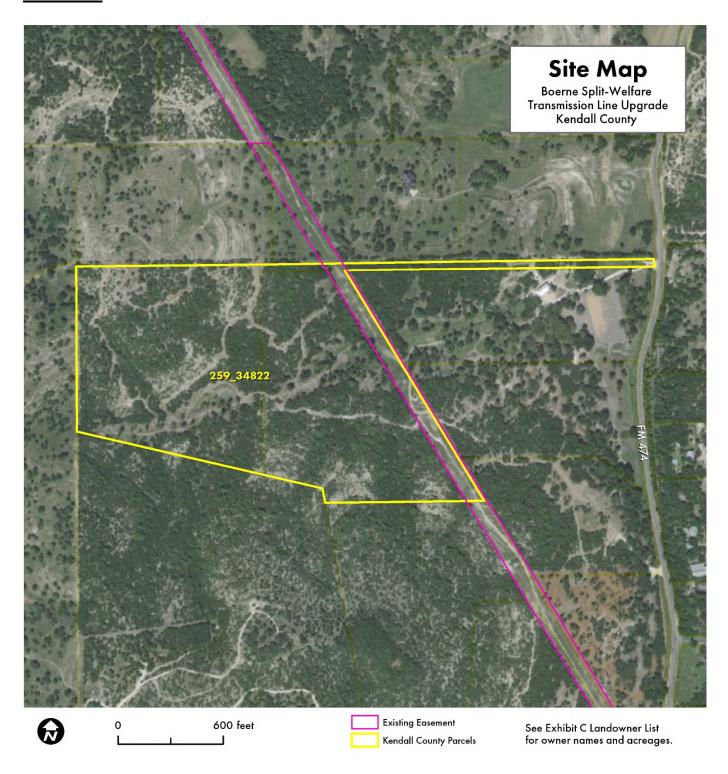


EXHIBIT C

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_34822	Busbee Ranch, LLC	54.678 acres	Easement Amendment	3.3 acres	Kendall	\$1,300

EXHIBIT D

Page 1 of 2

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

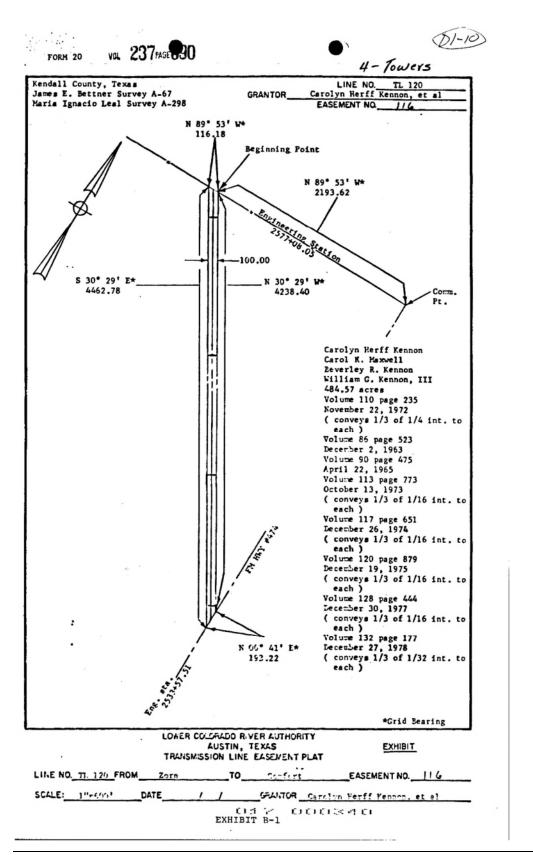
EXHIBIT D

Page 2 of 2

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).

EXHIBIT 1



FOR ACTION

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

EXHIBIT A

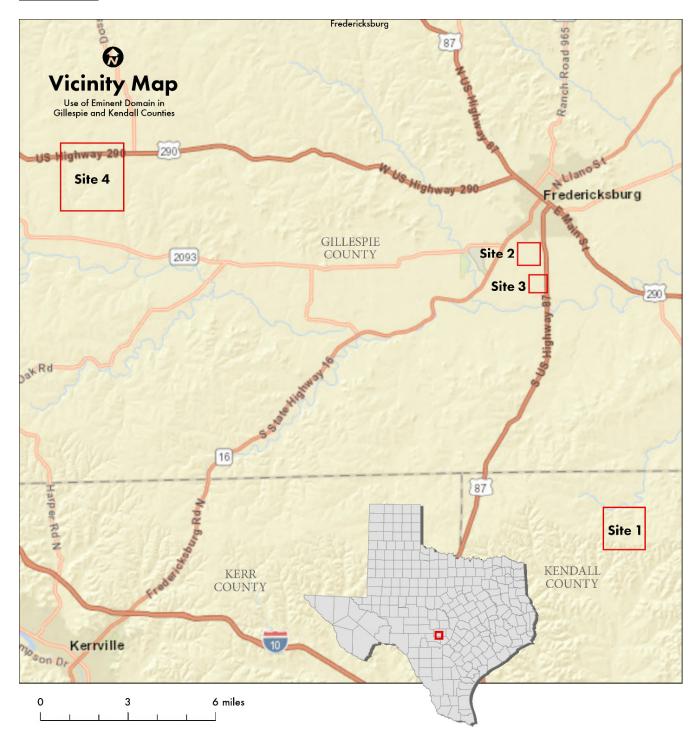


EXHIBIT B Page 1 of 4

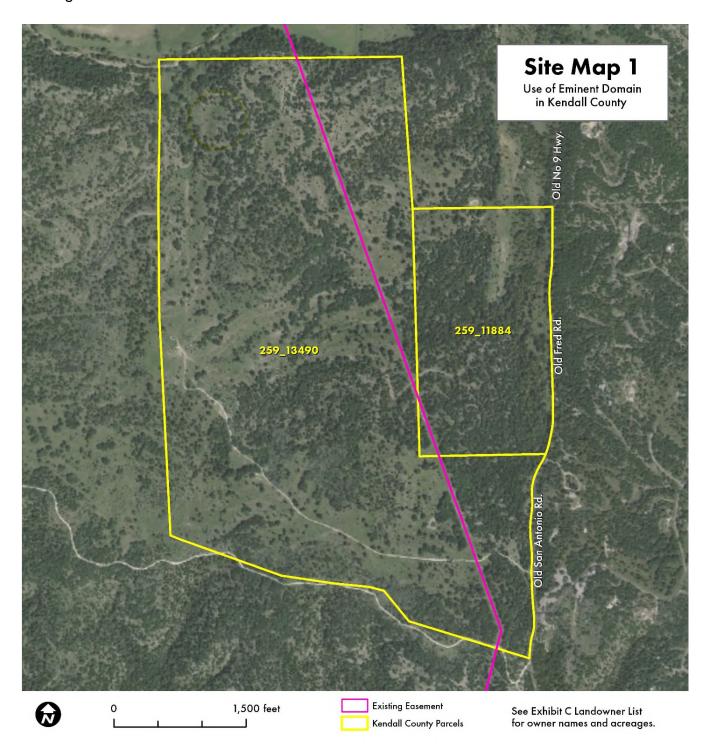


EXHIBIT B
Page 2 of 4

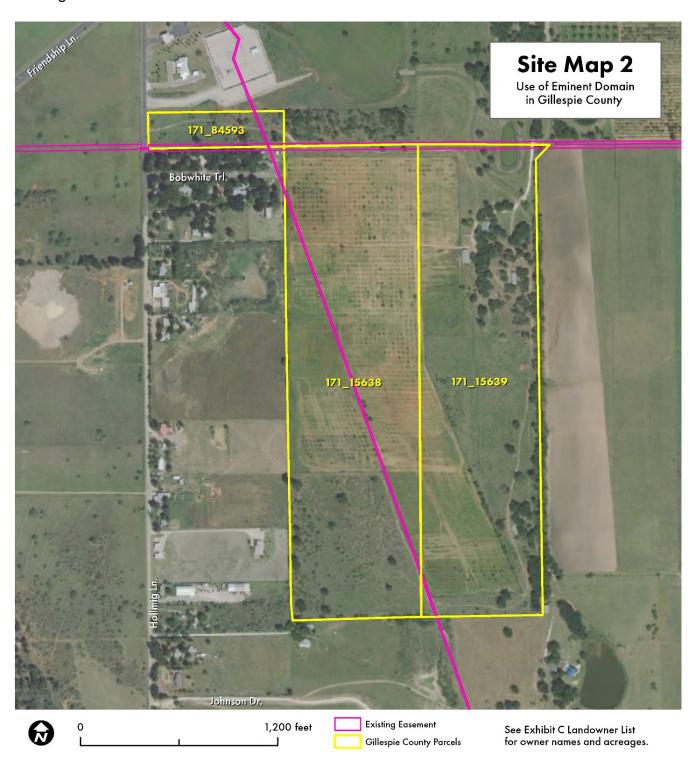


EXHIBIT B
Page 3 of 4

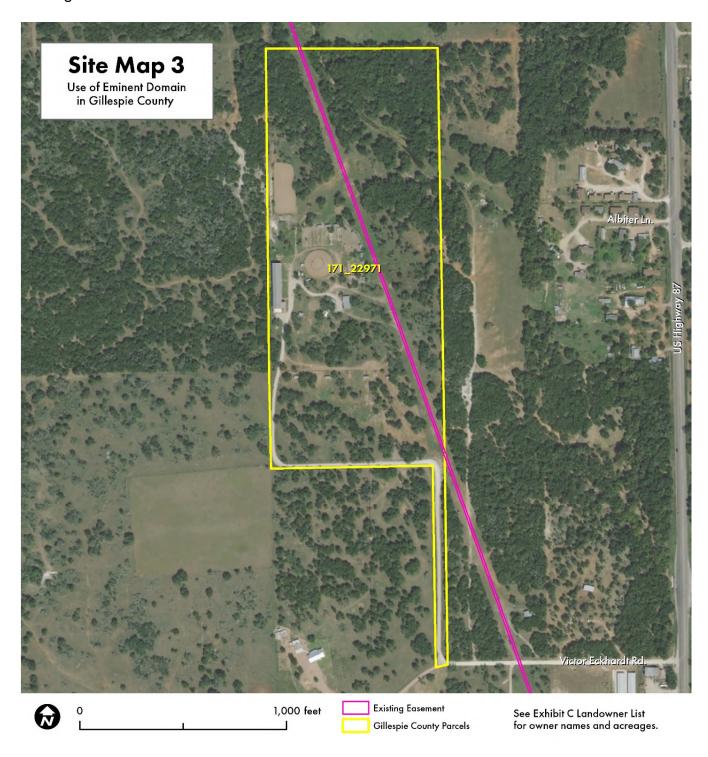


EXHIBIT B
Page 4 of 4

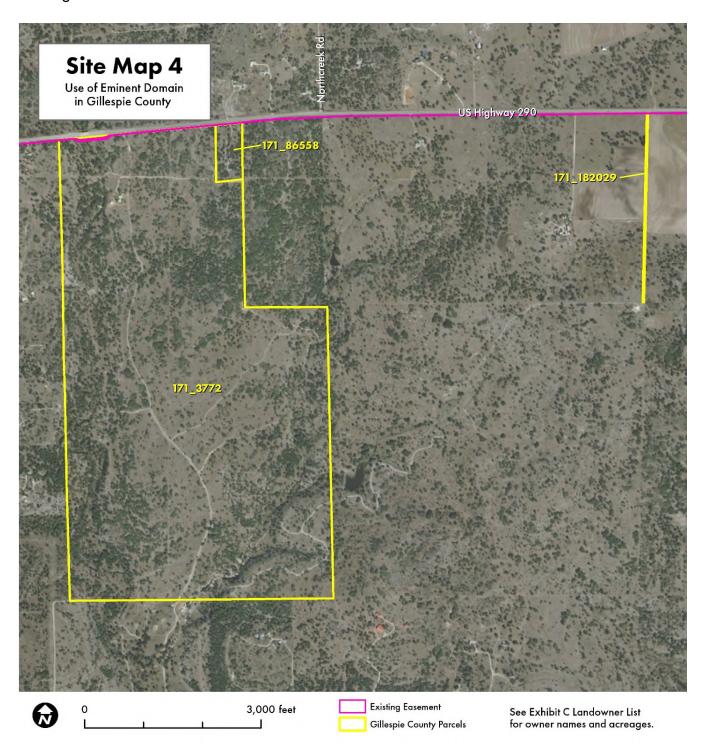


EXHIBIT C

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_11884	Elizabeth M. Parsons Revocable Trust	83.69 acres	Third-Party Communication	1.64 acres	Kendall	\$522
259_13490	Elizabeth M. Parsons Revocable Trust	388.86 acres	Third-Party Communication	14.71 acres	Kendall	\$4,689
171_15638	Donald and Carol Eckhardt Ranch, LP	53.34 acres	Third-Party Communication	5.66 acres	Gillespie	\$4,517
171_15639	Donald and Carol Eckhardt Ranch, LP	47.52 acres	Third-Party Communication	0.65 acre	Gillespie	\$518
171_84593	Donald and Carol Eckhardt Ranch, LP, Dianne K. Eckhardt and Debra Eckhardt Cox	4.03 acres	Third-Party Communication	0.53 acre	Gillespie	\$681
171_22971	Dale A. Welgehausen	40.10 acres	Third-Party Communication	4.78 acres	Gillespie	\$6,311
171_3772	Gillespie Walnut Creek Ranch, LLC	715.995 acres	Third-Party Communication	3.11 acres	Gillespie	\$723
171_86558	Gillespie Walnut Creek Ranch, LLC	10 acres	Third-Party Communication	0.42 acre	Gillespie	\$551
171_182029	Gillespie Walnut Creek Ranch, LLC	1.48 acres	Third-Party Communication	0.02 acre	Gillespie	\$4

EXHIBIT D

Page 1 of 2

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

EXHIBIT D

Page 2 of 2

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 1 of 9

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County of Sendal			
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consideration of the sum of to us cash in hand paid by WEST TEX acknowledged, have bargained, sold and co	AS UTILITIES COMPANY, a p inveyed and by these presents do h e corporation, its successors and as	rivate Corporation, the receipt of ercby bargain, sell and convey unt signs, an easement and right of w	o the said WEST ay across the fol-
lowing described real estate situated in maintain and repair its transmission line, in necessary poles, and fixtures, and authorit the right to set the necessary guy and brace of ingress and egress across said property granted being described as follows:	including a private telephone line a y for cutting and trimming all trees a poles and attach to trees and to m y for the above named purposes.	along said easement for said purpo long the line necessary to keep the win maintain the needed guy wires, togot Said real estate across which	ses, and including es cleared and with ther with the right said easement is
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COUNTY OF Amaul			
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known to me to be the person whose name executed the same for the purposes and co	is subscribed to the foregoing inst		that
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THE STATE OF TEXAS,		0	
COUNTY OF SINDALL		4 • 0	
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County of Gillespie	
That We. Henry	y Heinemann of Fillespie County, Texas, for and in
consideration of the sum of to us cash in hand paid by WEST TEXAS UT	DOLLARS HITPUS COMPANY, a private Corporation, the receipt of which is hereby acknowledged, have presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COM- d assigns, an easement and right of way across the following described real estate situated in
line, including a private interphone line along soutting and trimming all trees along the line and attach to trees and to maintain the need	County, Texas, with the right to construct, operate, patrol, maintain and repair its transmission said casement for said purposes, and including necessary poles, and fixtures, and authority for necessary to keep the wires cleared, and with the right to set the necessary guy and brace poles, led guy wires, together with the right of ingress and egross across said property for the above
172 acres, part	of Sur. no. 42, The Lle Brands,
NOST. VID. 100.	
Said Easement along which said line of in The N. Blane of E of the N.N. Cohn across said pro	transmission extends is described as follows: Beginning at a point the above described property, 24 fet with Thence 5 20-40 to 2299.5 feet ferty to a point in The south Bline.
TO HAVE AND TO HOLD the abo	we described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, same are used for said purposes.
	ST TEXAS UTILITIES COMPANY its successors and assigns that we have the title to said property that we will forever warrant and defend the title to same to the said West Texas Utilities every person whomsoever lawfully claiming or to claim the same or any part thereof so long as which it is granted.
Witnesshardthis the	6 As day of dufust A. D. 1926
	Thereway Abrinden
COUNTY OF Hillshie	
Before me, the undersigned authority	on this day personally appeared. I shall be a start to me that the accounted the
same for the purposes and consideration the	
Given under my hand and seal of off	ice this the 14 day of August A. D. 19 26
THE STATE OF TEXAS,	less-officio notary Pablic, Villapie
COUNTY OF	Corenty, Lex as. I
Before me, the undersigned authority	
to the foregoing instrument and acknowledg	his wife, both known to me to be the persons whose names are subscribed cd to me that they each executed the same for the purposes and consideration therein expressed,
and the said	wife ofhaving
been examined by me privily and apart fro	m her husband, and having the same fully explained to her, she the said
nimed the same for the purposes and consi	acknowledged such instrument to be her act and deed, and she declared that she had willingly deration therein expressed, and that she did not wish to retract it.
	fice this the
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in the second se	

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3 X	· ·	A. C	tand .	
		The second second		
THE STATE (OF TEXAS \		A. T. T.	
County of Six	110 6 3	KNOW ALL MEN BY THESE PRE	SENTS:	
County of			11.11	
That We,	Henry	Fleinimann of	Sellespie County,	Texas, for and in
	of this	a Luciar 50		DOLLARS
to us cash in hand paid l	WEST TEXAS UTILIT	MES COMPANY, a private Corporation,	ev unto the said WEST TEXAS	cknowledged, have
pargained, sold and cor PANY, a private corpora	woyed and by these pros tion, its successors and as	signs, an easement and right of way as	cross the following described real	estate situated in
A111	eshis com	-to Towns with the right to construct	operate, patrol, maintain and repa	ir its transmission
	telephone line along said	essement for said purposes, and include	ng necessary poles, and fixtures,	y and brace poles,
and attach to trees and	to maintain the needed g	uy wires, together with the right of in	s follows:	outy for the days
named purposes. Said r	eal estate across which sai	1 1 0- 117	L. 10 B.	11.
172 acre	a, /parv-of	Sur. (No. 42,	no de mas	ru,
01.1.00	180	Sur. no. 42,		
War. VI	0.100.			,
				4 , 4!
a 11 m		remission extends is described as follows:	Beginning a	t a point
Said Easement at	Being of the	le store) desc	uled plake	ty, 24 feet
in the	IN Clerk	1) Thence 5 2	0-40 E 229	4.5 feet
E of the	Sproke	assission extends is described as follows: If above ducc Thence 5 2 rely to a point. The corner	in The sor	Zh Bline
across a	E L The	D.W. corner		
736 Jul	E y me			
TO HAVE AND	TO HOLD the above d	escribed easement, rights and privileges		
its successors and assig	ns forever so long as same	are used for said purposes.		·
and the right to conve Company, its successor	ey said easement and tha s and assigns against ever	EXAS UTILITIES COMPANY its succe t we will forever warrant and defend y person whomsoever Inwfully claiming		
said easement is used	for said purposes for whi	ch it is granted.	-0	1
Witness	hand this the	Le day of Kulfus		
	1	Oste	nous Alexan	anam
1			<i>6</i> *	10
1				
. THE STATE	OF TEXAS,			• *
COUNTY OF SLI	llespie			
		his day personally appeared. Item	ry Heinema	nn
Before me, the	undersigned authority on	nis day personany appeared	di-mindred to me that	he executed the
known to me to be th	e person whose name is a and consideration therein	ubscribed to the foregoing instrument s	and Acknowledged to me that	
Civen under my	hand and seal of office t	his the 14 day of Ox	Best A	D. 19
Given under my	initial and over or original	au	Ostweeky !	9. P. +
THE STATE	OF TEXAS.	East of	ficio notayly P	Ablic, Stillerfie
	{	Count	Ey, Jex 20. 0	
COUNTY OF			Ű	
Before me, the	undersigned authority on	this day personally appeared		and
4		his wife, both ku	own to me to be the persons whose	names are subscribed on therein expressed.
		wife of		
been examined by me		er husband, and having the same fully e		
signed the same for t	he purposes and considera	acknowledged such instrument to be it tion therein expressed, and that she did	ner act and deed, and she declared to not wish to retract it.	hat she had willingly
		this the day of		D. 19
Given under m	y manu and seat or office			
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Part of the second			01197 -	-1.33
			<u> </u>	

~	E00000051-50	(50-)
~ `		
	>	
THE STATE OF TEXAS	KNOW ALL MEN BY THESE PRESENTS:	
County of Sillespie		
That We, Charlie	Moly herger of Gellespie	County, Texas, for and in
consideration of the sum of	then Aldros	DOLLARS
bargained, sold and conveyed and by these I PANY, a private corporation, its successors and	ITTES COMPANY, a private Corporation, the receipt of which is presents do hereby bargain, sell and convey unto the said WEST assigns, an easement and right of way across the following descriptions.	TEXAS UTILITIES COM-
line, including a private telephone line along sa cutting and trimming all trees along the line n and attach to trees and to maintain the needed	County, Texas, with the right to construct, operate, patrol, maintain id easement for said purposes, and including necessary poles, and occessary to keep the wires cleared, and with the right to set the ne id guy wires, together with the right of ingress and egress across said easement is granted being described as follows:	fixtures, and authority for eccessary guy and brace poles, said property for the above
1012 acres, part-a	Sur. No. 46, Juny /4a	mon,
at to all the To	79	
Wishack All I	/ / .	
Fof the N.W. colue	ransmission extends is described as follows: Beginning the above described property. Thence 520-46 Ff about to The	Aty 165.5 016 4 feet L' Bline
1932 feet N of The	S. F. corner.	
TO HAVE AND TO HOLD the above its successors and assigns forever so long as sar	described easement, rights and privileges unto the said WEST TEX	AS UTILITIES COMPANY,
and the right to convey said easement and the	TEXAS UTILITIES COMPANY its successors and assigns that we list we will forever warrant and defend the title to same to the ery person whomsoever lawfully claiming or to claim the same or nich it is granted.	e said West Texas Utilities.
Witness hand this the	The langer	200
distribution in the internal i	Pat ander Monal	PARAGA
	N. S.	
		-
COUNTY OF Hilles		
·	this day personally appeared laharles mol	heran
		(I II A)
same for the purposes and consideration therein	subscribed to the foregoing instrument and acknowledged to me to expressed.	hat executed the
Given under my hand and seal of office	this the Hill Today of Statistics Onegu	t D 1926
THE STATE OF TEXAS,	6 4- office. notary P.	ubdie Isillerpie
COUNTY OF	county, Lexas. I	
Before me, the undersigned authority on	this day personally appeared.	bas
	his wife, both known to me to be the persons on me that they each executed the same for the purposes and con	
	wife of	
	er hueband, and having the same fully explained to her, she the sain	
	acknowledged such instrument to be her act and deed, and she de tion therein expressed, and that she did not wish to retract it.	clared that she had willingly
Given under my hand and seal of office	this the day of	, A. D. 19
April Vision Company (1)		
	The second secon	

EXHIBIT 1 Page 7 of 9

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-		G10007449 The ann	- Cha	33
		mo ach		27
Form 21 G				
Rev. 5-50				
THE STA	ATE OF TEXAS, 0	WHOLE ATT. MEN	BY THESE PRESE	ITS:
amin as ell	Ellegrie	WHOM WINS ITEM		
County of All	surger .			
That the unders	igned			- 1 dand
does hereby gran	nt unto the CENTIA	tion, the receipt on L TEXAS ELECTRIC CORICKSBURG, TEXAS, and of the undersigned	nd its successo	rs or assigns,
Sillege	i Sta	te of Texas, and mo	re particularly	described as follow
	A tract of land	located approximat	ely // miles	West
		1 Frederick		(Show direction above and bounded
			acrey	
	on the north by	land owned by:		
	/ .			
		#290		
	on the south by	land owned by:		
	Whent	maner		A commence
	on the east by		Maria Carlos	
	8 mer	Ellerbracht		1,5
		he lend armod hare		
	and on the west	t by land owned by:		
and in or upon mission or dis and shrubbery	tribution line or to the extent nece	, repair, maintain, s, or highways abut system, telephone l ssary to keep them to time all dead, he wires in falling	ines, and to cu clear of said e weak, leaning o	t and trim trees lectric line or
Together with from said righ taining, reloc	the right of ingre at-of-way for the p cating, replacing a	ss and egress over urpose of construct nd removing said li	my (our) adjace ing, operating, nes and appurte	nances.
In granting the and appurtenant form the least ially increase	nis easement it is nces will be used, t possible interfer e the cost of const	understood that at and that the locati ence to farm operat cruction.	pole locations, on of the poles ions, so long a	only a single pole will be such as to s it does not mater-
the and James	ed covenants that be a are free and cless held by the fellowi	ne is the owner of the of encumbrances and persons:	uld Lions on	
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les de	1 1/nh	vay #290.		
the singular	der shall be consti	to read in the plur rued to read in the	feminine.	H
IN WITNESS WH		gned has set his ha		
Letrus	12	54.	(Inthing)	Feller
Social and do	livered . 2		UNIVER COL	is Felle
peared and de	THE ACT OR "	10-1	1-1	4.10

EXHIBIT 1 Page 8 of 9

		GI00074	49		
	-	5/10	49 Janse	-	7-2
		100 A	ack		33
Form 21 G		411			
Rev. 5-50					
THE ST	ATE OF TEXAS, 0	WATON A	LL MEN BY THESE	PRESENTS:	
County of	illessie	VION W	***************************************		
Country or	say and a say a sa				
That the unders	igned				
for a good and does hereby gra-	valuable consider nt unto the CENTR e address is FREL ter upon the land	DERICKSBURG, THe	EXAS, and its so	ed in the County	igns,
Stillege	ė st	tate of Texas,	and more parti	cularly describe	d as follow
The state of the s	A tract of lar	nd located appr	roximately 18	miles West	
	A VIGOU OF TO	1.10	il Colung	(Show dir	
	on the north	by land owned	bys		
	Highwan	y #29	0		
		by land owned			
	Albert	mane	v		
		y land owned b			
	8 mest	Ellerbrac	at	1 1 W. W.	
	mus. W.	est by land own			
and in or upon mission or dis and shrubbery	construct, operat all streets, ros tribution line of to the extent nec cut down from time enough to strike	ds, or highway system, telep cessary to keep me to time all	s abutting said shone lines, and them clear of dead, weak, le	d to cut and tri	m trees ine or
Together with from said righ taining, reloc	the right of inguint-of-way for the cating, replacing	ress and egress purpose of con and removing	s over my (our) nstructing, ope said lines and	appurtenances.	
In granting the and appurtenant form the least ially increase	nis easement it is nces will be used t possible interf e the cost of con	s understood to , and that the erence to farm struction.	hat at pole loc location of th operations, so	ations, only a see poles will be long as it does	not mater
the said lands	ed covenants that s are free and cl held by the follo	wing persons:	ances with another		
This in	colment of	stricted.	to a les	e along	south
100 11	1 // //	6 7.9		and the same of the same	
It is further the singular	understood that, shall be construe der shall be cons	whenever nece	essary, words us the plural and in the feminine	. ,	
IN WITNESS WH	EREOF, the unders	signed has set	his hand and s	eal this Z5 d	ay of
Lehruar	y	254.	arti	tur Fel	ler
Sealed and de	livered of Cyrif 17				

EXHIBIT 1 Page 9 of 9

TEXAS, 0 0 1. Consideration, to the CENTRAL TEXAS 1. SET IS FREDERICKSED 1. On the lands of the 1. State of 1. 1. The town of 1. 1. The north by land 1. Suphway H 1. The south by land 1. Suphway H 1. The south by land	know ALL Methe receipts ELECTRIC URG, TEXAS, e undersig Texas, and ed approximately ap	, and its su ned, situate more partic	s hereby acknown, INC., a cor ccessors or a d in the Cour	ssigns, aty ofbed as follow
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	owned by:			
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11/m. (D.	rnekl.			12
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replacing and rem	oving said	lines and a	ppur tenances.	
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nants that he is t	he owner o	f the above	described la	nas ana that
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the following per	BOHO :		0	
and senteut	tell to	a len	e alon	I speek
y seguary	670.	or worde ne	ed in this in	strument in
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ill be construed to	read in	the feminine	0	1
			17 this 756	day of
the undersigned ha	as set his	nand and se	at mira	an or
167.		111	L of	alla.
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mil 17, 1954	1 > 1	ms ar	Unur	Felle
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	extent necessary of the like of system extent necessary of from time to time to strike the wire of ingress and ay for the purpose replacing and remement it is undersall be used, and the line interference to ost of construction of the following perfect the following perfect of the following perfect of the following perfect the fo	extent necessary to keep the first time all dee to strike the wires in fall dee to strike the wires and egress over the purpose of construction and that the local be interference to farm opeous of construction. In the used, and that the local be interference to farm opeous of construction. In the that he is the owner of the following persons: In the following persons: In the following persons: In the undersigned has set his the undersigned has set his	extent necessary to keep them clear of m from time to time all dead, weak, lead to strike the wires in falling; ght of ingress and egress over my (our) any for the purpose of constructing, open replacing and removing said lines and a sement it is understood that at pole locall be used, and that the location of the ble interference to farm operations, so cost of construction. mants that he is the owner of the above ree and clear of encumbrances and liens the following persons: and plants for a limit of the following persons: and plants for a limit of the plural and the construed to read in the plural and the undersigned has set his hand and set the first plants for the feminine the undersigned has set his hand and set the first plural and the plural and the undersigned has set his hand and set the first plural and the undersigned has set his hand and set the first plural and the undersigned has set his hand and set the first plural and the plural and the plural and the undersigned has set his hand and set the first plural and the plural a	ght of ingress and egress over my (our) adjacent land ay for the purpose of constructing, operating, repair replacing and removing said lines and appurtenances. ement it is understood that at pole locations, only all be used, and that the location of the poles will be interference to farm operations, so long as it do not of construction. mants that he is the owner of the above described large and clear of encumbrances and liens of whatsoever the following persons: Applicate Grant Manuel Construction and the purpose and that words used in the construed to read in the plural and that words used libe construed to read in the feminine.

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