

LCRA Transmission Services Corporation

Board Agenda

**Tuesday, Oct. 20, 2026
LCRA General Office Complex
Board Room – Hancock Building
3700 Lake Austin Blvd.
Austin, TX 78703
Earliest start time: 11 a.m.**

**Board Chair Stephen F. Cooper
Board Vice Chair Martha Leigh M. Whitten**

Item From the Chair

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Item From the Chief Financial Officer

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Consent Item

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Action Items

4. Acquisition of Interests in Real Property – Use of Eminent Domain in Caldwell, Guadalupe, Hays, Kimble, Schleicher, Tom Green, Travis and Williamson Counties 11
5. Capital Improvement Projects Approval..... 21

Executive Session

1. Legal Advice on Pending and Anticipated Litigation, Claims and Settlements
2. Legal Advice on Legal Matters, Including Updates on 765-Kilovolt Projects

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 three business days before 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.

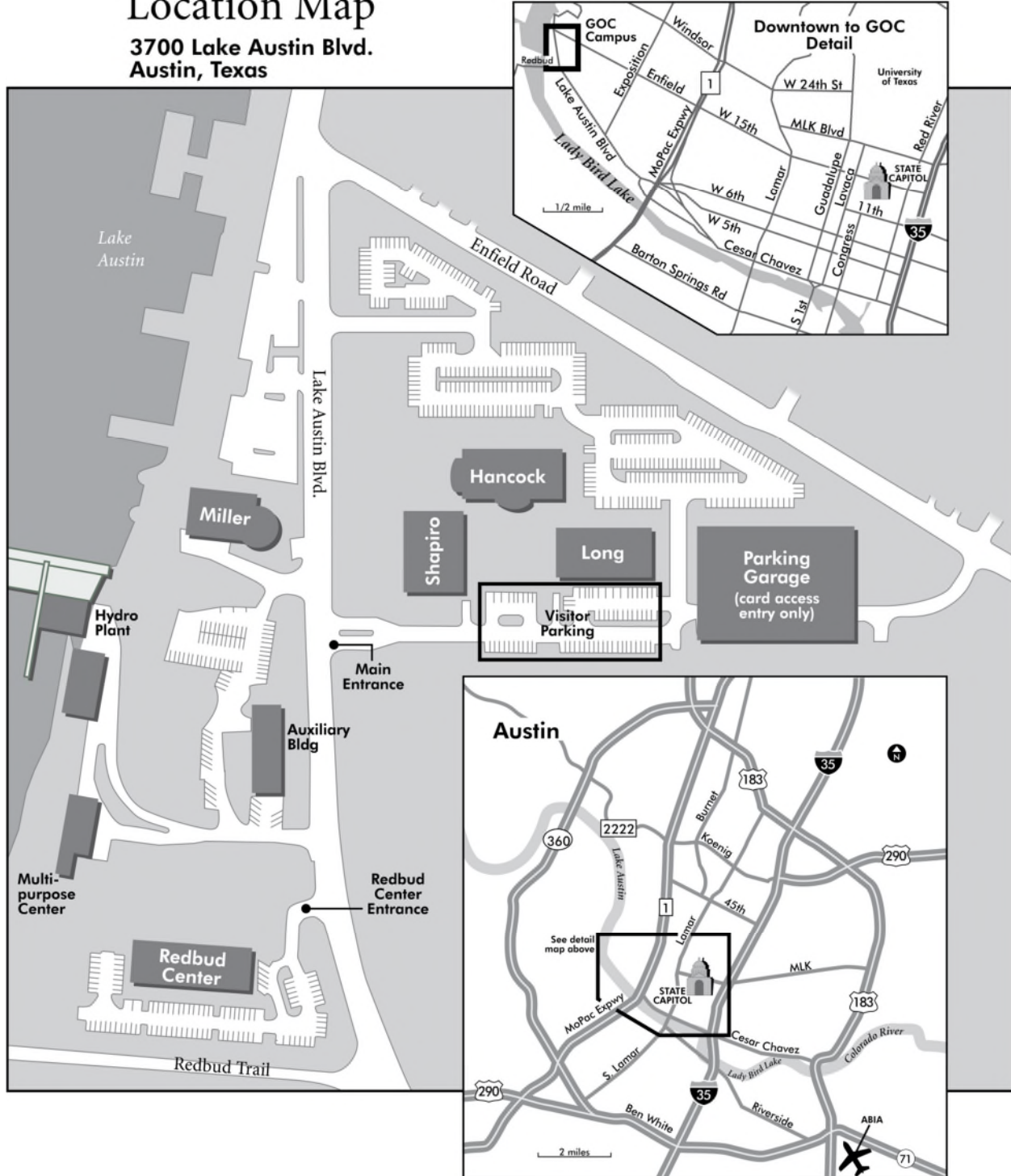
LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and 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 Location Map

3700 Lake Austin Blvd.
Austin, Texas



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. Per the Texas Open Meetings Act, for topics not related to an item listed on the Board of Directors agenda, the Board cannot respond to or take action 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. Please see the Protocols for Public Communication at Board and Committee Meetings as shown in Exhibit A for details.

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.

Exhibit(s)

A – Protocols for Public Communication at Board and Committee Meetings

EXHIBIT A

PROTOCOLS FOR PUBLIC COMMUNICATION AT BOARD AND COMMITTEE MEETINGS

Approved by the LCRA Board of Directors on Dec. 11, 2018

**Adopted by the LCRA Transmission Services Corporation
Board of Directors on Feb. 18, 2026**

- 1. Oral Presentations on Issues Under LCRA's Jurisdiction.** Any person wishing to make an oral presentation at a Board meeting on any matter under LCRA's jurisdiction must complete a registration form that indicates the agenda item or other topic on which they wish to comment, along with the speaker's name, address and other relevant information. Any person making an oral presentation to the Board may distribute related materials to the Board at the meeting.
- 2. Time Allocation.** The presiding officer may limit the length of time for each speaker. Speakers may not trade or donate time to other speakers without permission from the presiding officer, and repetitive testimony shall be minimized.
- 3. Rules of Decorum.** Speakers and members of the audience must avoid disruptive behavior that interferes with the orderly conduct of a public meeting. Placards, banners, and hand-held signs are not allowed in Board or committee meetings, and speakers and members of the audience must avoid personal affronts, profanity, booing, excessive noise, and other disruptive conduct. The presiding officer may direct that anyone who disrupts a meeting be removed from the room.
- 4. Recording.** Any person making an audio or video recording of all or any part of a Board meeting must do so in a manner that is not disruptive to the meeting. During a meeting, members of the public must remain in or behind the public seating area and are not permitted to record from any other area of the meeting room.
- 5. Committee Meetings.** The protocols outlined in 1-4 above also apply to members of the public wishing to address any LCRA Board committee whose membership comprises the entirety of the LCRA Board on matters within the scope of each of those committees.

FOR DISCUSSION

2. Financial Report

Summary

Staff will present financial highlights for LCRA Transmission Services Corporation covering the fiscal year to date.

Presenter(s)

Jim Travis

Treasurer and Chief Financial Officer

LCRA Transmission Services Corporation
Financial Highlights
September 2026

LCRA Transmission Services Corporation

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Key term:

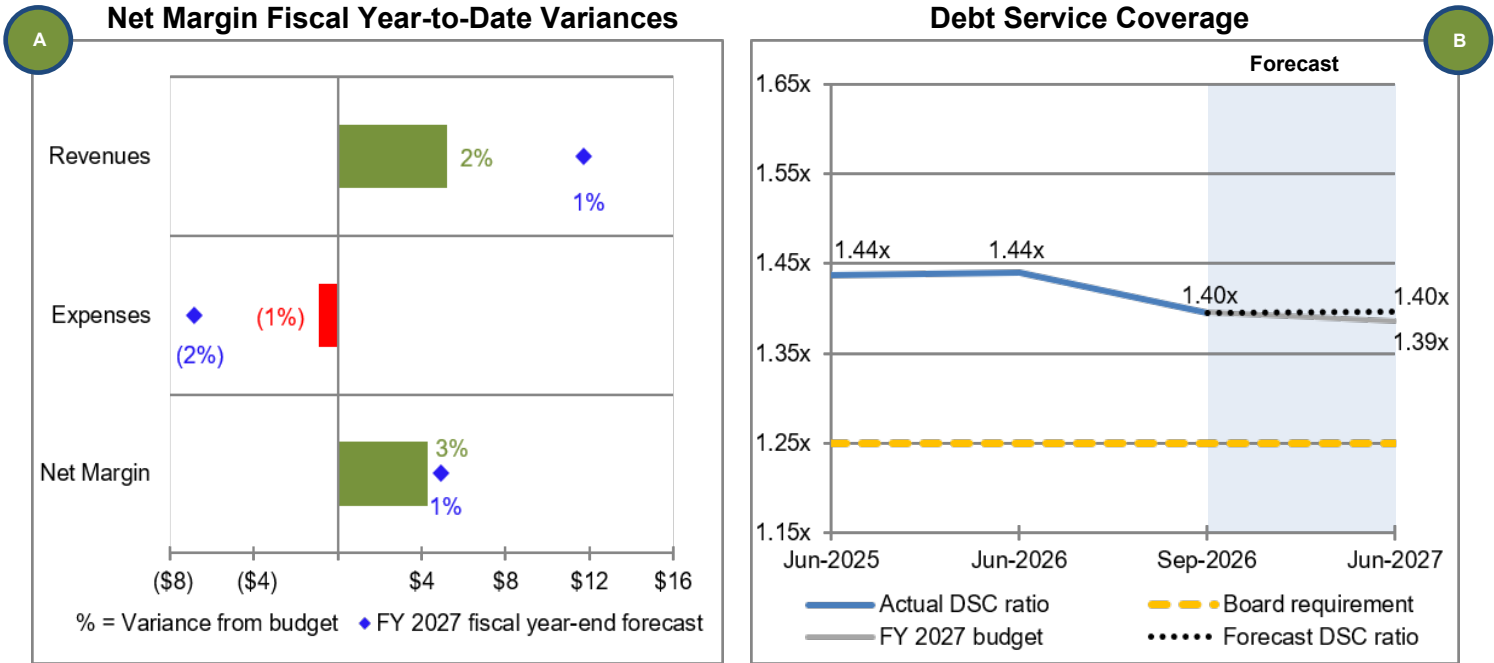
Net margin – Total operating revenues, including interest income, less direct and assigned expenses.

LCRA Transmission Services Corporation

Sept. 30, 2026

(Dollars in Millions)

Budget-to-Actual Highlights



Key takeaways:

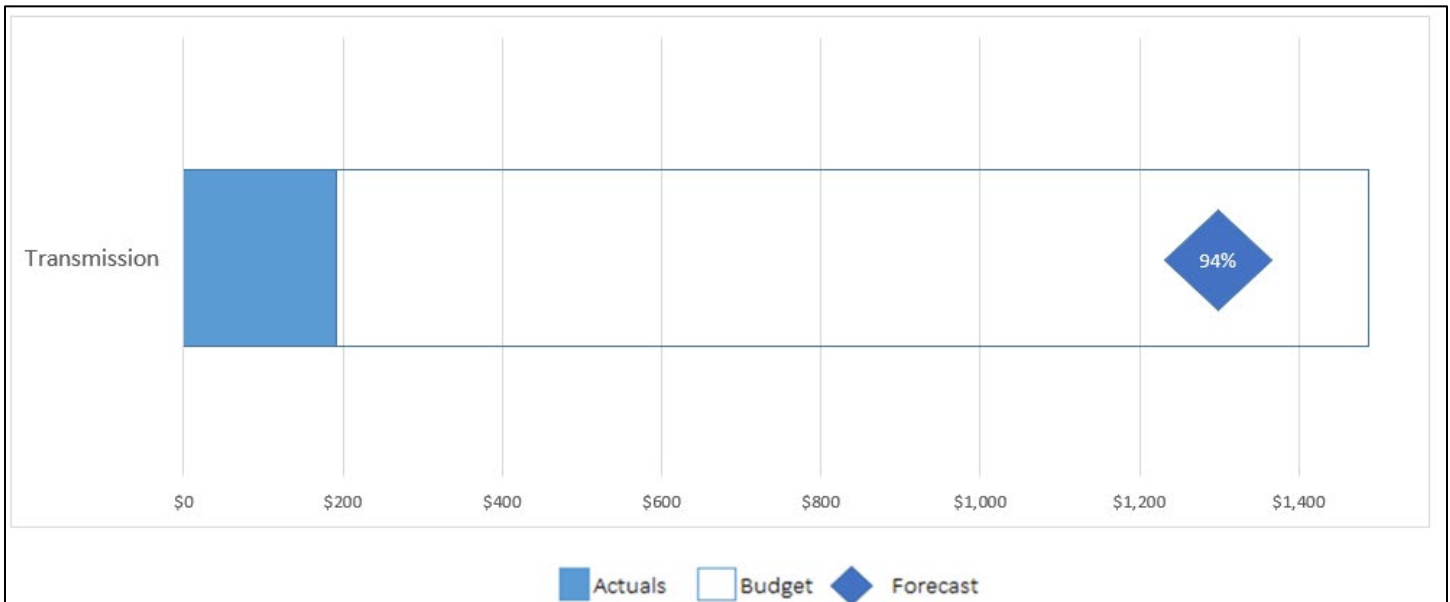
- Higher-than-budgeted interest income, cost of service revenues and other revenues primarily drove the year-to-date revenue variance. Higher-than-budgeted cost of service revenues, interest income and other revenues primarily drove the year-end revenue forecast variance.
- Higher-than-budgeted other expenses, transportation expenses and outside services, partially offset by lower-than-budgeted enterprise expenses and labor, primarily drove the year-to-date expense variance. Lower credits offsetting operations & maintenance expenses, driven by lower-than budget capital spending forecast, primarily drove the year-to-date and year-end forecast expense variances.
- The debt service coverage ratio is forecast to be higher than budgeted primarily due to higher-than-budgeted revenues, partially offset by higher-than-budgeted expenses.

LCRA Transmission Services Corporation

Sept. 30, 2026

(Dollars in Millions)

Capital Forecast



Key takeaways:

- LCRA TSC currently is projecting capital spending for FY 2027 will be about \$90 million less than the capital plan budget of \$1.5 billion.
- The variance primarily is driven by estimate and schedule changes on projects.

President and CEO project approvals:

- For any project not previously authorized by the Board, authority is delegated to the president and CEO to approve any capital project with a lifetime budget not to exceed \$1.5 million, according to LCRA TSC Board Policy T301 – Finance. Additionally, the LCRA TSC Board delegated authority to the CEO to approve all capital projects associated with generation interconnection projects not previously authorized by the Board and additional funding for an approved capital project that is expected to exceed its lifetime budget, so long as such additional funding does not cause total capital expenditures to exceed the approved capital plan or materially adversely impact business planning assumptions.

The president and CEO approved two budget resets for capital projects this quarter:

- Big Sandy Substation Property Acquisition from \$5.9 million to \$8.6 million.
- Obsolete Edge Switch Telecommunications Upgrade from \$1.5 million to \$2.8 million

The president and CEO approved three new projects this quarter:

- Comfort Regional Maintenance Property Acquisition for \$1.2 million.
- Tower Lights – FY 2025 System Upgrade for \$600,000.
- Waller Tower Addition Telecommunications Upgrade for \$1 million.

LCRA Transmission Services Corporation

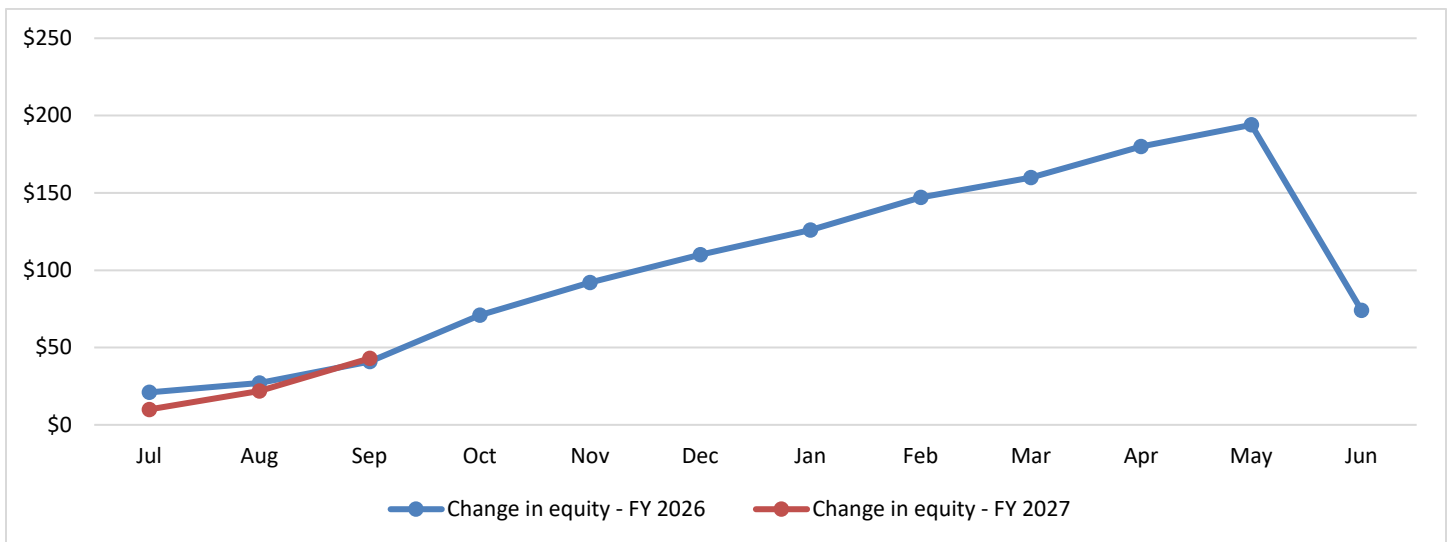
Sept. 30, 2026

(Dollars in Millions)

Board Metrics

Board Metric	Description	Compliant
Equity Ratio	LCRA TSC will build equity that will maintain appropriate access to capital markets and is consistent with regulatory guidance. While LCRA TSC may be highly leveraged during periods of rapid growth, LCRA TSC business plans will specifically address the accumulation of equity to achieve and maintain a minimum long-term equity position of 20%.	✓
Debt Service Reserves	LCRA TSC will covenant debt service reserves in the amount of six months of maximum annual debt service requirements on outstanding debt. Debt service reserves may be collected through rates or met with proceeds from additional debt or through the use of a surety to mitigate rate impacts.	✓
Operating Reserves	LCRA TSC will build and maintain appropriate target levels of operating reserves as follows: six months of average debt service on all outstanding LCRA TSC debt and other obligations to LCRA; and two months of average operating and maintenance expenses, including those billed by LCRA. If at any time the reserves are less than the target levels set forth in this policy, the Board will promptly implement a plan, to be recommended by staff, to increase rates, reduce costs or otherwise cause there to be sufficient revenues to replenish the reserves to such target levels within 12 months.	✓

Net Income Trends Cumulative Fiscal Year to Date



Key takeaway:

- Net income increased compared with the prior year primarily due to an increase in gain on asset retirements and capital contributions, partially offset by an increase in interest on debt and a decrease in interest income.

LCRA Transmission Services Corporation

Sept. 30, 2026

(Dollars in Millions)

Condensed Statements of Net Position

	Sept. 30, 2026	Sept. 30, 2025
Assets		
Cash and cash equivalents - unrestricted	\$ 409	\$ 339
Current assets	329	268
Total current assets	738	607
Cash and cash equivalents - restricted	1	83
Capital assets	6,534	5,616
Noncurrent assets	523	504
Total noncurrent assets	7,058	6,203
Total Assets	\$ 7,796	\$ 6,810
Liabilities		
Bonds and notes payable	\$ 217	\$ 169
Current liabilities	406	346
Total current liabilities	623	515
Bonds and notes payable	5,651	4,881
Noncurrent liabilities	87	55
Total noncurrent liabilities	5,738	4,936
Equity		
Total equity	1,435	1,359
Total Liabilities and Equity	\$ 7,796	\$ 6,810

Key takeaway:

- Assets and liabilities are trending higher compared with September 2025 due to construction activities related to the capital plan.

LCRA Transmission Services Corporation

Sept. 30, 2026

(Dollars in Millions)

Condensed Statements of Revenues, Expenses and Changes in Equity

	Fiscal Year	
	2027	2026
Operating Revenues		
Transmission	\$ 197	\$ 182
Transformation	6	6
Other	3	1
Total Operating Revenues	206	189
Operating Expenses		
Operations and maintenance	70	57
Depreciation and amortization	47	42
Total Operating Expenses	117	99
Operating Income	89	90
Statutory obligation payments and grant revenue, net	(10)	(10)
Nonoperating Revenues (Expenses)		
Investment income and interest on financings, net	(50)	(37)
Gain (loss) on disposition of property, net	7	(2)
Capital Contributions	7	-
Total Nonoperating Expenses	(36)	(39)
Change in Net Position	43	41
Net Position - Beginning of Period	1,392	1,318
Net Position - End of Period	\$ 1,435	\$ 1,359

LCRA Transmission Services Corporation

Sept. 30, 2026

(Dollars in Millions)

Condensed Statements of Cash Flows

	Fiscal Year	
	2027	2026
Cash Flows From Operating Activities		
Received from customers	\$ 295	\$ 187
Payments	(94)	(59)
Net cash provided by operating activities	201	128
Cash Flows From Noncapital Financing Activities	(3)	(10)
Cash Flows From Capital and Related Financing Activities		
Purchase of property, plant and equipment	(251)	(227)
Other capital and financing activities	248	335
Net cash provided by (used in) capital and financing activities	(3)	108
Cash Flows From Investing Activities		
Sale and maturity of investment securities	29	66
Purchase of investment securities	(100)	(135)
Note payments and interest received	(1)	6
Net cash used in investing activities	(72)	(63)
Net Increase in Cash and Cash Equivalents	123	163
Cash and Cash Equivalents - Beginning of Period	287	259
Cash and Cash Equivalents - End of Period	<u>\$ 410</u>	<u>\$ 422</u>

LCRA Transmission Services Corporation

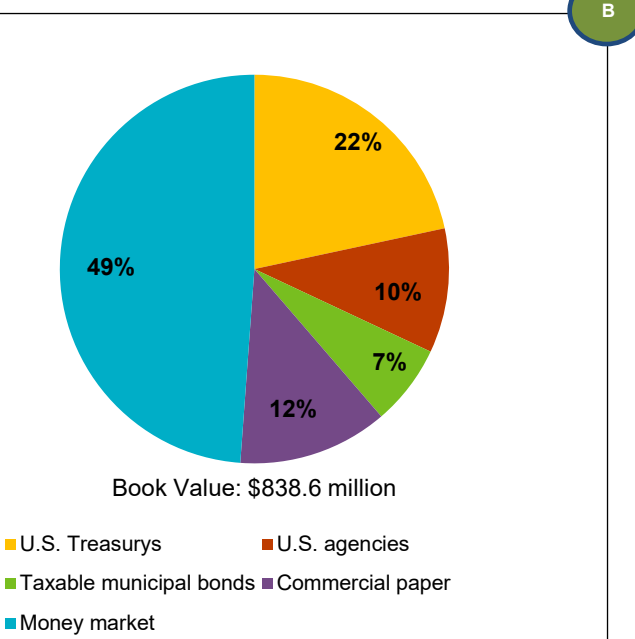
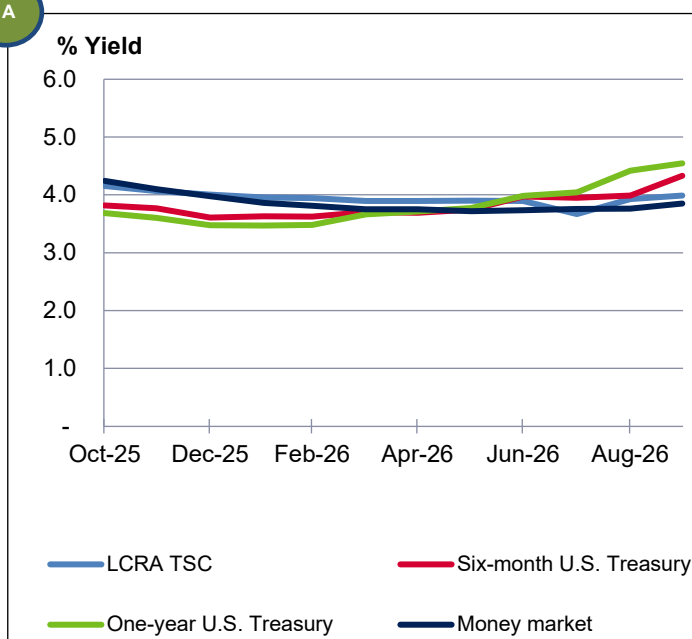
Sept. 30, 2026

(Dollars in Millions)

Investments and Debt

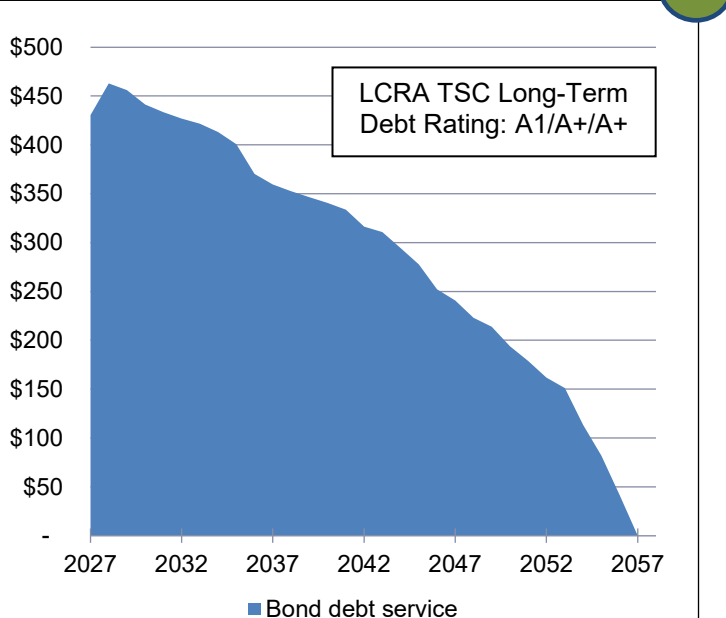
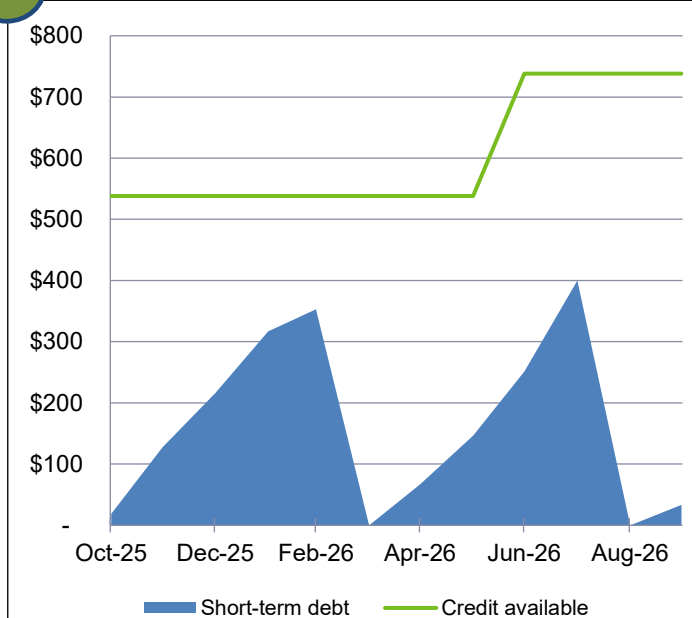
Investment Portfolio Yield

Investment Portfolio Composition



Short-Term Debt

Bond Debt Service



Key takeaways:

- The Federal Open Market Committee hiked the target rate at its September 2026 meeting by 25 basis points.
- The federal funds target rate range is 3.75%-4%.
- The Core Consumer Price Index (year over year) as of August 2026 was 2.4%.
- The Personal Consumption Expenditure Index (year over year) as of August 2026 was 3%.

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FOR ACTION (CONSENT)

3. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the Sept. 23, 2026, LCRA Transmission Services Corporation Board of Directors meeting.

Board Consideration

Section 4.06 of the LCRA TSC bylaws requires the secretary to keep minutes of all meetings of the Board.

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 Sept. 23, 2026, LCRA TSC Board meeting

EXHIBIT A

LCRA Transmission Services Corporation Board of Directors
Minutes Digest
Sept. 23, 2026

- 26-27 Authorization for the president and chief executive officer or his designee to convey an easement and a temporary workspace easement to AQUA Water Supply Corporation across a portion of the Cedar Hill Substation property owned by LCRA Transmission Services Corporation in Bastrop County.
- 26-28 Authorization for the president and chief executive officer or his designee to convey a 10-foot-wide electric distribution easement to CenterPoint Energy across a portion of the LCRA Transmission Services Corporation-owned Peters Substation in Austin County. [The previously approved easement needs updating because the agenda item the Board approved during its June meeting incorrectly stated the easement would be an underground easement. While the easement may have portions that run underground, the majority of the easement will be located above ground.]
- 26-29 Approval of the minutes of the Aug. 19, 2026, LCRA Transmission Services Corporation Board of Directors meeting.
- 26-30 Adoption of a resolution authorizing the use of the power of eminent domain in Caldwell, Gillespie, Guadalupe, Hays, Kendall, Kerr, Kimble, Schleicher, Tom Green, Travis and Williamson counties to acquire rights in the properties described in the survey plats included in Exhibit 1 to the resolution for the acquisition of easement rights for the Broadband Easement Enhancement Fiscal Year 2026 project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the T123, T510, T511, T558 and T564 transmission lines.
- 26-31 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Copperas Cove to Kempner Transmission Line Overhaul; Dale to Lockhart Easement Enhancement System Upgrade; Eastern Maintenance Site Facilities Upgrade; Fayetteville AT2 Autotransformer Restoration; Austrop to Sim Gideon Transmission Line Upgrade; and Misty Substation Addition.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LCRA TRANSMISSION SERVICES CORPORATION
Austin, Texas
Sept. 23, 2026

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation convened in a regular meeting at 12:59 p.m. Wednesday, Sept. 23, 2026, in the Board Room of the Hancock Building, at the principal office of LCRA, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Stephen F. Cooper, Chair
Martha Leigh M. Whitten, Vice Chair
Matthew L. "Matt" Arthur
Melissa K. Blanding
Joseph M. "Joe" Crane
Curtis E. Ford
Carol Freeman
Aden Lasseter
Mark Mayo
Margaret D. "Meg" Voelter
David R. Willmann
Nancy Eckert Yeary

Absent: Thomas L. "Tom" Kelley
Robert "Bobby" Lewis

Chair Cooper convened the meeting at 12:59 p.m.

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

The Board next took action on the consent agenda.

Upon motion by Director Willmann, seconded by Director Yeary, the Board unanimously approved consent items 2, 3 and 4 by a vote of 12 to 0 as follows:

26-27 Authorization for the president and chief executive officer or his designee to convey an easement and a temporary workspace easement to AQUA Water Supply Corporation across a portion of the Cedar Hill Substation property owned by LCRA Transmission Services Corporation in Bastrop County, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

26-28 Authorization for the president and chief executive officer or his designee to convey a 10-foot-wide electric distribution easement to CenterPoint Energy across a portion of the LCRA Transmission Services Corporation-owned Peters Substation in

Austin County [The previously approved easement needs updating because the agenda item the Board approved during its June meeting incorrectly stated the easement would be an underground easement. While the easement may have portions that run underground, the majority of the easement will be located above ground.], as recommended by staff in Consent Item 3 [attached hereto as Exhibit B].

26-29 Approval of the minutes of the Aug. 19, 2026, LCRA Transmission Services Corporation Board of Directors meeting [Consent Item 4].

26-30 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 Caldwell, Gillespie, Guadalupe, Hays, Kendall, Kerr, Kimble, Schleicher, Tom Green, Travis and Williamson counties [attached hereto as Exhibit C]. Director Yearly moved, seconded by Director Freeman, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in the survey plats included in Exhibit 1 to the resolution for the acquisition of easement rights for the Broadband Easement Enhancement Fiscal Year 2026 project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the T123, T510, T511, T558 and T564 transmission lines; and that the first record vote apply to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 12 to 0.

26-31 Senior Vice President of Transmission Asset Optimization Joshua Cole presented for consideration a staff recommendation, described in Agenda Item 6 [attached hereto as Exhibit D], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Copperas Cove to Kempner Transmission Line Overhaul; Dale to Lockhart Easement Enhancement System Upgrade; Eastern Maintenance Site Facilities Upgrade; Fayetteville AT2 Autotransformer Restoration; Austrop to Sim Gideon Transmission Line Upgrade; and Misty Substation Addition. Upon motion by Director Voelter, seconded by Director Yearly, the recommendation was unanimously approved by a vote of 12 to 0.

Chair Cooper declared the meeting to be in executive session at 1:16 p.m. pursuant to sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code. Executive session ended, and Chair Cooper declared the meeting to be in public session at 1:35 p.m.

There being no further business to come before the Board, the meeting was adjourned at 1:35 p.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation

Approved: Oct. 20, 2026

FOR ACTION

4. Acquisition of Interests in Real Property – Use of Eminent Domain in Caldwell, Guadalupe, Hays, Kimble, Schleicher, Tom Green, Travis and Williamson 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 the survey plats included in Exhibit 1 to the resolution for the acquisition of easement rights for the Broadband Easement Enhancement Fiscal Year 2026 project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the T510, T511, T558 and T564 transmission lines; and that the first record vote apply to all units of property to be condemned.

Board Consideration

LCRA TSC 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.

LCRA utilizes LCRA TSC to provide LCRA with fiber-optic 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 Broadband Easement Enhancement FY 2026 project.

Summary

LCRA TSC proposes to acquire communication rights, including the facilitation of broadband services, in Caldwell, Guadalupe, Hays, Kimble, Schleicher, Tom Green, Travis and Williamson counties for the Broadband Easement Enhancement FY 2026 project. An independent, third-party appraiser licensed in Texas will perform 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 B, as required by Section. 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowners.

Staff has provided to the Board 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 C 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 – Landowner List
C – Resolution

Exhibit 1 – Property Descriptions and Site Maps: available at
<https://www.lcra.org/about/leadership/board-agendas>

EXHIBIT A

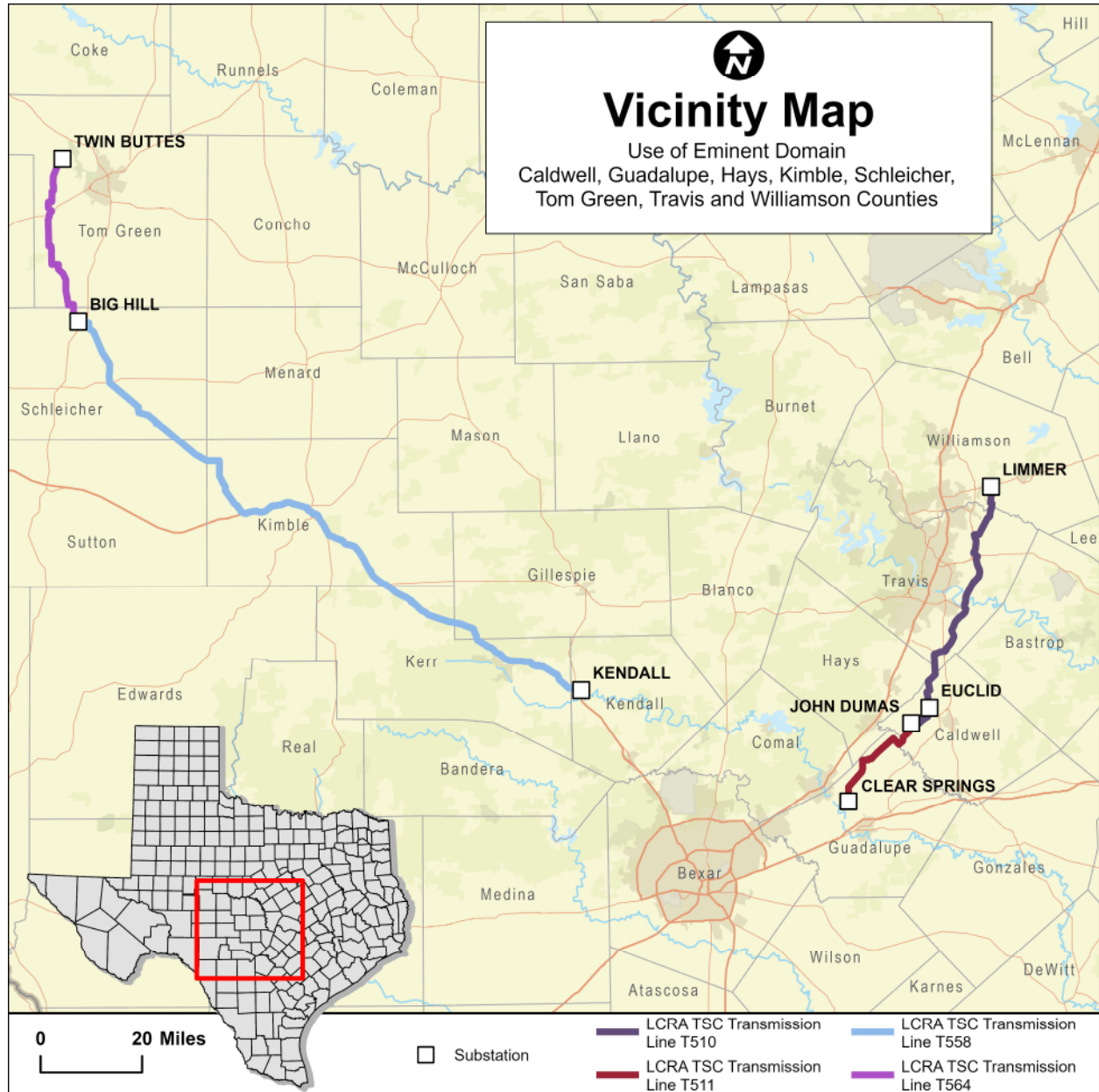


EXHIBIT B**Landowner List**

Line Order	Tract Number	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
1	451_40956, 451_69371	Doss, John March Estate and Doss, Cynthia (Life Estate)	1,306.13 acres	Easement Amendment	29.27 acres	Tom Green	\$2,530
2	451_69691, 451_104474, 451_104550	277 Land and Cattle Company LLC	213.19 acres	Easement Amendment	18.62 acres	Tom Green	\$3,910
3	451_70178, 451_69492	Slaughter Interests Ltd	650.76 acres	Easement Amendment	35.43 acres	Tom Green	\$6,731
4	451_101189, 451_101188, 451_101196	Pinac, Mary Jo Meitzen	261.02 acres	Easement Amendment	10.13 acres	Tom Green	\$1,934
5	451_65873, 451_104515	Garnett, Derrick and Melanie	15 acres	Easement Amendment	1.59 acres	Tom Green	\$131
6	451_65468	Cauble, Mary Grace Trustee and Cauble Residual Trust	218.75 acres	Easement Amendment	15.74 acres	Tom Green	\$3,396
7	451_65471, 451_65472	Tweedy Ranch LLC	36.52 acres	Easement Amendment	5.46 acres	Tom Green	\$492
8	451_103543, 451_103544, 451_66025, 451_66026	Mett Farm & Ranch LLC	842.73 acres	Easement Amendment	38.08 acres	Tom Green	\$1,703
9	451_66034, 451_66040	Kuykendall, Rebeca Fuentes	1,292.50 acres	Easement Amendment	41.49 acres	Tom Green	\$1,944
10	451_66041, 451_65357, 451_64989	Sour Lake Ranches	1,116.2 acres	Easement Amendment	32.35 acres	Tom Green	\$3,678
11	451_65359, 451_66042	Double M Ranch Co.	320.06 acres	Easement Amendment	18.85 acres	Tom Green	\$1,354
12	413_10874, 451_65174, 451_65175	Crosby, Karen Lee (Life Estate)	1,387.17 acres	Easement Amendment	11.08 acres	Tom Green and Schleicher	\$517
13	413_11664, 413_11665, 413_11666	Helmerts, Robert Mrs.	1,694.98 acres	Easement Amendment	21.52 acres	Schleicher	\$1,873
14	413_11945, 413_11949	Chola Land Holdings	1,026.62 acres	Easement Amendment	4.31 acres	Schleicher	\$366
15	187_55242	Friesenhahn, Clarence, Individual and Friesenhahn Credit Trust; John H. Friesenhahn	160.35 acres	Easement Amendment	2.33 acres	Guadalupe	\$1,553

Line Order	Tract Number	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
16	187_55577	Krackau, Jerry W.	244.01 acres	Easement Amendment	7.84 acres	Guadalupe	\$3,489
17	187_134247	Cunningham, Thomas J. and M. M.	4.98 acres	Easement Amendment	1.86 acres	Guadalupe	\$1,847
18	187_55536	Walker, Jeremy Price	6.06 acres	Easement Amendment	1.05 acres	Guadalupe	\$4,152
19	187_199456	Landin, Fredi Hernandez and Teresa Maldonado Sanchez	10.55 acres	Easement Amendment	0.9 acre	Guadalupe	\$1,579
20	187_65207	SA Creekside Station Ltd.	102.73 acres	Easement Amendment	4.81 acres	Guadalupe	\$3,087
21	453_994523	HICAM Economic Development Public Facility Corp.	36.19 acres	Easement Amendment	5.53 acres	Travis	\$48,219
22	453_719287	Yap Holdings LLC	2.07 acres	Easement Amendment	0.75 acre	Travis	\$4,190
23	055_114444	Velasquez, Diana	2 acres	Easement Amendment	0.34 acre	Caldwell	\$1,217
24	055_114443	Garcia, Jenny Rebecca	2 acres	Easement Amendment	0.09 acre	Caldwell	\$351
25	055_15075	TXLCO Caldwell County LLC	287.63 acres	Easement Amendment	3.81 acres	Caldwell	\$2,325
26	055_76881	Hohertz Farms Family Partnership Ltd	74.99 acres	Easement Amendment	4.70 acres	Caldwell	\$3,466
27	491_636502, 491_20601	LPL Investments LP	138.12 acres	Easement Amendment	17.92 acres	Williamson	\$20,928
28	491_322356	Leschber, Larry W. and Pamela	84.84 acres	Easement Amendment	5.06 acres	Williamson	\$4,752
29	453_979065	Metis Capital LLC	2.2 acres	Easement Amendment	0.87 acre	Travis	\$3,250
30	453_963267	Dwyer, Peter A.	6 acres	Easement Amendment	1.26 acres	Travis	\$4,711
31	453_943163, 453_943164	Wildhorse Master Community, Inc.	6.82 acres	Easement Amendment	0.67 acre	Travis	\$2,703
32	453_848840	Texas Wh200 LP; Titan Capital Investment Group	16.08 acres	Easement Amendment	3.4 acres	Travis	\$12,736
33	453_236787, 453_247980, 453_962781, 453_983607	Butler Family Partnership Ltd.	133.04 acres	Easement Amendment	17.5 acres	Travis	\$31,669
34	055_117083	Govea, Juan and Hinojos, Edith	4.93 acres	Easement Amendment	0.38 acre	Caldwell	\$1,208

Line Order	Tract Number	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
35	055_117086	Corral, Jose Fernando	10.1 acres	Easement Amendment	2.99 acres	Caldwell	\$5,850
36	055_117080	Hill, Shatandrea	11.66 acres	Easement Amendment	2.73 acres	Caldwell	\$7,393
37	055_120061	Garcia, Francisco Javier and Noelia De Carmen	5.08 acres	Easement Amendment	0.04 acre	Caldwell	\$118
38	055_14831, 055_76310	Compounding Ventures Trust; Heideman, Dennis Carl and Kimberly Dawn (Trustees)	122.33 acres	Easement Amendment	3.51 acres	Caldwell	\$6,121
39	055_14828	McCormick, Geraldine (Trustee) Family Trust	55.62 acres	Easement Amendment	0.14 acre	Caldwell	\$210
40	055_15178	Bisson, Charles A. and Dinah K.	66.66 acres	Easement Amendment	3.21 acres	Caldwell	\$3,947
41	209_12757	Cruz, Jaime	4.99 acres	Easement Amendment	0.52 acre	Hays	\$1,651
42	209_32183, 209_32182, 209_106865	Demond, Walter E.	9.97 acres	Easement Amendment	1.40 acres	Hays	\$13,076
43	209_32181, 209_62624, 209_106867	Rodriguez, Mario Almendarez	9.87 acres	Easement Amendment	0.71 acre	Hays	\$7,664
44	209_14027, 209_14094, 209_14118	Duerksen, Kenneth	24.72 acres	Easement Amendment	0.16 acre	Hays	\$3,075
45	209_301931	Ardra Farms LLC	147.96 acres	Easement Amendment	8.44 acres	Hays	\$12,649
46	453_301927, 209_100692, 209_19472	Niederwald Development LLC	15.09 acres	Easement Amendment	2.27 acres	Travis	\$3,529
47	453_788424	SR Development Inc.	1.17 acres	Easement Amendment	0.16 acre	Travis	\$9
48	453_989828	Pulte Homes Of Texas LLC	30.23 acres	Easement Amendment	2.19 acres	Travis	\$6
49	453_944388	Carmel Master Community Inc.	0.33 acre	Easement Amendment	0.06 acre	Travis	\$4
50	453_957510	Carmel Master Community Inc.	1.62 acres	Easement Amendment	0.88 acre	Travis	\$14
51	453_906744	Verona Residential Community Inc.	0.24 acre	Easement Amendment	0.21 acre	Travis	\$20
52	453_906747	Verona Residential Community Inc.	3.2 acres	Easement Amendment	3.02 acres	Travis	\$57

Line Order	Tract Number	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
53	413_24748, 413_24723	Middleton, Maggie Lew	778.33 acres	Easement Amendment	19.44 acres	Schleicher	\$1,652
54	267_4092	Holland, Molly	480.69 acres	Easement Amendment	13.77 acres	Kimble	\$3,324
55	267_1101, 267_1096, 267_1100	F6 Ranch LP	571.90 acres	Easement Amendment	31.76 acres	Kimble	\$4,428
56	267_4132	Keller Family Ltd., Melton and Phyllis	309 acres	Easement Amendment	4.38 acres	Kimble	\$602
57	267_2747, 267_2744	Gravick Ranch LLC	516.96 acres	Easement Amendment	8.94 acres	Kimble	\$1,195
58	267_2751	Nelson, Lance Richard	20.76 acres	Easement Amendment	0.67 acre	Kimble	\$185
59	267_8419	Robert, Mitchell Davis aka Mitch Davis and Wife Michea Davis	13.42 acres	Easement Amendment	1.61 acres	Kimble	\$1,619
60	267_8386	Mitch Davis Construction	25.47 acres	Easement Amendment	2.02 acres	Kimble	\$2,847
61	267_6932, 267_6942, 267_6943, 267_6939, 267_6938	Nethery Ranch Ltd.	360.84 acres	Easement Amendment	16.47 acres	Kimble	\$2,700
62	267_23598	Carter, Thomas G. and Walker, Melissa N.	10.88 acres	Easement Amendment	1.62 acres	Kimble	\$1,048
63	267_11172	Murr, Dorothy	110.85 acres	Easement Amendment	4.51 acres	Kimble	\$2,648
64	267_20396, 267_3142, 267_3126, 267_3141, 267_3144, 267_3125	2019 BLT Investments LLC	434.23 acres	Easement Amendment	31.6 acres	Kimble	\$8,485
65	267_3130, 267_23754	Balderamas, Jesus P. and Anna M.	24.75 acres	Easement Amendment	2.64 acres	Kimble	\$1,221
66	267_2499, 267_0	Clay, Mary Elizabeth K.	393.24 acres	Easement Amendment	110.61 acres	Kimble	\$2,292
67	267_19388, 267_19382	Rieck, Cynthia Syfan	126.69 acres	Easement Amendment	14.59 acres	Kimble	\$1,808
68	267_8293	Cedar Hills	39.4 acres	Easement Amendment	6.66 acres	Kimble	\$1,728

EXHIBIT C

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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 THE SURVEY PLATS INCLUDED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS NECESSARY TO PROVIDE, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE T510, T511, T558 AND T564 TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLY TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN CALDWELL, GUADALUPE, HAYS, KIMBLE, SCHLEICHER, TOM GREEN, TRAVIS AND WILLIAMSON COUNTIES FOR EASEMENT RIGHTS.

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 Caldwell, Guadalupe, Hays, Kimble, Schleicher, Tom Green, Travis and Williamson counties; and

WHEREAS, an independent, professional appraisal of the subject properties 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 B to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the T510, T511, T558 and T564 transmission lines, with the description of the location of and interest in the property(ies) LCRA Transmission Services Corporation seeks to acquire being more particularly described in the survey plats provided to the Board and attached to this Resolution within 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

EXHIBIT C

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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(ies), 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 and communication line(s).

EXHIBIT 1

Property descriptions are available at
<https://www.lcra.org/about/leadership/board-agendas>

FOR ACTION

5. 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 LCRA TSC Board of Directors approval for any project exceeding \$1.5 million.

Budget Status and Fiscal Impact

- All projected fiscal year 2027 expenditures for these projects are within the total annual budget approved in the FY 2027 capital plan.
- Staff will monitor the FY 2027 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 service reliability and system capacity 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)

Joshua Cole

Senior Vice President, Transmission Asset Optimization

Exhibit(s)

A – Project Cost Estimates and Cash Flow

B – Project Details

EXHIBIT A

Project Cost Estimates and Cash Flow

Dollars in millions

Project Name	FY 2026 and Prior	FY 2027	FY 2028	FY 2029	FY 2030	Lifetime
Service Reliability Projects						
Elroy to Wolf Lane Transmission Line Overhaul	0.7	12.5	-	-	-	13.2
System Capacity Projects						
San Marcos Power Transformer Additions	-	16.5	-	-	-	16.5
Total	0.7	29.0	-	-	-	29.7

EXHIBIT B

Project Details

Project Name: Elroy to Wolf Lane Transmission Line Overhaul

Project Number: 1027671

Lifetime Budget: \$13.2 million

Description: The project will increase transmission system reliability via an overhaul of the 3.8-mile Elroy to Wolf Lane 138-kilovolt transmission line in Bastrop and Travis counties. The scope of work includes replacing structures, conductor and optical ground wire along the transmission line and replacing related equipment at each substation. The recommended project completion date is May 15, 2027.

Project Name: San Marcos Power Transformer Additions

Project Number: 1036048

Lifetime Budget: \$16.5 million

Description: The project will acquire installed substation assets from the City of San Marcos, operating as San Marcos Texas Utilities, at the Hilltop, Rattler, Redwood, Ranch Road 12, San Marcos and Strahan substations in Hays County. The assets include transformation facilities, ancillary equipment and a portion of the substation properties. The recommended project completion date is Dec. 31, 2026.

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