

# LCRA Transmission Services Corporation

## Board Agenda

Wednesday, June 17, 2020

Earliest start time: 10 a.m.

MEMBERS OF THE PUBLIC WILL NOT BE PERMITTED TO ATTEND IN PERSON.  
THE MEETING WILL BE LIVESTREAMED AT  
<https://www.lcra.org/about/leadership/Pages/stream.aspx>

### Items From the Chair

1. Comments From the Public ..... 3

### Action Items

2. New Capital Improvement Project Approval – Hornsby Substation Addition ..... 4
3. Acquisition of Interests in Real Property – Use of Eminent Domain  
in Colorado County ..... 6
4. Acquisition of Interests in Real Property – Use of Eminent Domain  
in Burleson County ..... 14

### Executive Session

The Board also may go into executive session for advice from legal counsel on any items listed above and discuss the value, purchase and sale regarding any real estate-related item listed above, pursuant to Chapter 551 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 [www.sos.texas.gov/open/index.shtml](http://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.

The LCRA TSC Board Policy on Authority and Responsibilities directs that the business plan of the affiliated corporation include for approval a schedule of capital projects proposed for the fiscal year. The policy also states that only deviations from the approved plan will be brought before the LCRA TSC Board. As such, the LCRA TSC Board agenda will not include consent items to approve specific capital projects, unless the project scope or budget changes significantly from what was originally approved.



## **FOR DISCUSSION**

# **1. Comments From the Public**

### **Summary**

Consistent with Gov. Abbott's March 16, 2020, temporary suspension of various provisions of the Open Meetings Act, the public will not be able to attend the meeting in person but may view the open session portions of the meeting via livestream at: <https://www.lcra.org/about/leadership/Pages/stream.aspx> and make comments to the Board of Directors via telephone.

The Board will take all public comments at the beginning of the meeting. Members of the public who would like to address the Board must register by calling one of the numbers below between 9:30-9:50 a.m. on the day of the meeting.

Phone numbers: 877-820-7831 (toll free) or  
720-279-0026

Passcode: 885538

## **FOR ACTION**

# **2. New Capital Improvement Project Approval – Hornsby Substation Addition**

### **Proposed Motion**

Approve the Capital Improvement Project Authorization Request for the Hornsby Substation Addition project.

### **Board Consideration**

LCRA Transmission Services Corporation Board Policy T301 – Finance requires Board of Directors approval for any project exceeding \$1.5 million that is not included in the annual capital plan or any previously approved project expected to exceed its lifetime budget by 10% and \$300,000.

### **Budget Status and Fiscal Impact**

- The project was not included in LCRA TSC's fiscal year 2021 capital plan.
- Staff seeks approval for a total lifetime budget of \$75.756 million, of which staff expects to spend \$42.424 million this fiscal year.
- Staff expects this additional spending will not impact the FY 2021 capital budget. Staff will monitor the forecast and will request a fiscal year budget increase if needed.
- The vice president and chief operating 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 the Hornsby Substation Addition project located in Travis County as a system capacity addendum to the FY 2021 capital plan. The project will meet legal requirements in the Public Utility Regulatory Act and PUC rules. The rules require transmission utilities to provide transmission service, including constructing new facilities and modifying existing ones, to wholesale market participants.

Forecast load additions in Bluebonnet Electric Cooperative's service area are driving the need for this substation facility addition. Staff recommends the construction of a new LCRA TSC-owned substation with necessary 345-kilovolt and 138-kilovolt equipment.

The project will be completed in phases as the new load is added with an overall required project completion date of May 2022. The project funds will pay for project management, regulatory activities, engineering, materials, real estate activities and necessary land rights. LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns.

**Project Recap**

Total Project Estimated Cost	<u>\$75,756,000</u>
Previous Project Lifetime Budget:	\$ 0
Additional Lifetime Budget Approval Sought:	<u>\$75,756,000</u>
FY 2021	\$ 42,424,000
FY 2022	\$ 33,332,000
Total:	<u>\$75,756,000</u>

**Project Direction**

Project Manager: Dave Ilges  
Project Sponsor: Sandeep Borkar  
Project Number: 1023852

**Presenter(s)**

Kristian M. Koellner  
Vice President, Transmission Asset Optimization

## **FOR ACTION**

### **3. Acquisition of Interests in Real Property – Use of Eminent Domain in Colorado County**

#### **Proposed Motion**

I move that the Board of Directors of LCRA Transmission Services Corporation adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Frelsburg Circuit Breaker Addition project to provide for the reliable transmission of electric energy on the Fayetteville to Glidden (T176) transmission line; and that the first record vote applies to all units of property to be condemned.

#### **Board Consideration**

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

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

#### **Budget Status and Fiscal Impact**

The acquisition cost was included in the Board-approved budget for the Frelsburg Circuit Breaker Addition project.

#### **Summary**

LCRA TSC proposes to acquire a substation site in fee simple in Colorado County to construct the Frelsburg Substation. CBRE Valuation and Advisory Services performed an independent appraisal of the interests in real property to be acquired to determine just compensation to the landowners.

Staff has made a bona fide offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Sec. 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowners.

Staff has provided to the Board a description of the specific property to be acquired and will attach the description to the resolution.

LCRA TSC representatives performed environmental and cultural due diligence studies and did not identify any concerns. Staff requests the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

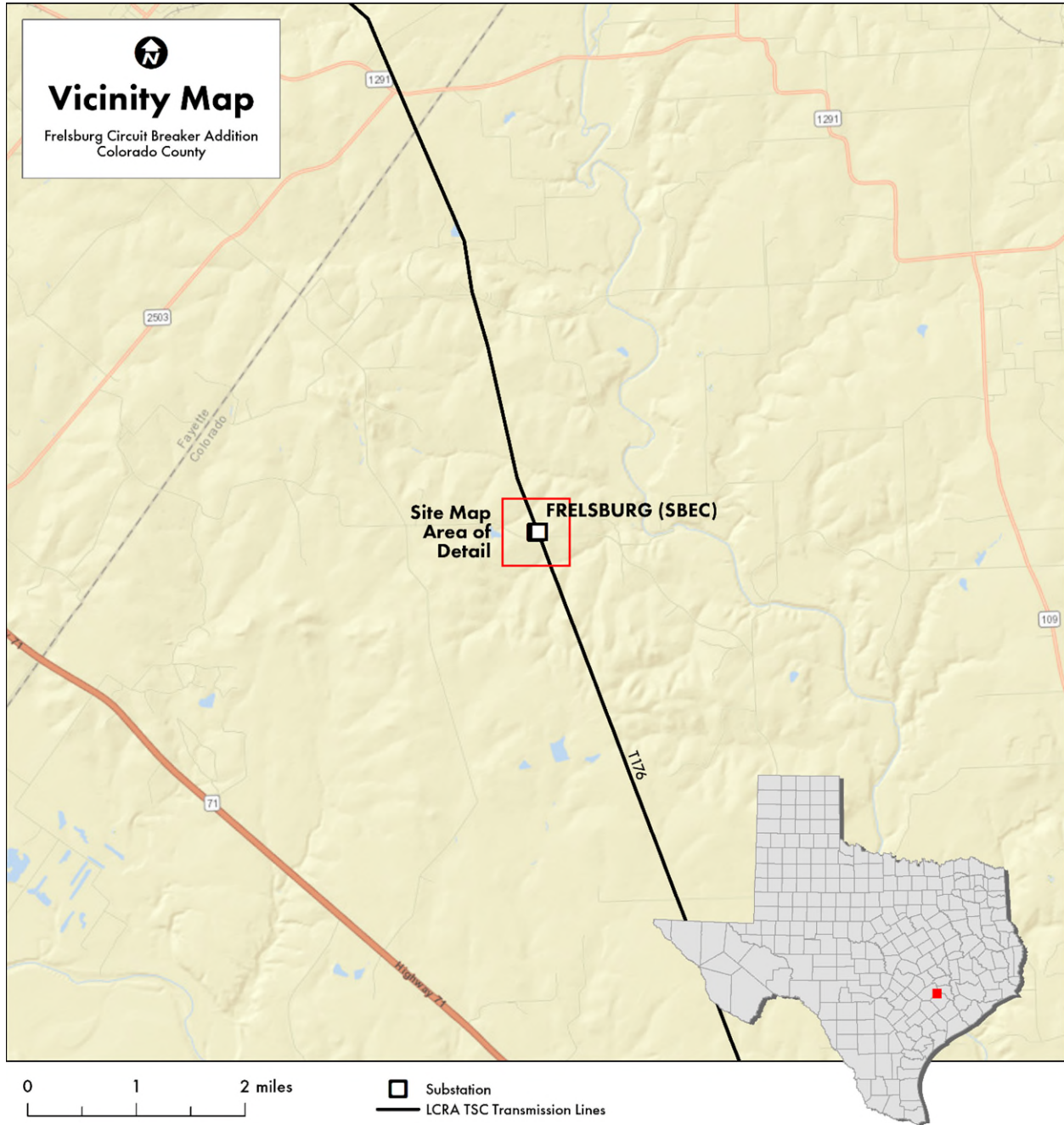
#### **Presenter(s)**

Mark Sumrall  
Director, Real Estate Services

**Exhibit(s)**

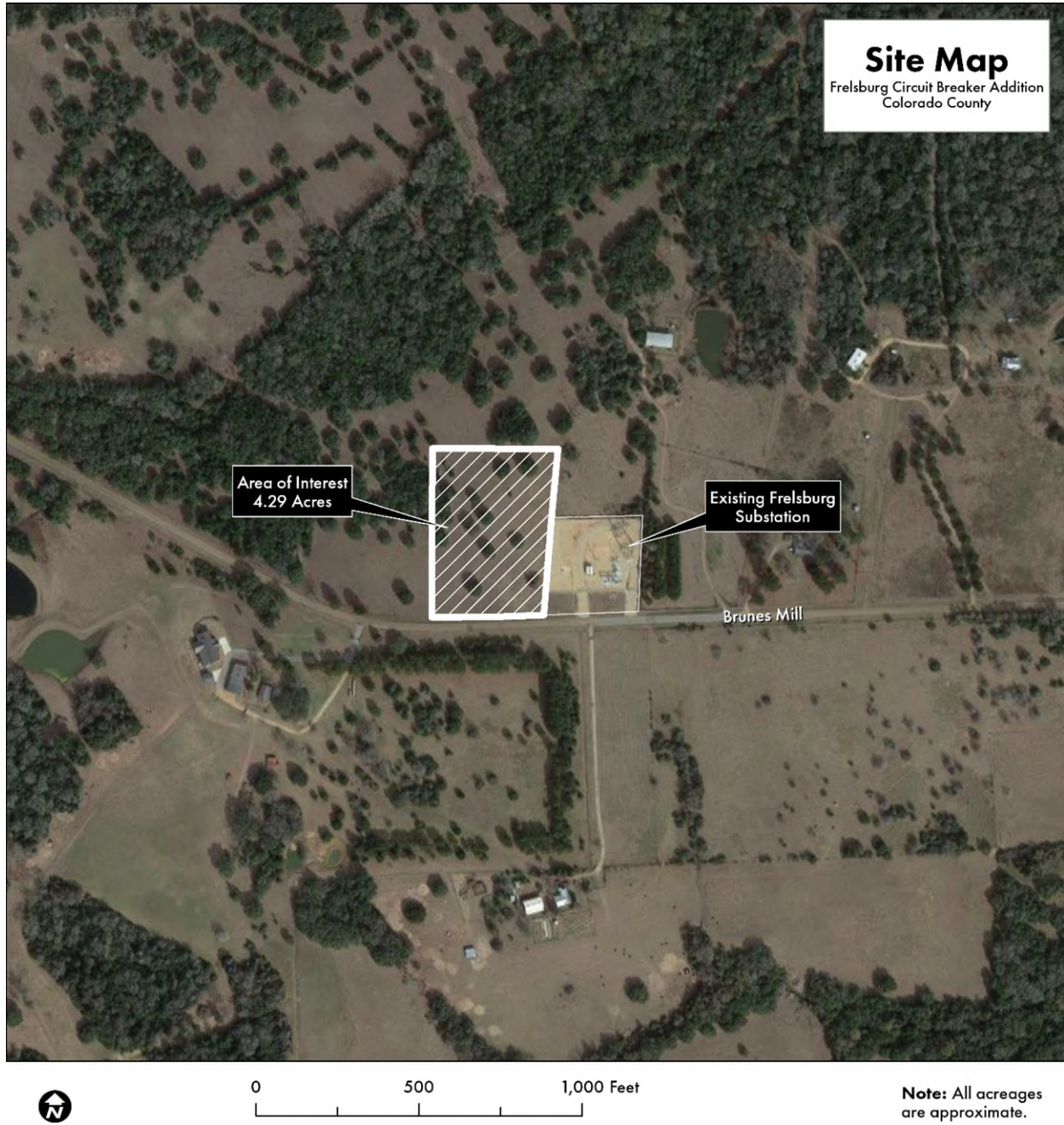
- A – Vicinity Map
- B – Site Map
- C – Landowner List
- D – Resolution
- 1 – Description of the Specific Property

## EXHIBIT A





## **EXHIBIT B**



**EXHIBIT C**

<b>Parcel ID</b>	<b>Landowners</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Acquisition Acreage</b>	<b>County</b>	<b>Approximate Value</b>
B014	Wayne and Sharise Lefferd	108.027 acres	Fee	4.29 acres	Colorado	\$35,700



## **EXHIBIT D**

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### **PROPOSED MOTION**

**I MOVE THAT THE BOARD OF DIRECTORS OF LCRA TRANSMISSION SERVICES CORPORATION ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTY DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF AN ELECTRIC SUBSTATION SITE FOR THE FRELSBURG CIRCUIT BREAKER ADDITION PROJECT TO PROVIDE FOR THE RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE FAYETTEVILLE TO GLIDDEN (T176) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.**

### **RESOLUTION AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN COLORADO COUNTY FOR THE FEE SIMPLE PURCHASE FOR A SUBSTATION.**

**WHEREAS**, LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of an electric substation site in Colorado County; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Frelsburg Circuit Breaker Addition project, 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 require 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 Sec. 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the

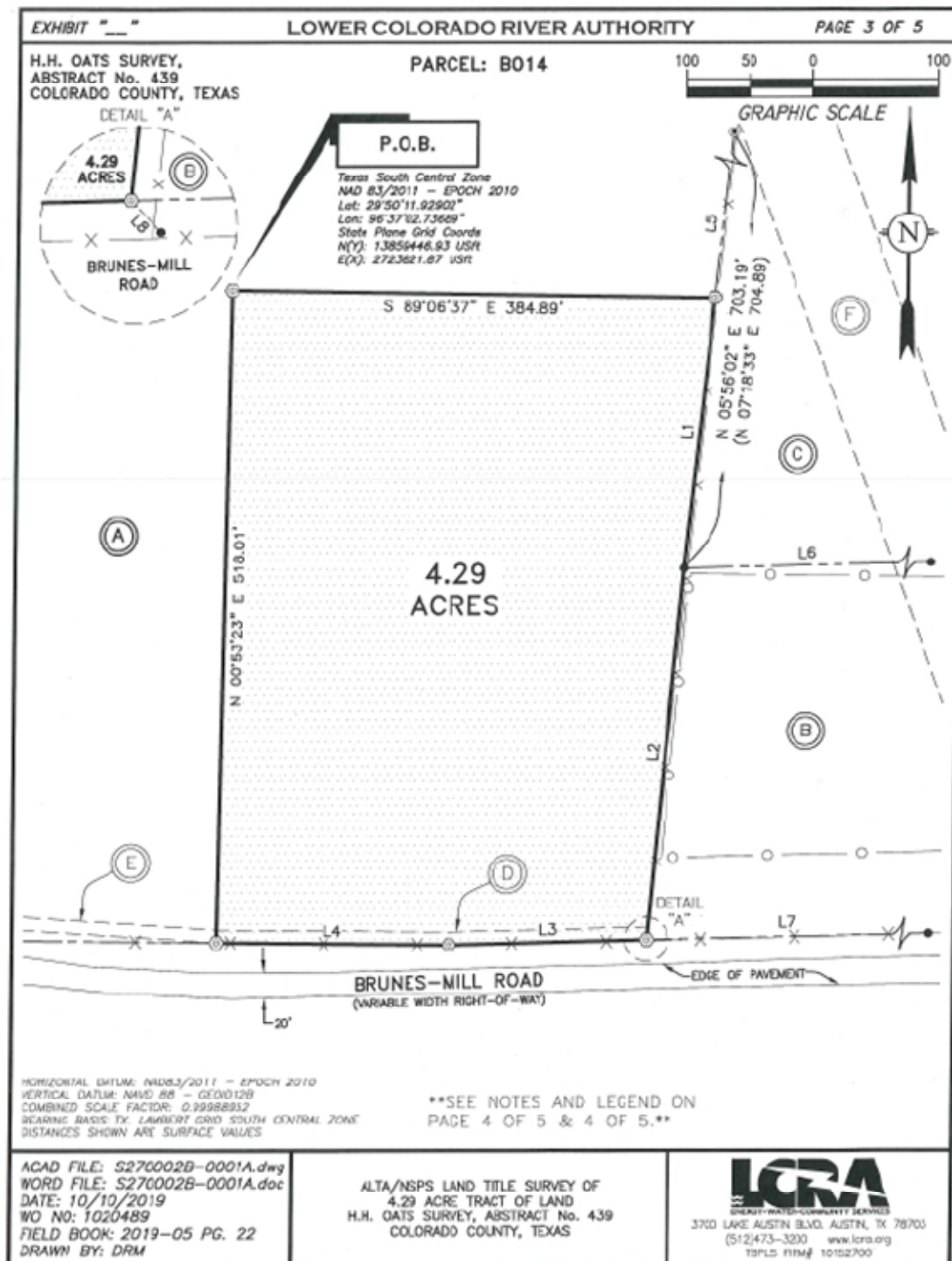
## **EXHIBIT D**

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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 interests in real property that are proper and convenient for the operation of the electric substation site.

# **EXHIBIT 1**



## **FOR ACTION**

### **4. Acquisition of Interests in Real Property – Use of Eminent Domain in Burleson County**

#### **Proposed Motion**

I move that the Board of Directors of LCRA Transmission Services Corporation 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 easements for the Cooks Point Substation and Transmission Line Addition project to provide for the reliable transmission of electric energy on the Cooks Point (T680) transmission line; and that the first record vote applies to all units of property to be condemned.

#### **Board Consideration**

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

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

#### **Budget Status and Fiscal Impact**

The acquisition costs were included in the Board-approved budget for the Cooks Point Substation and Transmission Line Addition project.

#### **Summary**

LCRA TSC proposes to acquire transmission line easements in Burleson County for the Cooks Point Substation and Transmission Line Addition project. CBRE Valuation and Advisory Services performed an independent appraisal of the interests in real properties to be acquired to determine just compensation to the landowners.

Staff made initial offers to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Sec. 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 agreements cannot be reached with the landowners.

Staff has provided to the Board a description of the specific properties to be acquired, and will attach the description to the resolution.

LCRA TSC representatives have performed environmental and cultural due diligence studies and did not identify any concerns. Staff requests the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

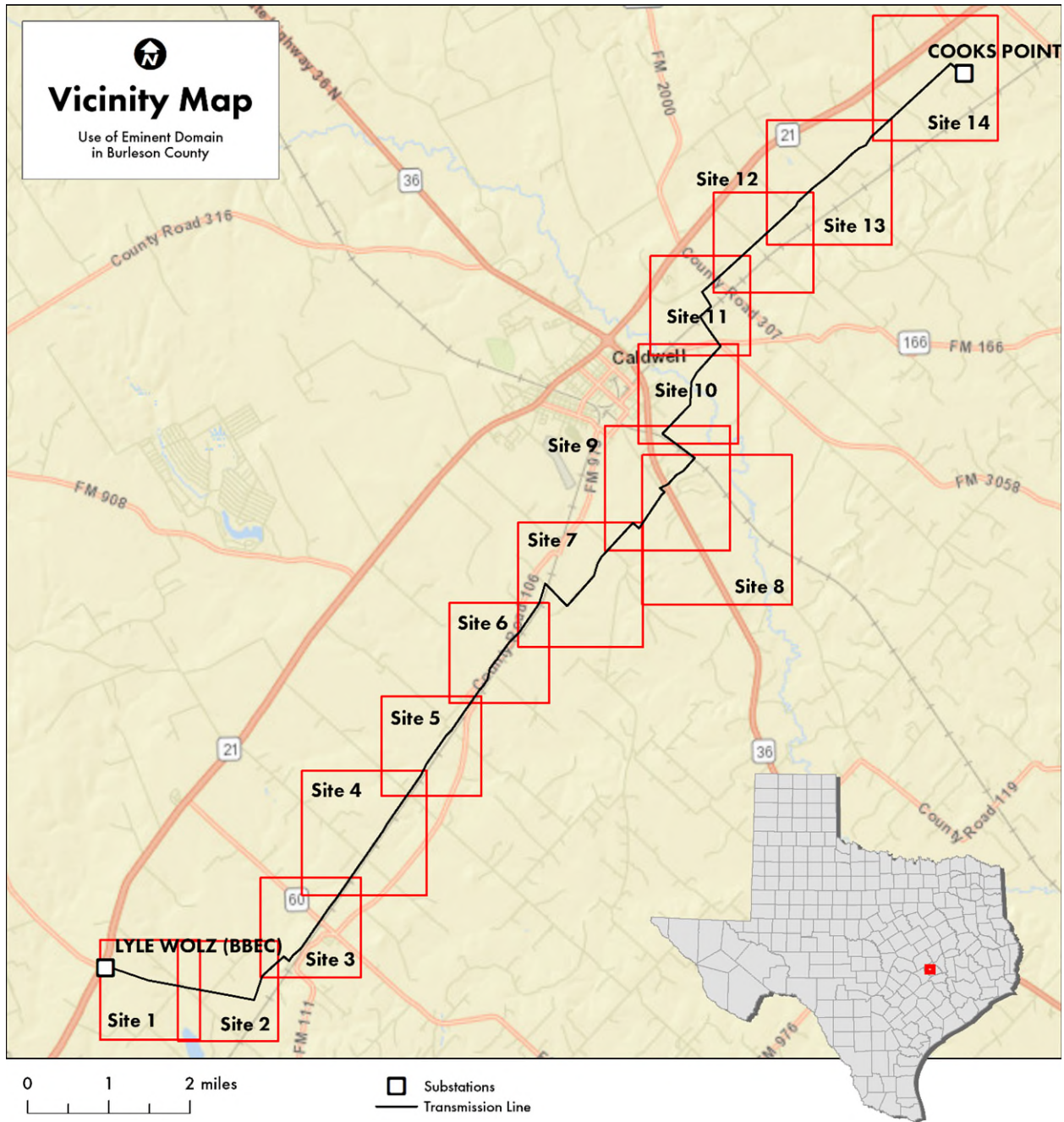
#### **Presenter(s)**

Mark Sumrall  
Director, Real Estate Services

**Exhibit(s)**

- A – Vicinity Map
- B – Site Maps
- C – Landowner List
- D – Resolution
- 1 – Description of the Specific Properties

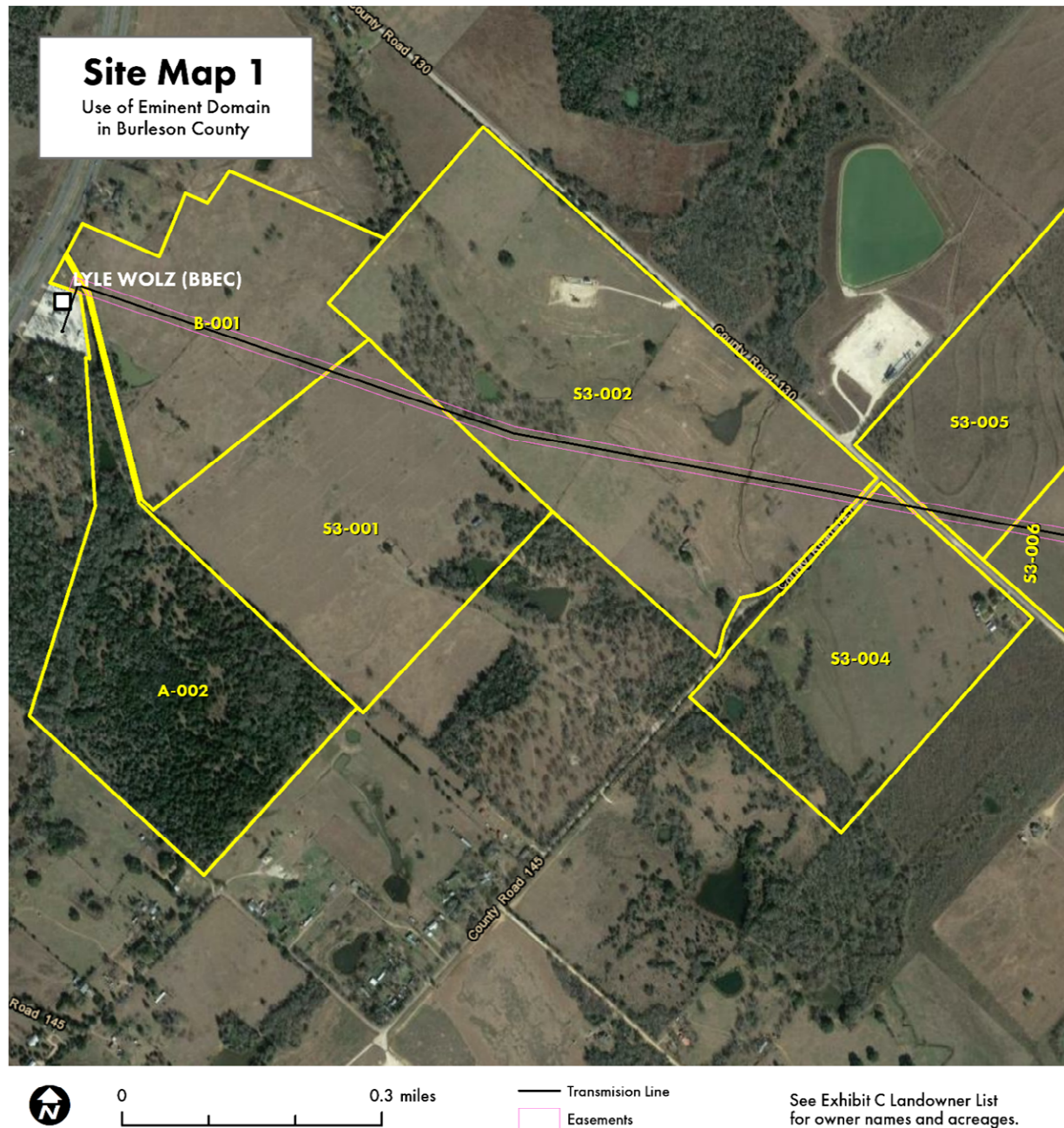
## EXHIBIT A





## EXHIBIT B

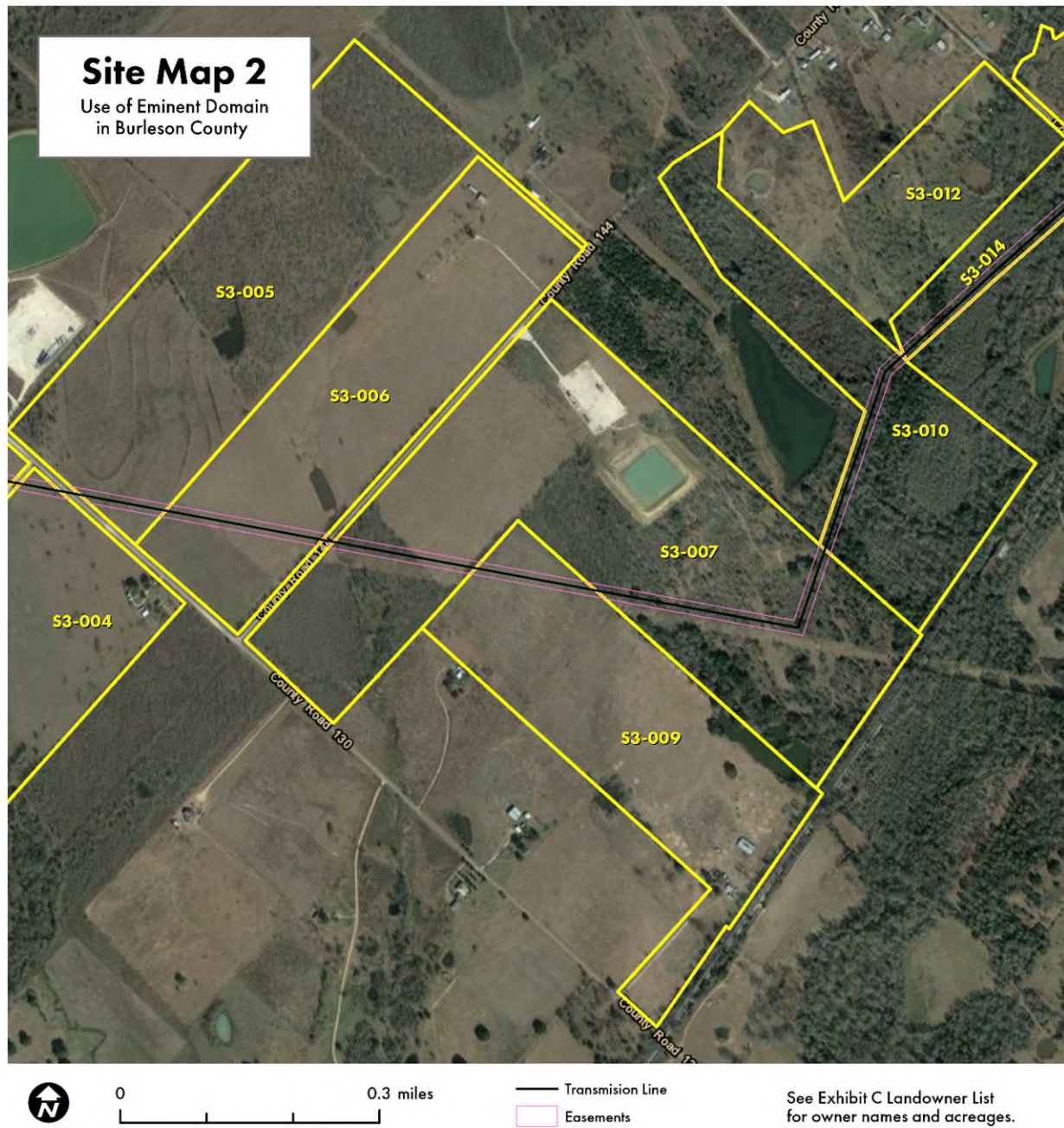
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## EXHIBIT B

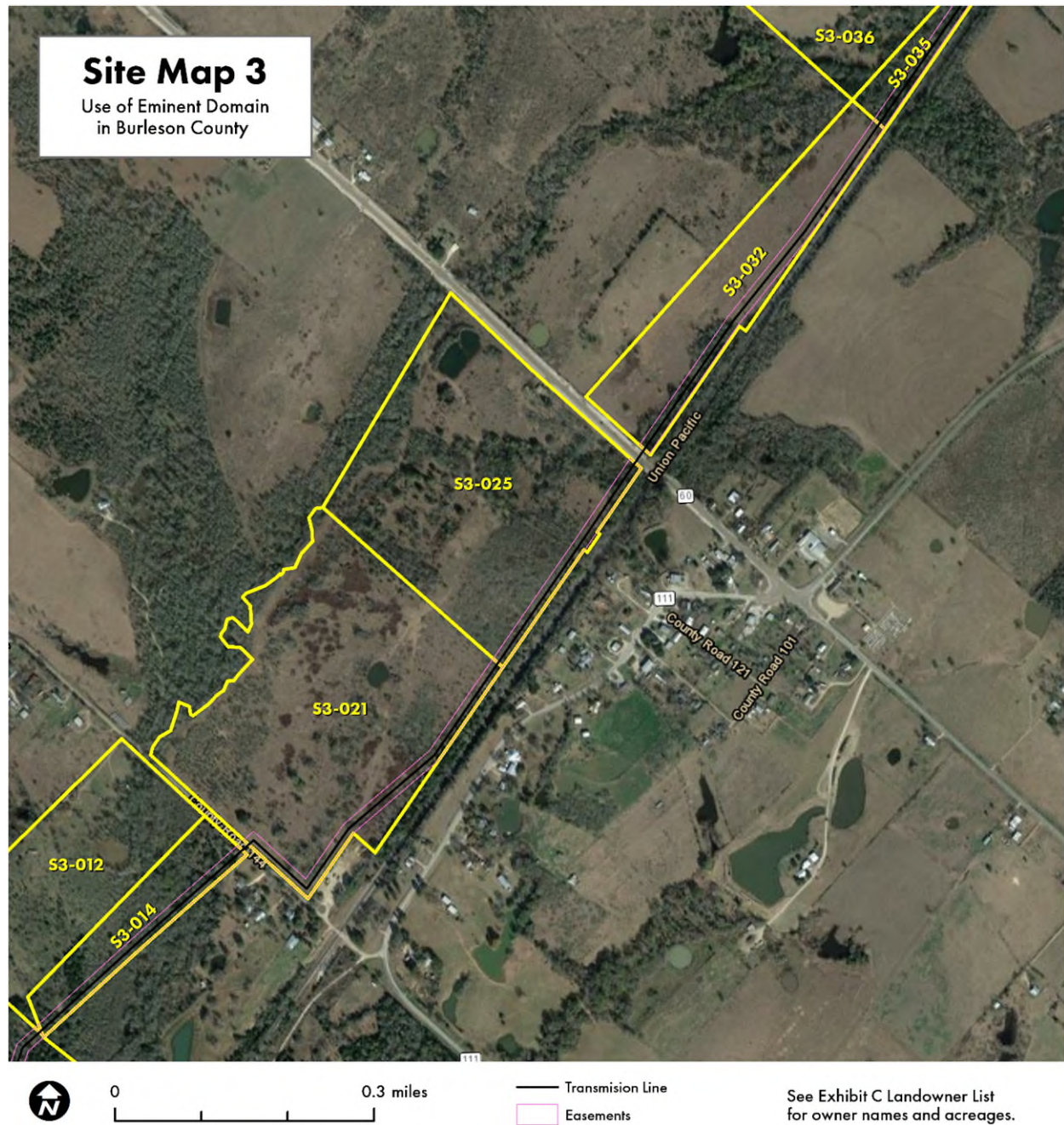
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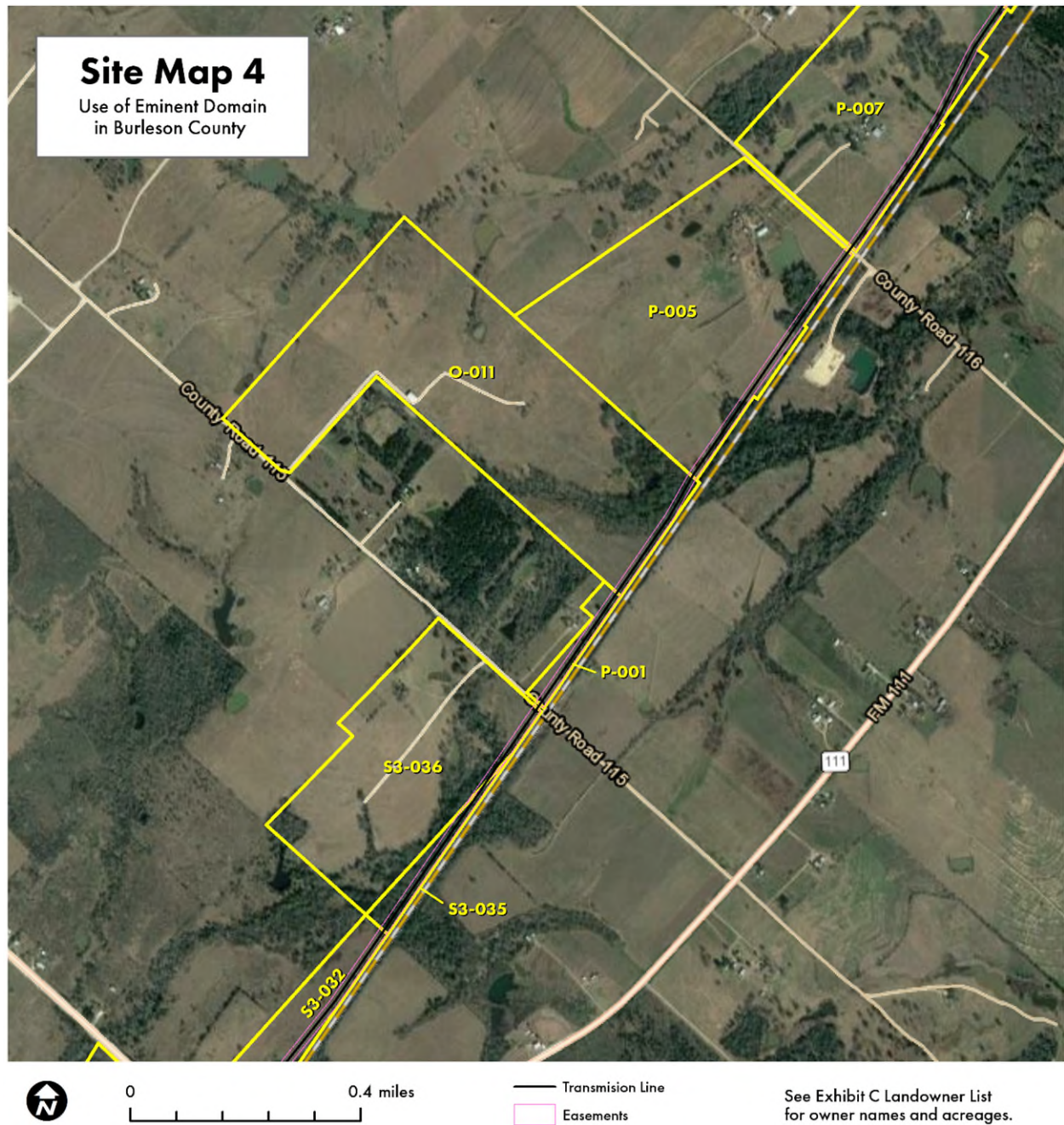
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## EXHIBIT B

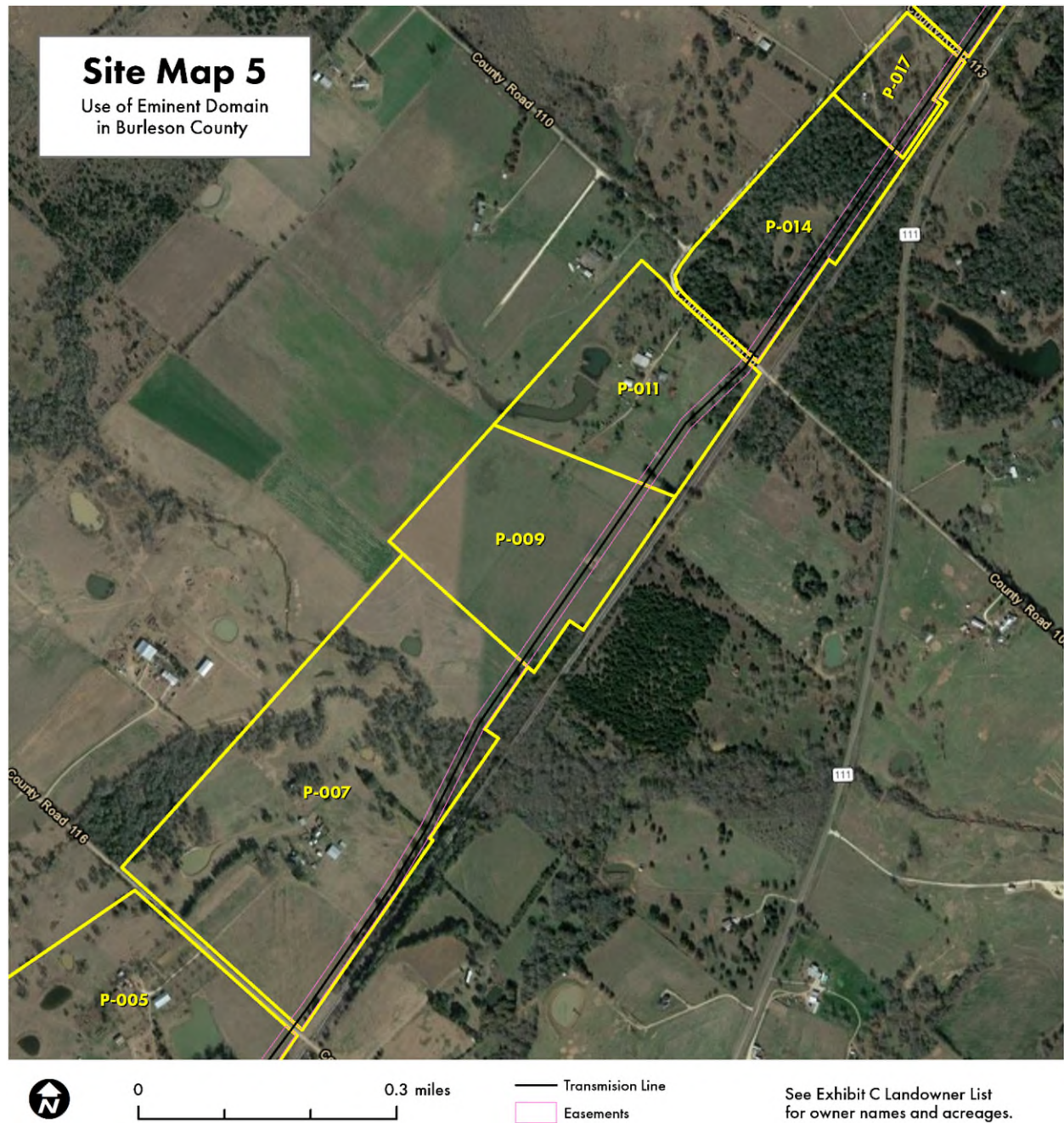
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## EXHIBIT B

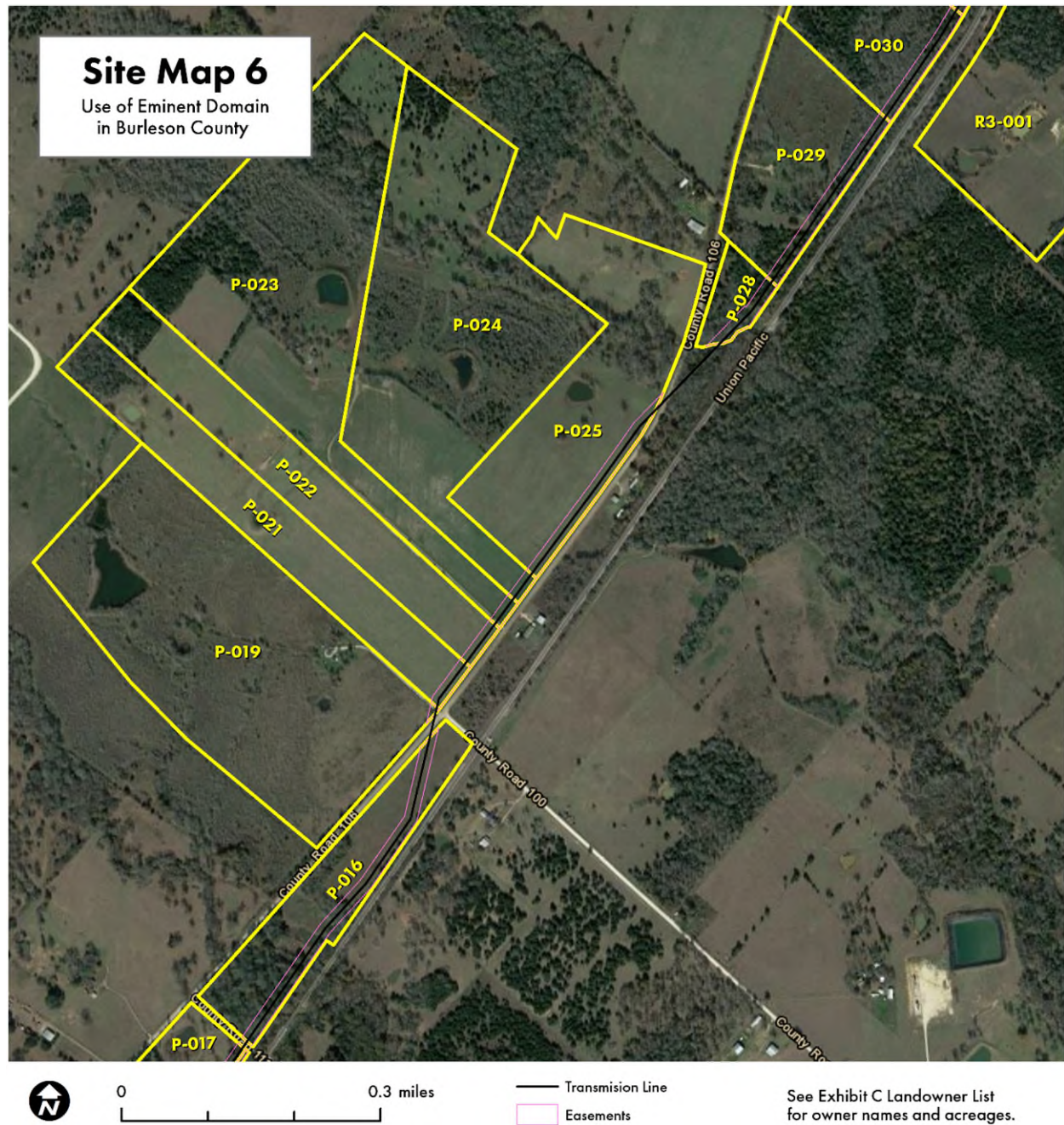
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## EXHIBIT B

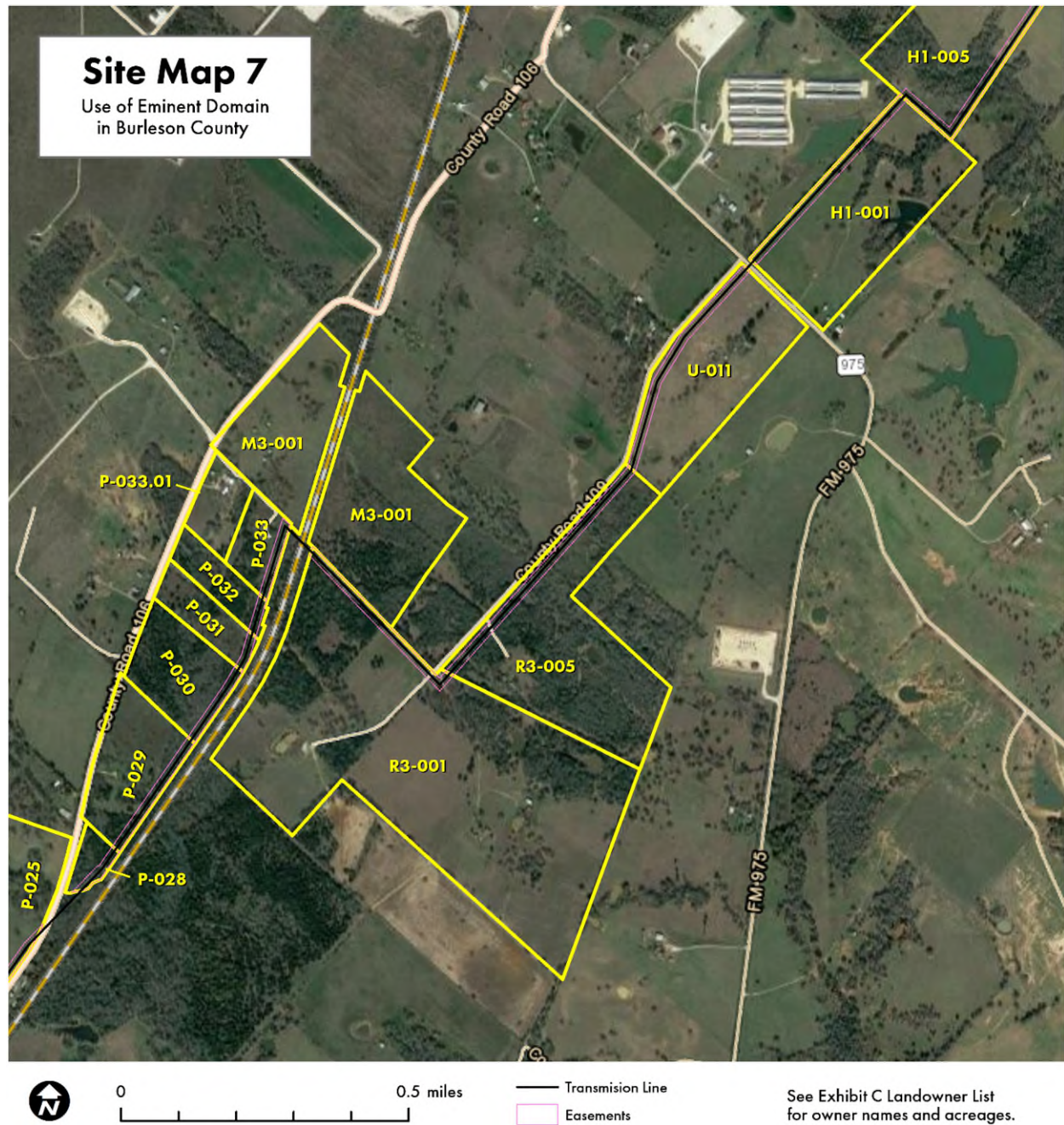
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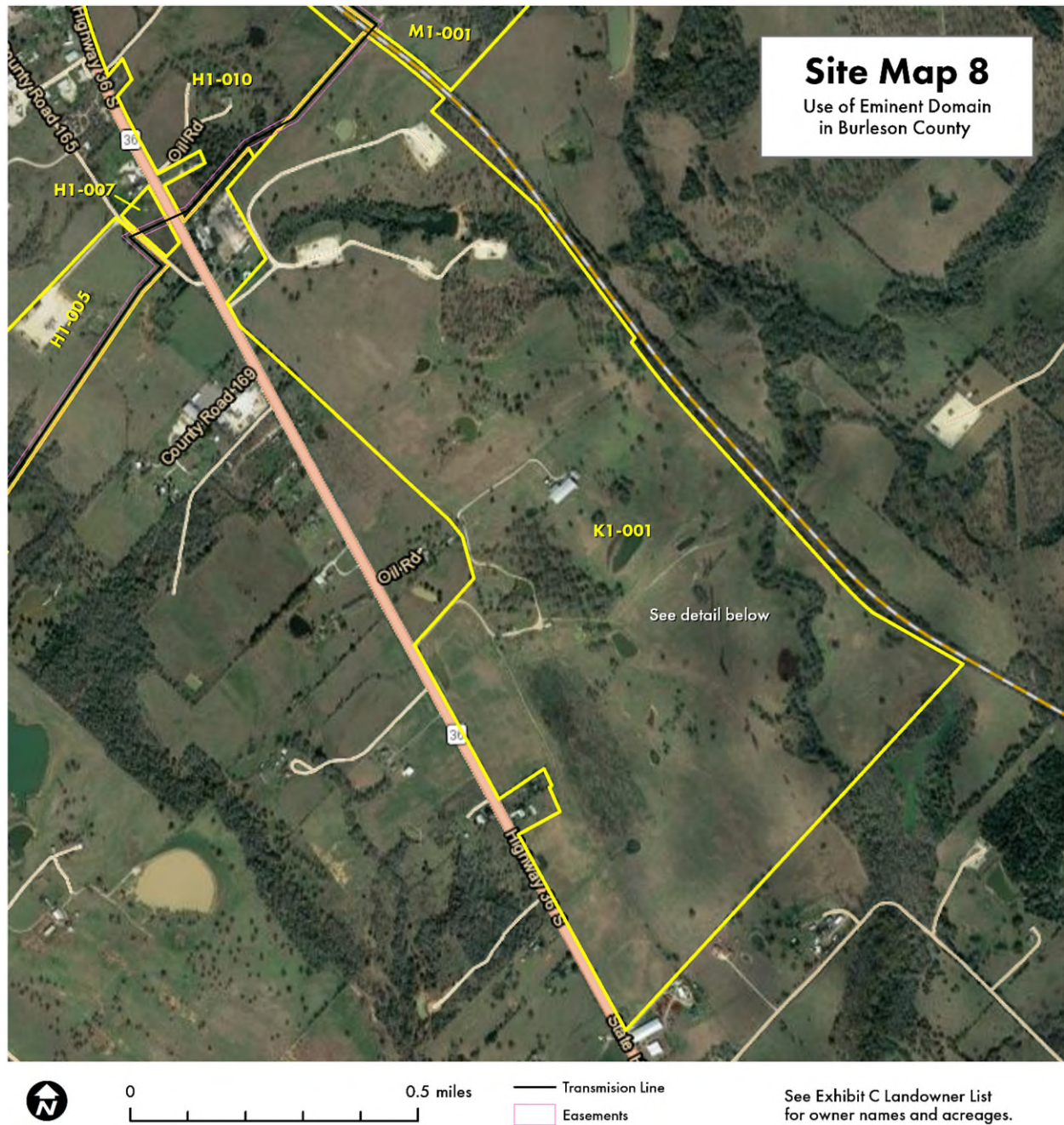
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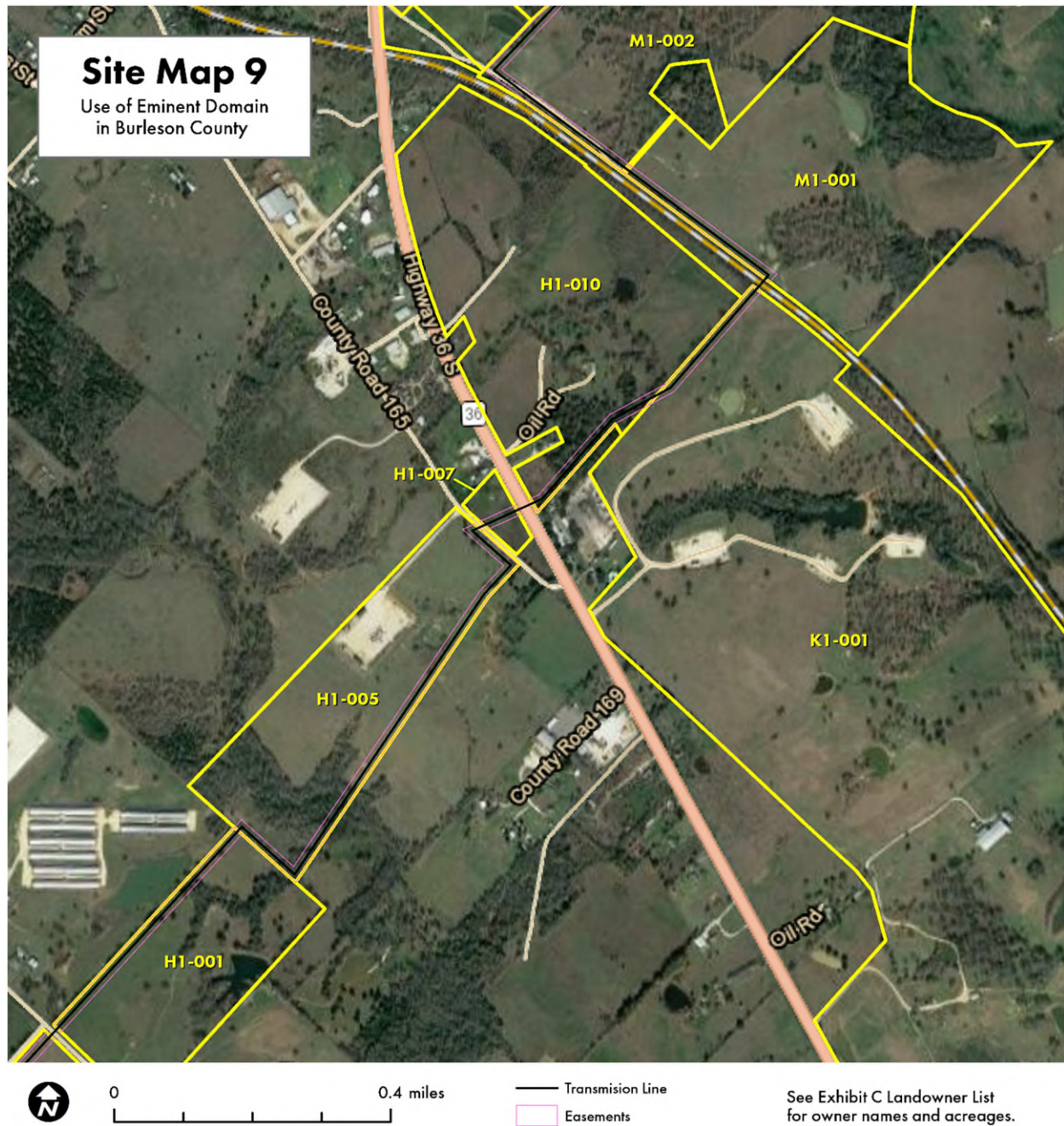
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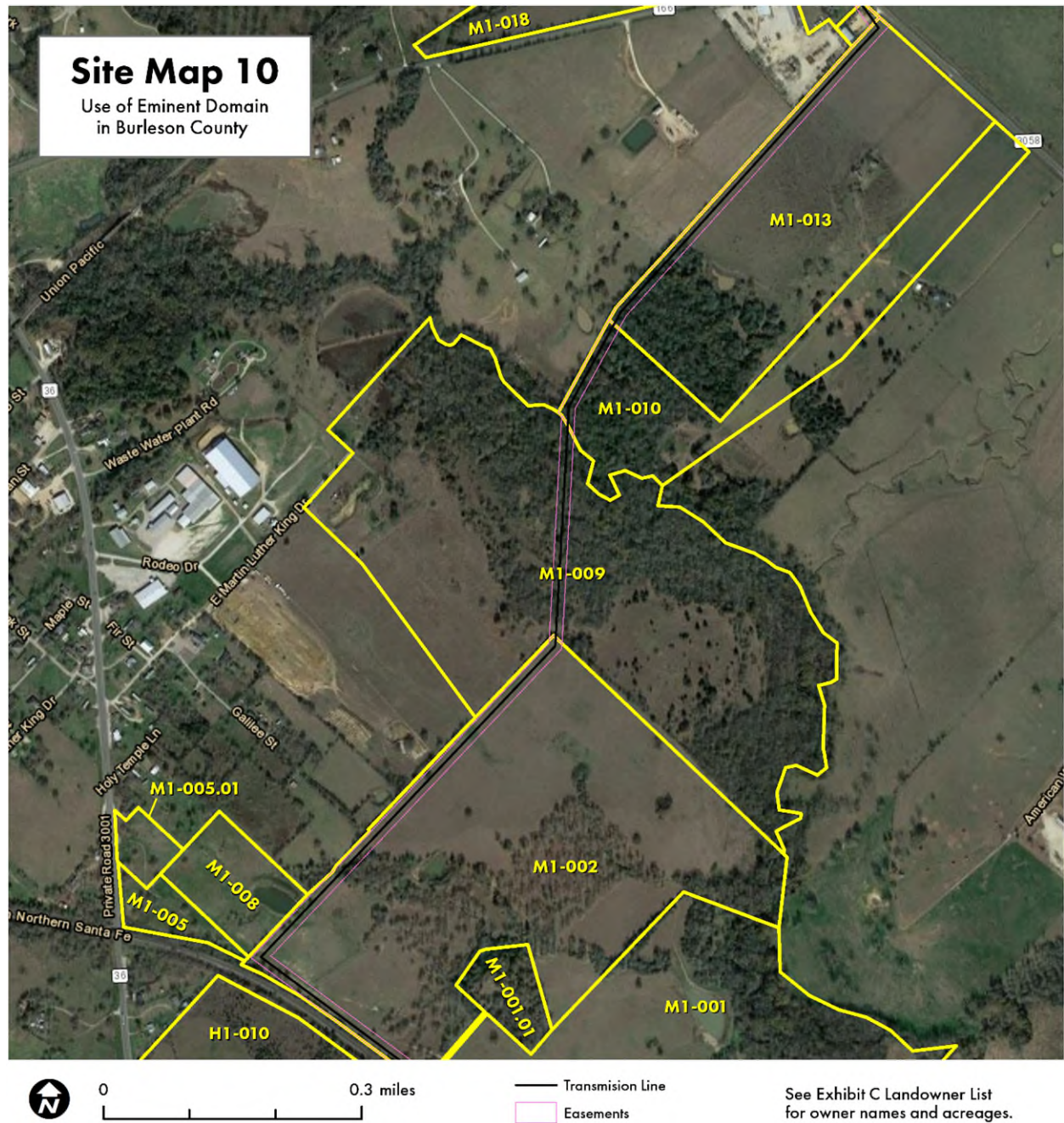
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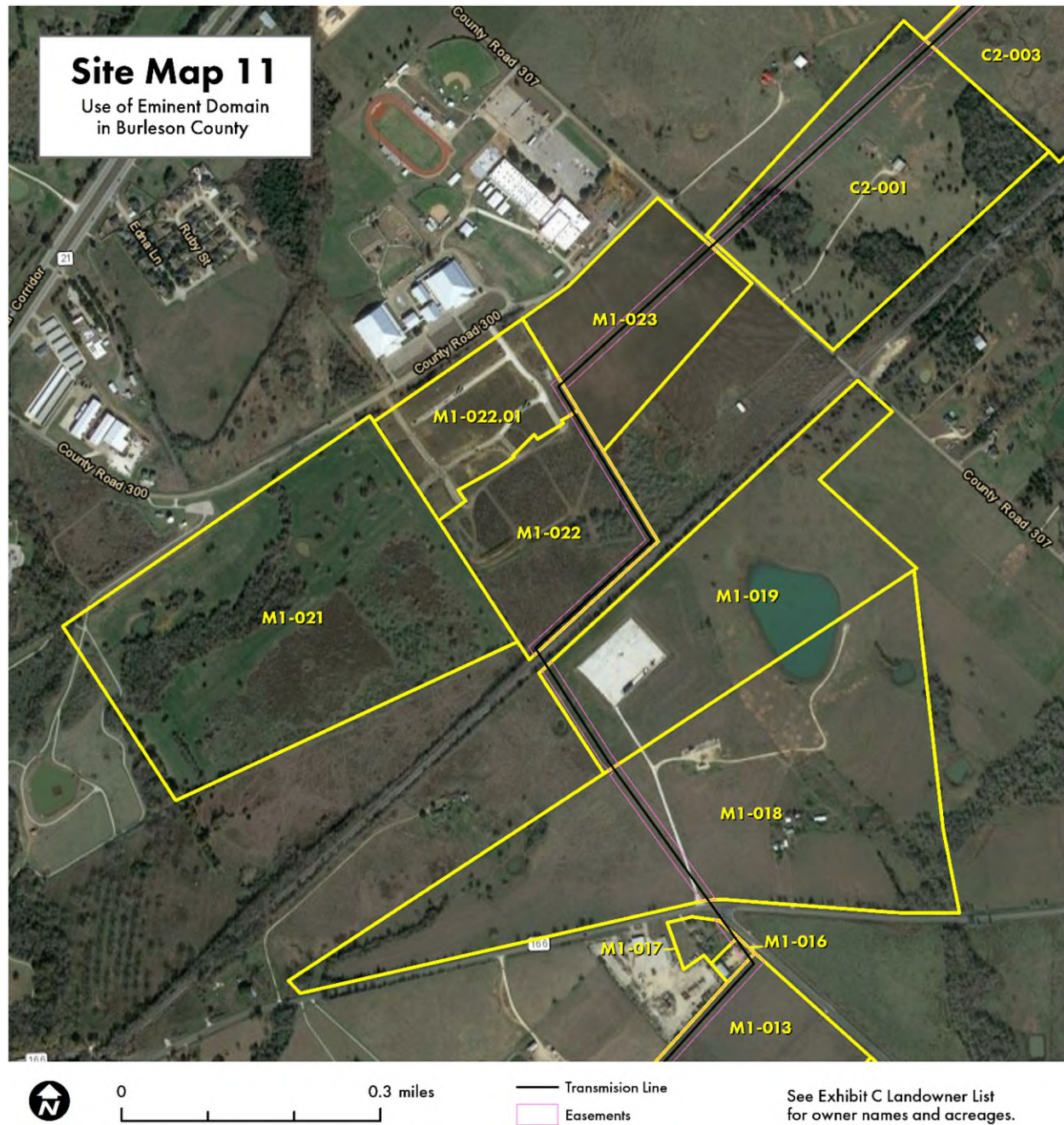
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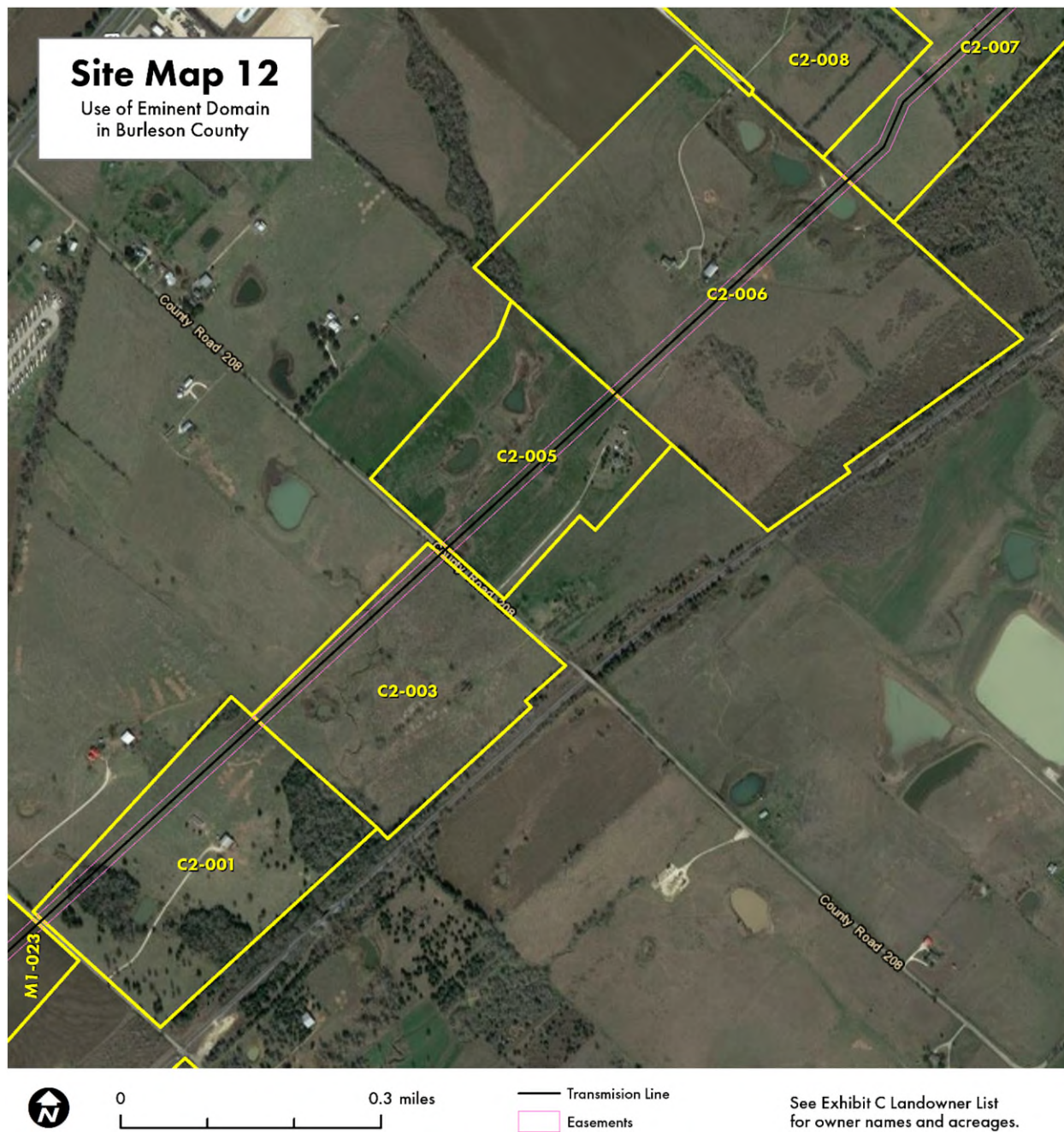
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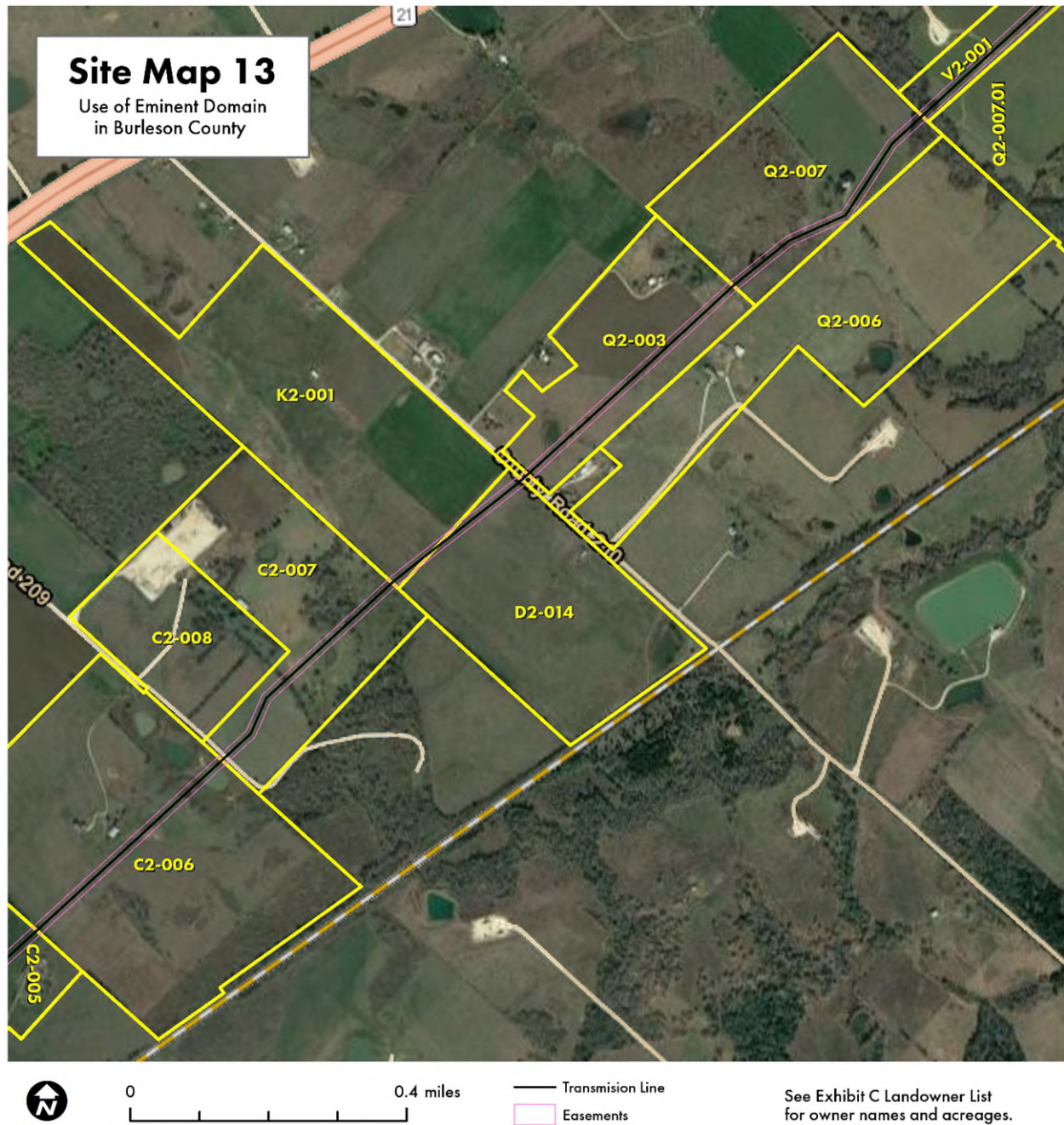
**EXHIBIT B**  
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## EXHIBIT B

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## EXHIBIT B

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**EXHIBIT C**

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<b>Parcel ID</b>	<b>Landowners</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Acquisition Acreage</b>	<b>County</b>	<b>Approximate Value</b>
A-002	Mary Elizabeth Horak Miller, Frank Mark Horak, John A. Horak, Trustee of the John A. Horak Separate Property Trust U/A dated 12/2/14	61 acres	Easement  Permanent Access	0.1321 acre  0.2154 acre	Burleson	\$1,834
B-001	HOBOSBCF, LLC	50 acres	Easement	2.865 acres	Burleson	\$18,050
S3-001	Amy Jurica Hinnant	67 acres	Easement	1.39 acres	Burleson	\$7,506
S3-002	Evers Group, LLC	106.57 acres	Easement	4.779 acres	Burleson	\$25,807
S3-005	Mildred E. Miman	78.5 acres	Easement	0.9836 acre	Burleson	\$3,985
S3-007	Ronald Henry Stern, Carol Ann Stern Christian	113.6358 acres	Easement  Temporary Easement	4.864 acres  0.4768 acre	Burleson	\$21,250
S3-010	Norma B. Taylor, Barbara L. Krob, William S. Lowery	44.5567 acres	Easement	2.368 acres	Burleson	\$44,421
S3-012	Jerry G. Busby, Sr., Jerry D. Busby	14.7571 acres	Easement	0.0244 acre	Burleson	\$132
S3-021; S3-025	Barry Ray Helweg	126 acres  68 acres  58 acres	Easement  Temporary Easement  Permanent Access	7.066 acres  0.4772 acre  0.2532 acre	Burleson	\$106,971
S3-032	Kenneth Wayne Moore	22.895 acres	Easement  Permanent Access	4.515 acres  0.4907 acre	Burleson	\$113,042
S3-035; S3-036	Estate of Edward L. Lehmann	77.819 acres	Easement	4.568 acres	Burleson	\$77,306
O-011	Tammy L. and Bennie W. Jones	130.161 acres	Easement	2.338 acres	Burleson	\$46,631

**EXHIBIT C**

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P-005	Ernest Edward Beran, Georgia J. Beran	104 acres	Easement Permanent Access	4.869 acres 0.1678 acre	Burleson	\$128,803
P-007	Susan Jane Bringol, Robert E. Bringol, Sr.	76.91 acres	Easement Permanent Access	4.831 acres 0.5228 acre	Burleson	\$81,984
P-009 P-011	Jerry John Schafer, Life Estate, Linnie Mae Schafer, Successor Life Estate, Jenna Laine Spencer, Remainderman	60.521 acres	Easement Permanent Access	4.241 acres 0.1387 acre (P-009) 0.0816 acre (P-011)	Burleson	\$86,400
P-014	Sue Lynn Kiel Schwartz, LaBeth Kiel Snyder, Barbara Kiel Humphreys	25 acres	Easement	2.829 acres	Burleson	\$53,529
P-016	Glenn D. Kiel and Patricia Anne Kiel	18.67 acres	Easement Temporary Easement	4.052 acres 0.3497 acre	Burleson	\$69,988
P-019	Thomas A. Knesek, Jovita Knesek, Amber Knesek, Jacob Castaneda	63.261 acres	Easement	0.09 acre	Burleson	\$689
P-021 P-022	Janice Lynn Ofczarzak	23.3 acres 23.3 acres	Easement	0.58 acre 0.55 acre	Burleson	\$48,685
P-023	Randy Howry, Cindy Howry, Cheryl Danford	56.291 acres	Easement	0.35 acre	Burleson	\$50,228
P-024	Linwood J. Beran, Dwayne Franklin Beran, Loretta Beran Alford	56.291 acres	Easement	0.35 acre	Burleson	\$50,228
P-025	Janice Lynn Ofczarzak	34.7564 acres	Easement	2.30 acres	Burleson	\$60,713
P-028	Linwood J. Beran, Loretta Beran Alford, Dwayne F. Beran, Randy Howry, Georgia Howry and Barbara Janacek Cathey	121 acres	Easement Permanent Access	0.9908 acres 0.0913 acre	Burleson	\$6,330

**EXHIBIT C**

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<b>Parcel ID</b>	<b>Landowners</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Acquisition Acreage</b>	<b>County</b>	<b>Approximate Value</b>
P-029	John W. Trcalek, Jr. and Marie Janacek Trcalek, Life Estate Interest	20.17 acres	Easement	2.244 acres	Burleson	\$43,501
P-030	Ray Thomas Rickert	17.06 acres	Easement	1.463 acres	Burleson	\$33,260
P-032	Janet E. Namken	7.93 acres	Easement	0.6383 acre	Burleson	\$20,529
P-033	Michael Edwin Turner, Janet Namken	7.93 acres	Easement Temporary Easement Permanent Access	1.368 acres 0.461 acre 0.217 acre	Burleson	\$27,716
P-033.01	Charlie Erwin	7.906 acres	Offline Permanent Access	0.2203 acre	Burleson	\$1,430
R3-001	Jesse Floyd Goodson, Jr.	149.333 acres	Easement Temporary Easement	3.372 acres 0.9539 acre	Burleson	\$122,347
R3-005	Billy L. Norville, a/k/a Billy Lee Norville, Dorethea Norville a/k/a Dorothea Norville	55.57 acres	Easement	4.622 acres	Burleson	\$125,856
U-011	Carolyn D. Brinkmann f/k/a Carolyn Drgac Homeyer	34.6 acres	Easement	3.988 acres	Burleson	\$76,869
H1-001	Jeffery J. McManus, Michael V. McManus	45 acres	Easement Temporary Easement	3.761 acres 0.4769 acre	Burleson	\$68,479
H1-005	Mark Anthony Heald, Geneva Ann Heald Benet, Alan Craig Heald, Sr.	57.77 acres	Easement Temporary Easement	7.209 acres 1.4261 acres	Burleson	\$122,045
H1-007	Roy Bohn, Suzanne Bohn	3.65 acres	Easement	0.5105 acre	Burleson	\$45,205

**EXHIBIT C**

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Parcel ID	Landowners	Approximate Parent Tract Acreage	Land Rights	Approximate Acquisition Acreage	County	Approximate Value
H1-010	Thomas Griffin Rockett, Jr., Robert Judson Rockett, and Alan C. Rockett, Individually and as Co-Trustees of the Rockett Family Trust	72.17 acres	Easement	2.39 acres	Burleson	\$100,184
K1-001	J B Rancho, LLC, formerly known as J B Rancho, Inc.	566.44 acres	Easement	2.05 acres	Burleson	\$136,070
M1-001 M1-002	J B Rancho, LLC	81.8 acres  95.5 acres	Easement Temporary Easement Easement Temporary Easement Permanent Access	2.54 acres 0.95 acre 7.22 acres 0.48 acre 0.05 acre	Burleson	\$223,817
M1-001.01	The Oak Grove Cemetery Association	4.9 acres	Easement	0.04 acre	Burleson	\$540
M1-005	J B Rancho, LLC	6.00 acres	Offline Temporary Easement Permanent Access	0.05 acre 0.33 acre	Burleson	\$744
M1-008	J B Rancho, LLC	9.0 acres	Offline Temporary Easement Permanent Access	0.40 acre 0.05 acre	Burleson	\$446
M1-005.01	J B Rancho, LLC	1.35 acres	Offline Permanent Access	0.17 acre	Burleson	\$361
M1-009	J. Zermeno Enterprises, Inc. and Promovicto USA, Inc.	106.7 acres	Easement Temporary Easement	2.41 acres 0.44 acre	Burleson	\$173,452
M1-010	Joy Gloyna	29.436 acres	Easement	1.29 acres	Burleson	\$35,536
M1-013	Gladys Sefcik Watson, John H. Sefcik, Mildred Sefcik Houdek, Emily Sefcik Welch, Arnold Sefcik	54.374 acres	Easement Temporary Easement	4.58 acres 0.48 acre	Burleson	\$85,058



**EXHIBIT C**

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<b>Parcel ID</b>	<b>Landowners</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Acquisition Acreage</b>	<b>County</b>	<b>Approximate Value</b>
M1-016	Brian K. Chapman	0.81 acre	Easement	0.23 acre	Burleson	\$6,624
M1-017	Breyce Barton	1.945 acres	Easement	0.14 acre	Burleson	\$3,465
M1-018 M1-019	John Edward Hejl	94.5 acres  61.87 acres	Easement  Permanent Access  Easement	1.83 acres  0.01 acre  1.36 acres	Burleson	\$188,405
M1-022	1983 Land Investments, LLC	41.39 acres	Easement  Temporary Easement	2.65 acres  0.37 acre	Burleson	\$46,536
M1-022.01	Ranier & Son Development Company, LLC	Lots 23, 24 and 25; Block 5 and Reserve B	Easement	0.31 acre	Burleson	\$53,546
M1-023	Susan Ginzel Beran	23.65 acres	Easement	2.28 acres	Burleson	\$50,268
C2-001	David E. Reue	46.41 acres	Easement	3.29 acres	Burleson	\$40,936
C2-003	Chapel Hill Investments, Ltd.	38.5 acres	Easement	2.76 acres	Burleson	\$34,168
C2-005	Robin L. Haddox	37.177 acres	Easement	2.55 acres	Burleson	\$34,225
C2-006	Theodore F. Dusek Jr.	110.8 acres	Easement  Permanent Access	3.53 acres  0.54 acre	Burleson	\$69,343
C2-007 C2-008	Robert F. Walker, Jr.	53.885 acres  30.02 acres	Easement  Permanent Access  Offline Permanent Access	3.50 acres  0.08 acre  0.30 acre	Burleson	\$47,719

**EXHIBIT C**

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<b>Parcel ID</b>	<b>Landowners</b>	<b>Approximate Parent Tract Acreage</b>	<b>Land Rights</b>	<b>Approximate Acquisition Acreage</b>	<b>County</b>	<b>Approximate Value</b>
K2-001	Mark A. Stefka a/k/a Mark Allen Stefka	80.93 acres	Easement	0.78 acre	Burleson	\$38,862
D2-014	John E. Stefka, III, Mark A. Stefka	55.07 acres	Easement	1.55 acres	Burleson	\$32,568
Q2-003	Leroy B. Zavodny, Jr., Edward L. Zavodny, Jerry D. Zavodny	39.75 acres	Easement	3.92 acres	Burleson	\$45,216
Q2-007	Dianne Johnson	50 acres	Easement Permanent Access	3.65 acres 0.21 acre	Burleson	\$45,576
Q2-007.01	Diane Johnson a/k/a Gladys Diane Johnson, Rudy Gayle Loehr, Gladys Loehr	75.93 acres	Easement Permanent Access	0.54 acre 0.95 acre	Burleson	\$56,276
V2-001	Duane Mark Loehr	14.5045 acres	Easement Permanent Access	3.66 acres 0.06 acre	Burleson	\$32,880
V2-005	David R. Schoenemann, Dorothy Ann Schoenemann	94.7 acres	Easement Permanent Access	1.42 acres 0.25 acre	Burleson	\$42,308
V2-006	Kenneth Wayne Hronek	48.42 acres	Easement	2.87 acres	Burleson	\$65,166
V2-007 W2-001	Kenneth Hronek, Novella Hronek	48.42 acres 93.4 acres	Easement	4.82 acres 0.76 acre	Burleson	\$130,313
A3-001	Kenneth Wayne Hronek	116.403 acres	Offline Temporary Easement	0.27 acre	Burleson	\$446

## **EXHIBIT D**

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### **PROPOSED MOTION**

**I MOVE THAT THE BOARD OF DIRECTORS OF LCRA TRANSMISSION SERVICES CORPORATION 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 EASEMENTS FOR THE COOKS POINT SUBSTATION AND TRANSMISSION LINE ADDITION PROJECT TO PROVIDE FOR THE RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE COOKS POINT (T680) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.**

### **RESOLUTION AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN BURLESON COUNTY FOR TRANSMISSION LINE EASEMENTS.**

**WHEREAS**, the LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public purposes of construction, operation, and maintenance of an electric transmission line in Burleson County; and

**WHEREAS**, an independent, professional appraisal of the subject properties will be submitted to the 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 Cooks Point Substation and Transmission Line Addition project, with the description of the location of and interest in the properties that LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such purposes; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Sec. 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be

## **EXHIBIT D**

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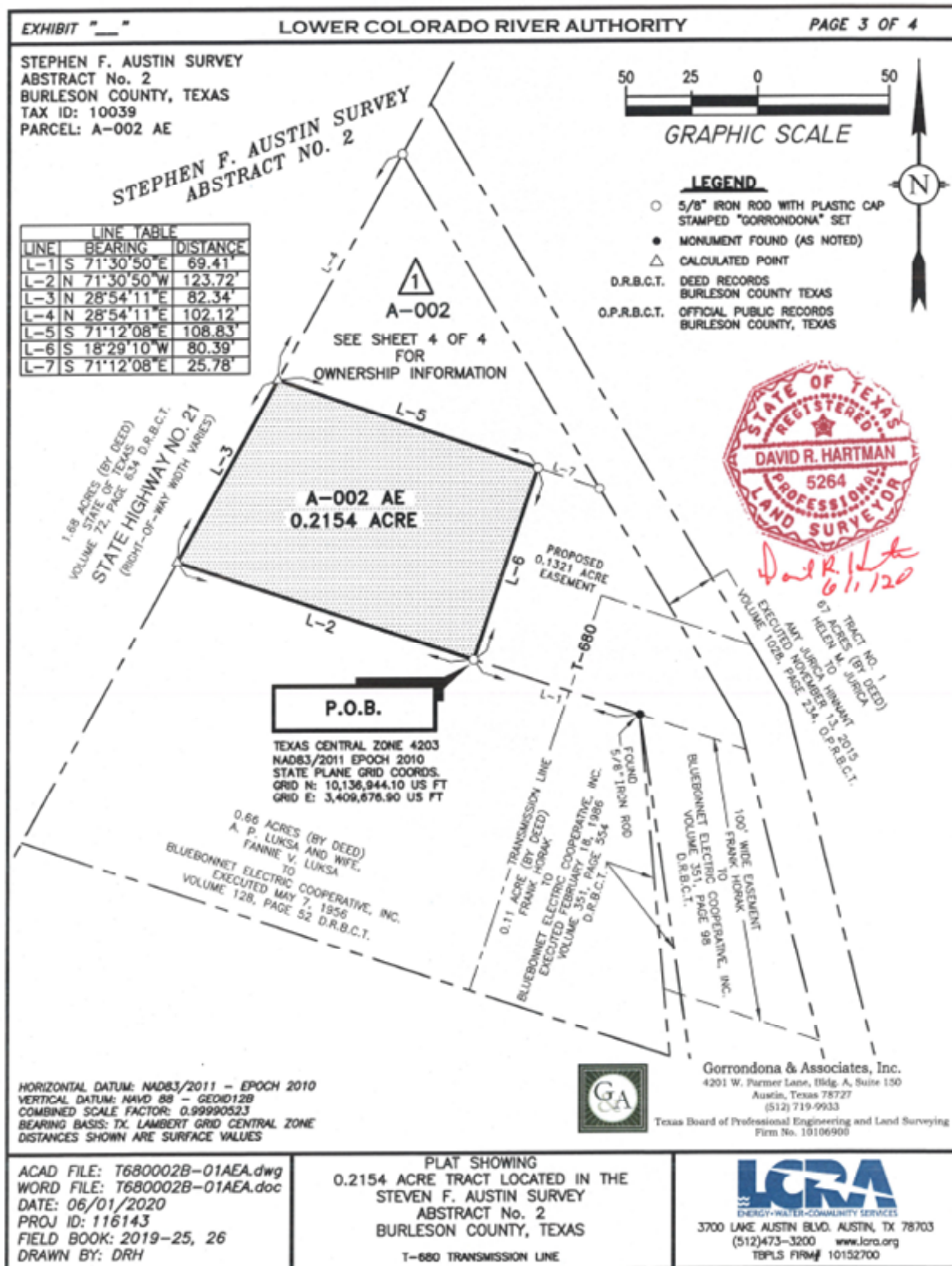
futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary 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 in real property that are proper and convenient for the operation of the electric transmission line.



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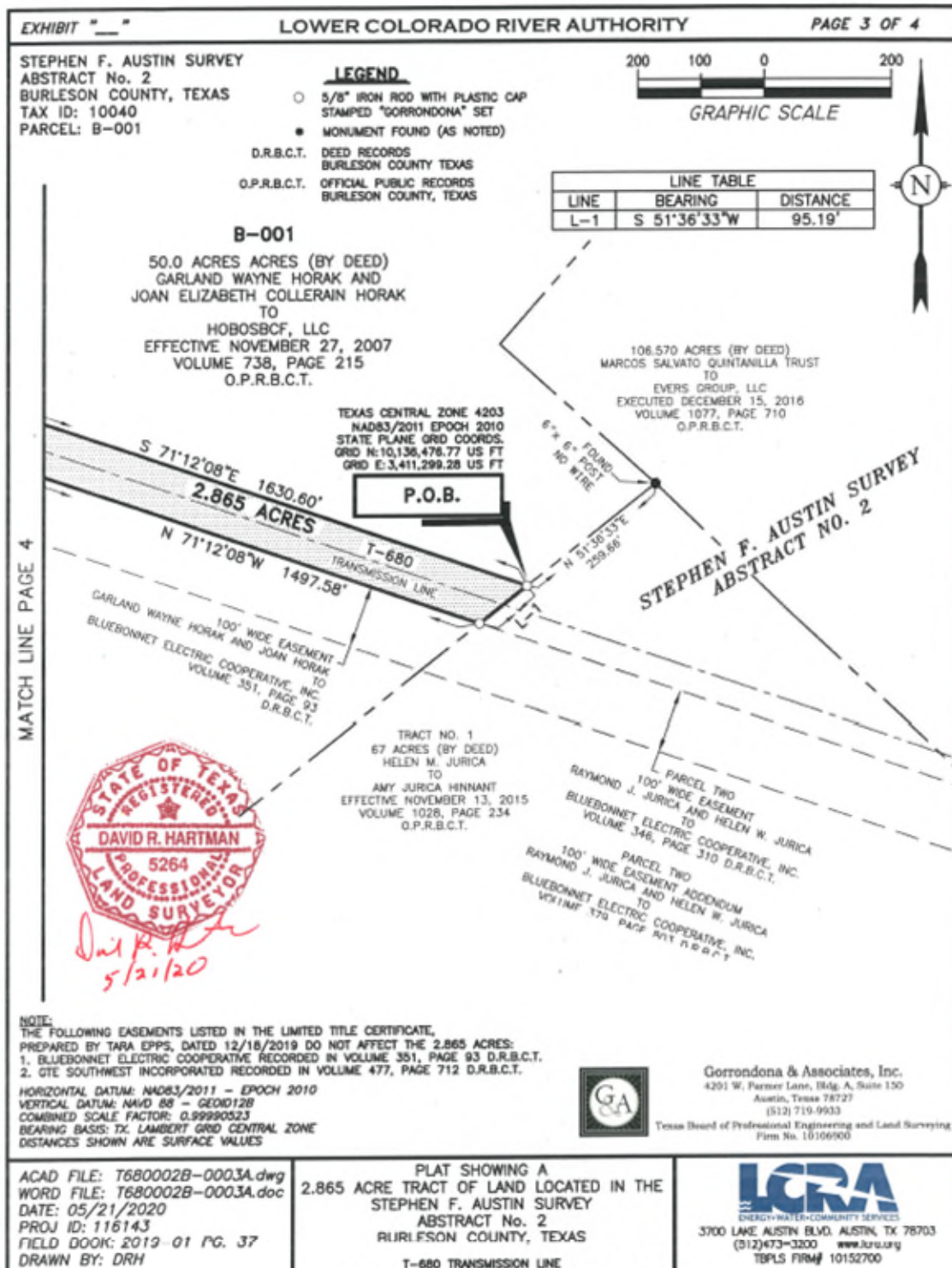
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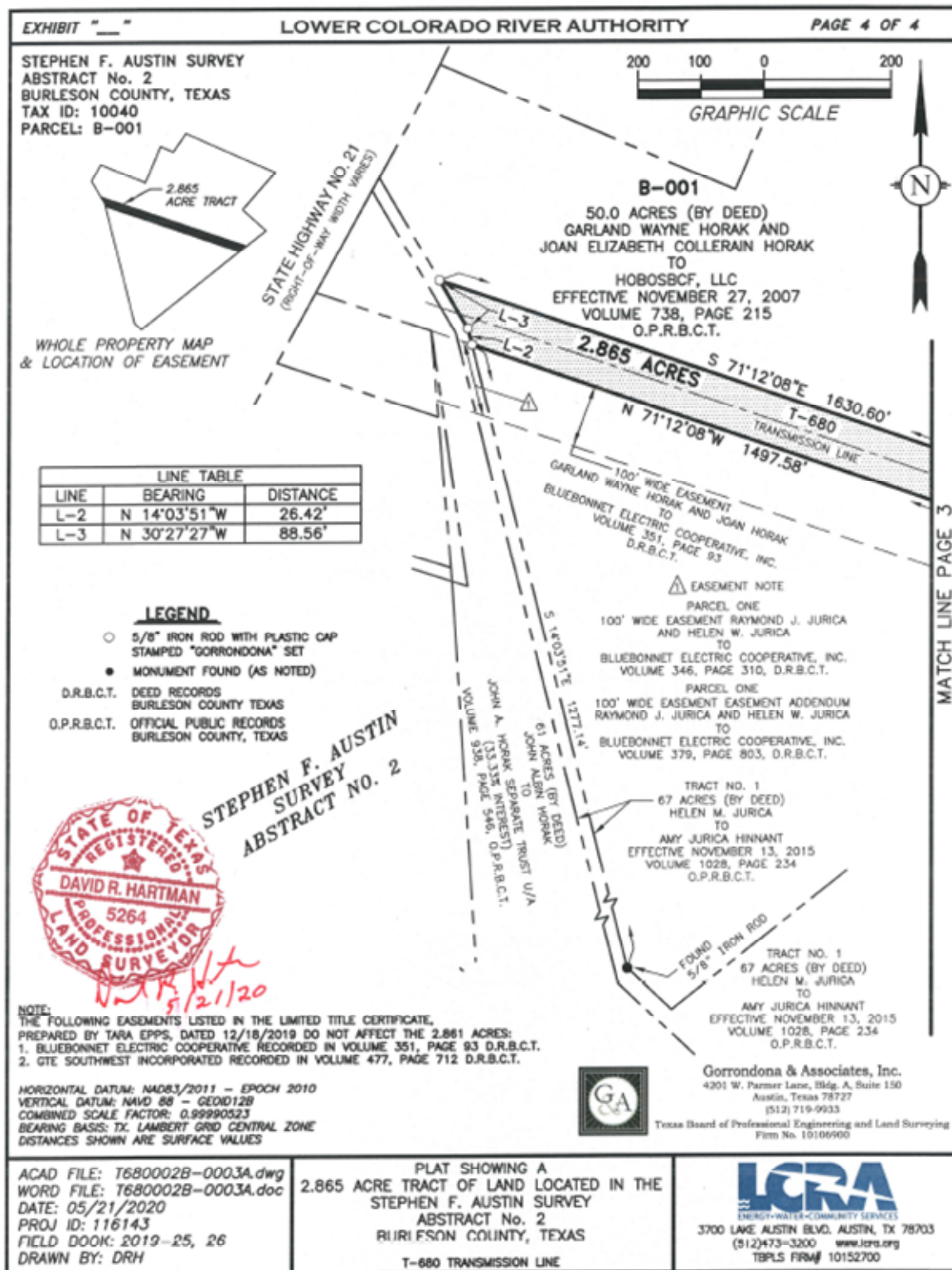
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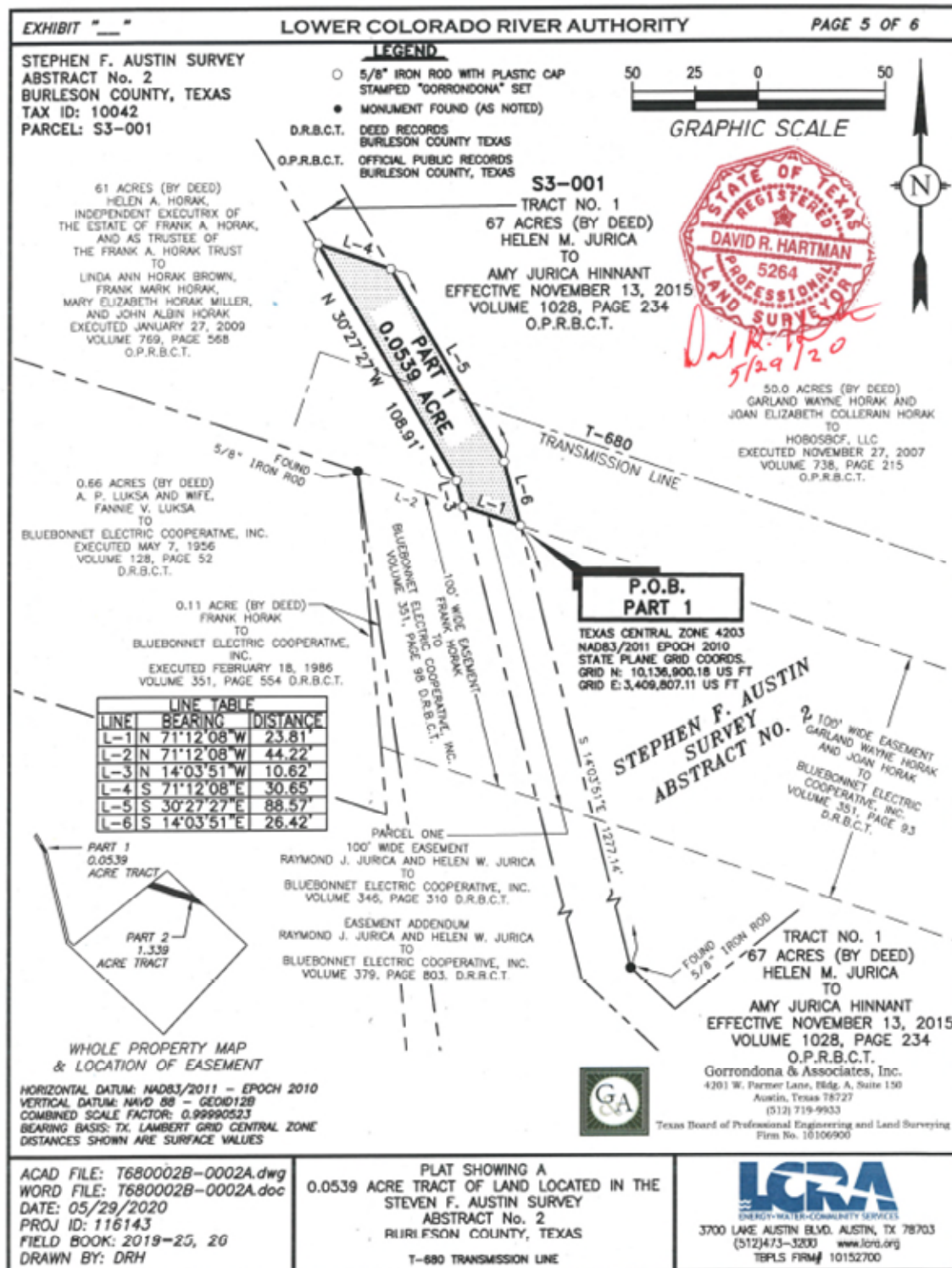
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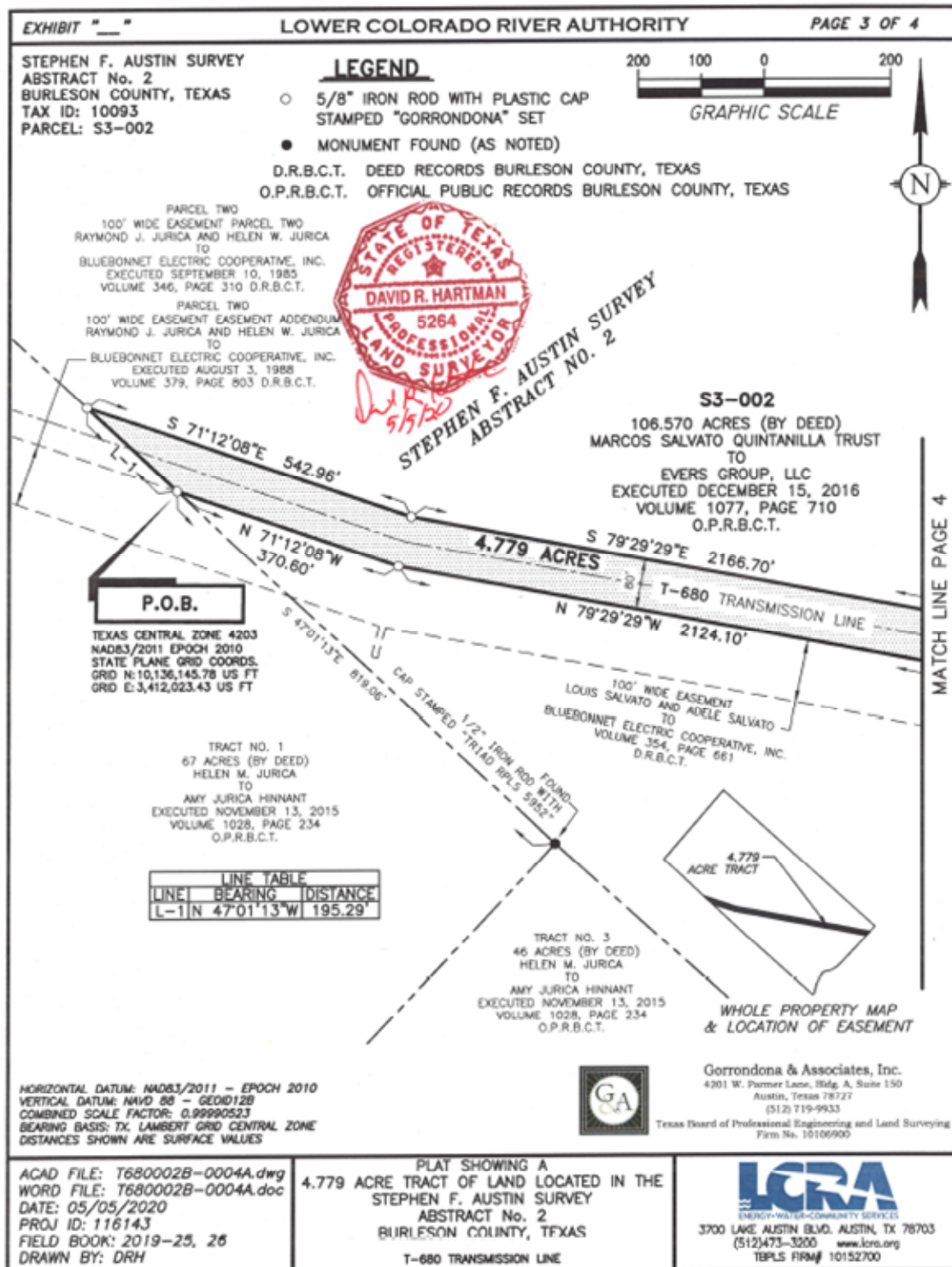
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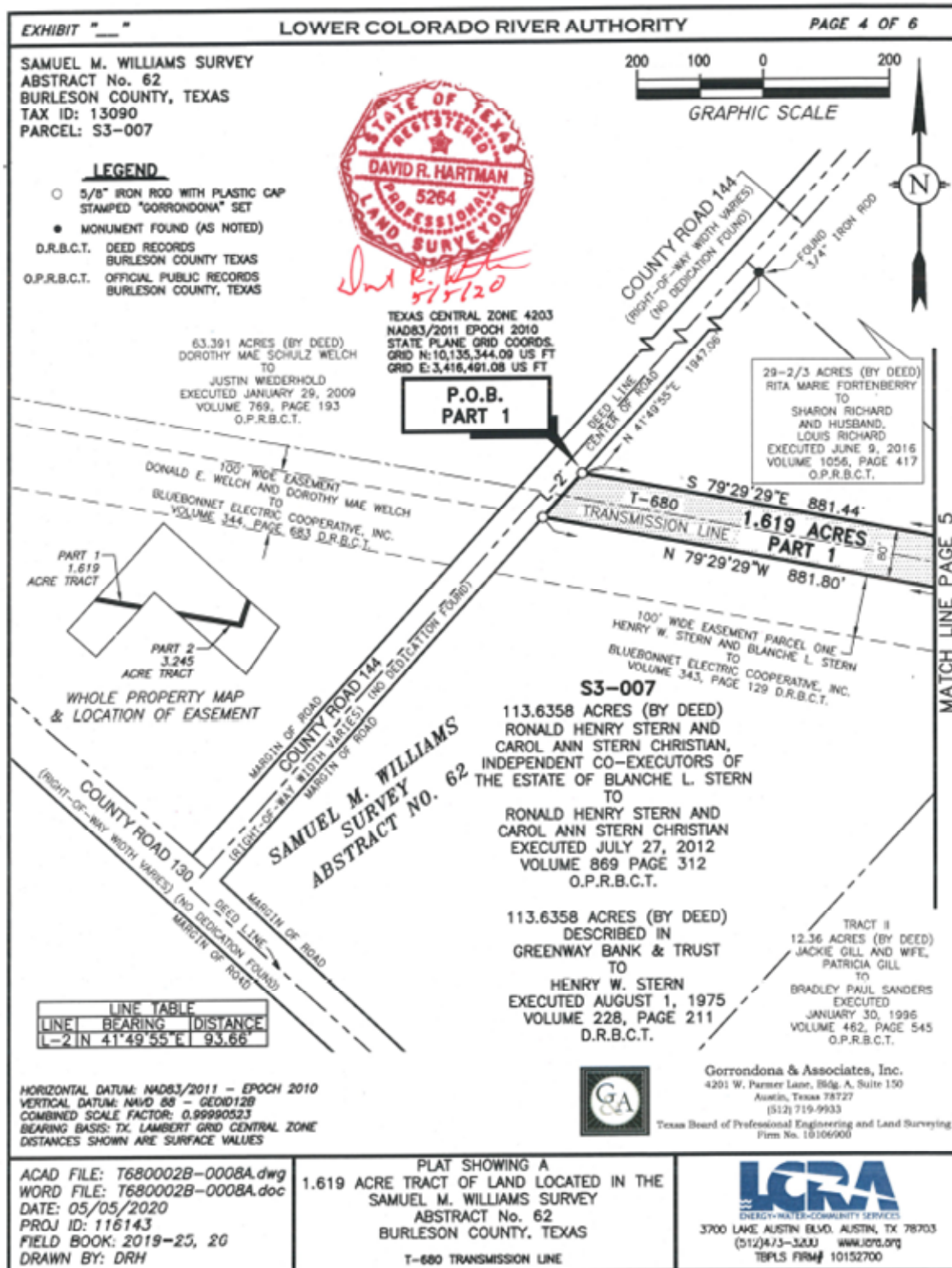






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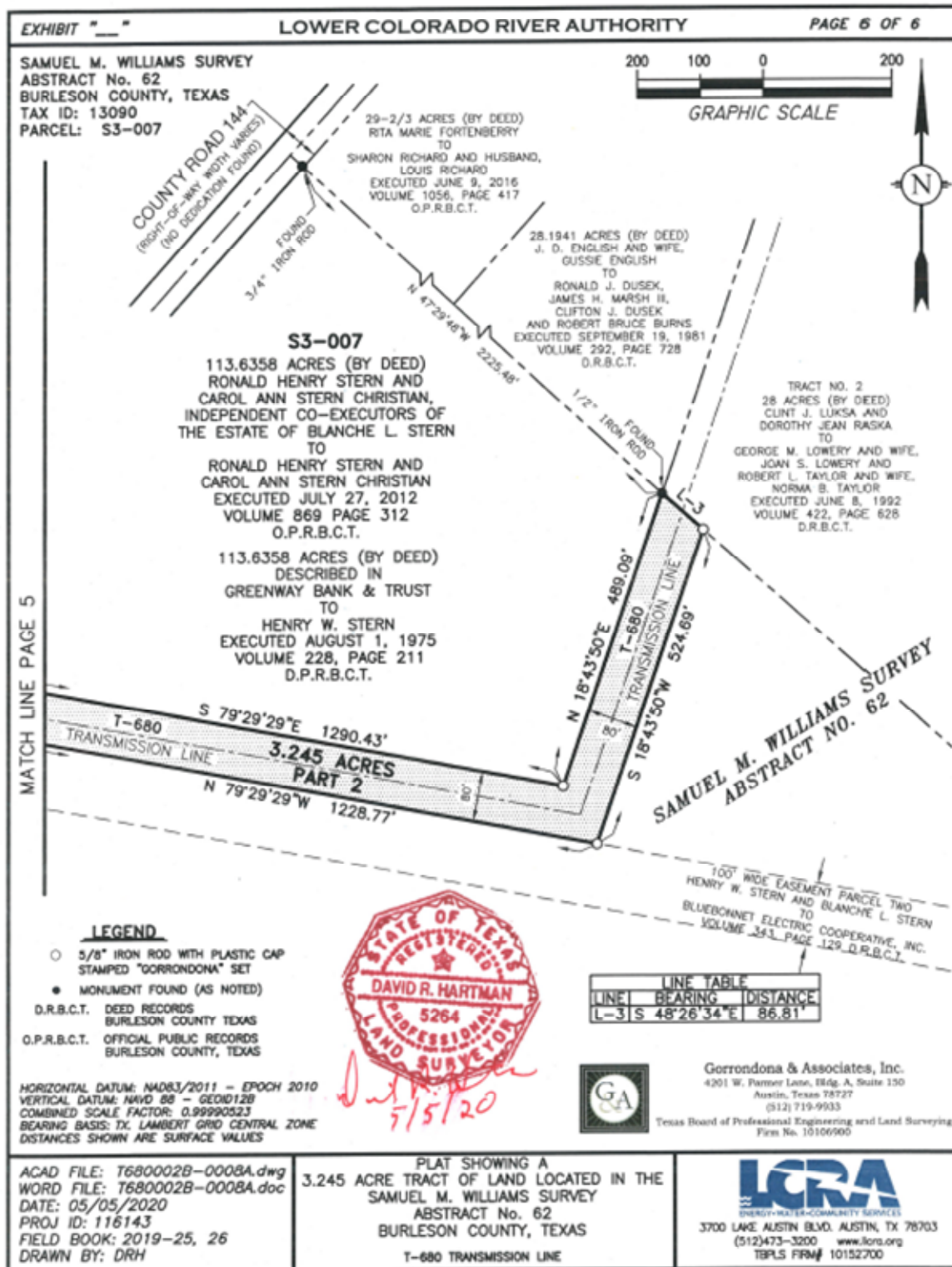
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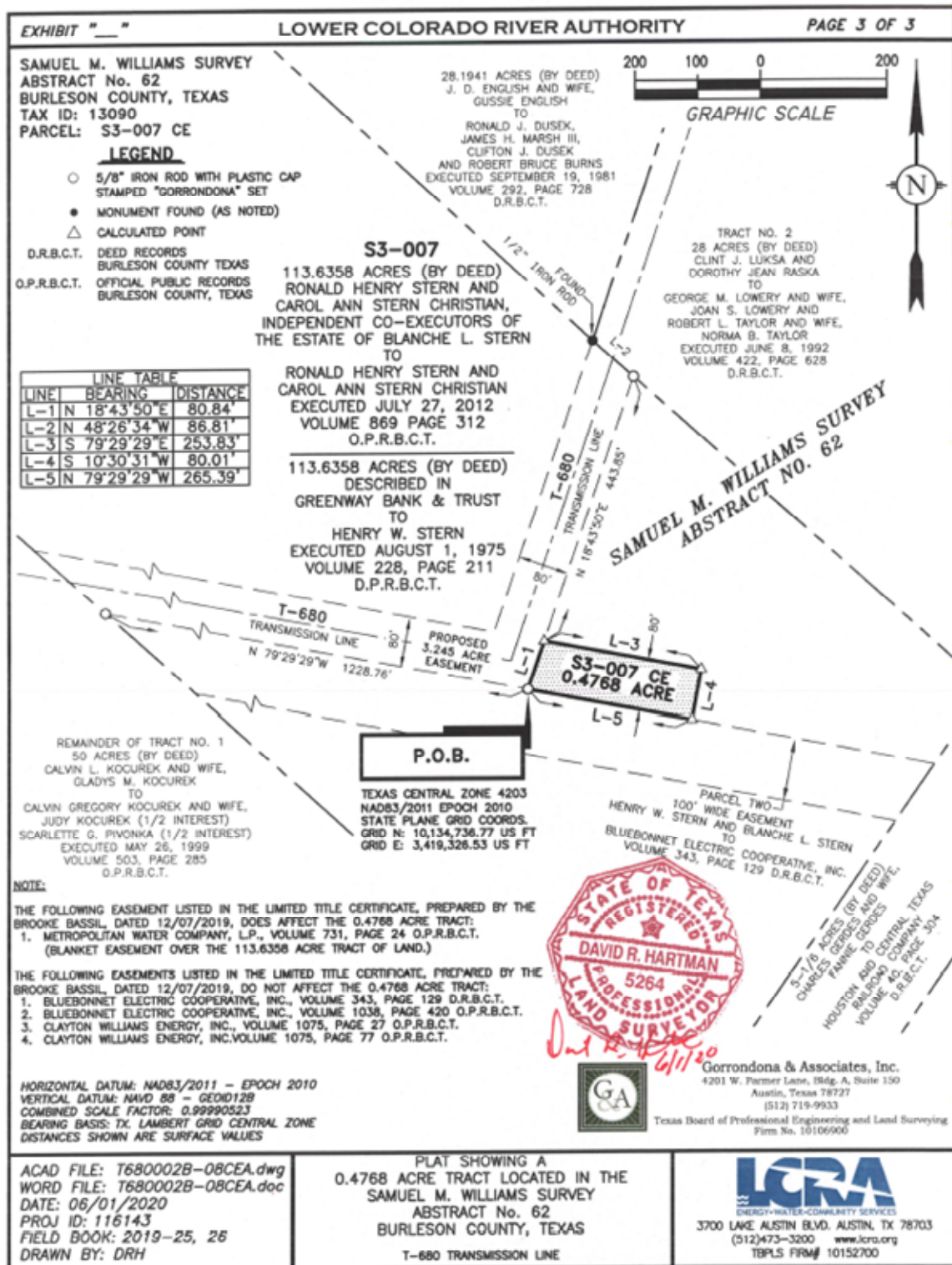
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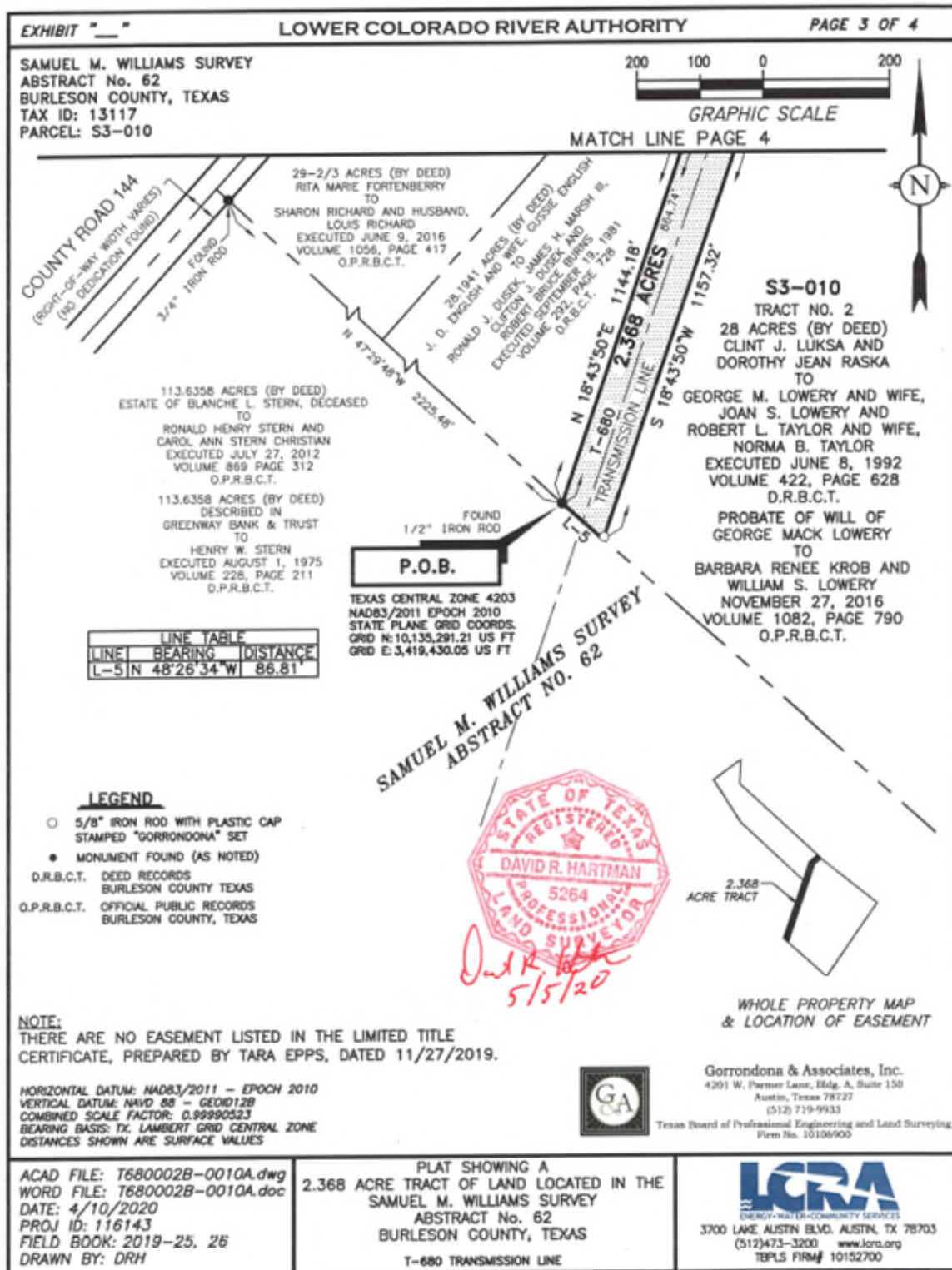
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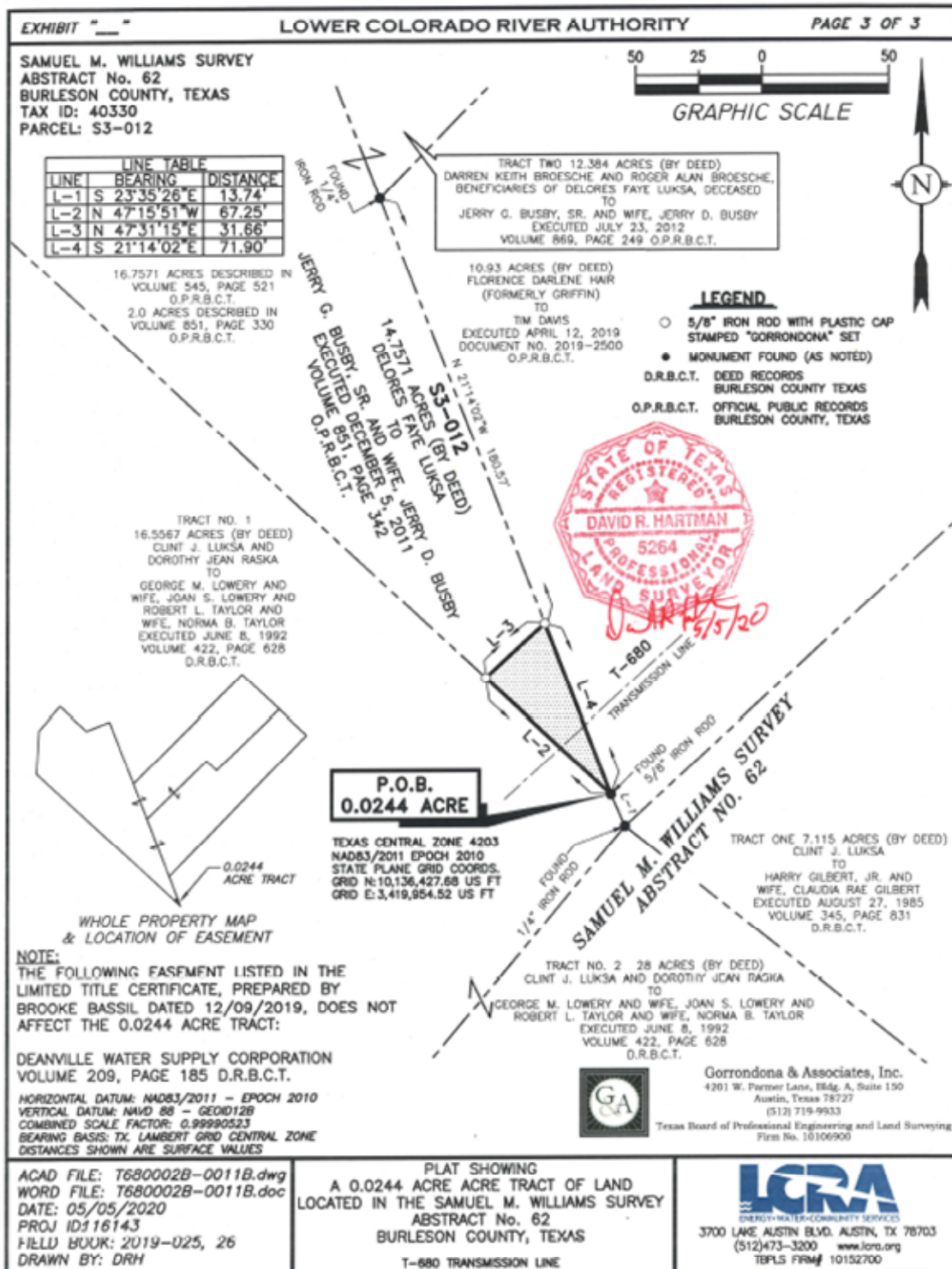






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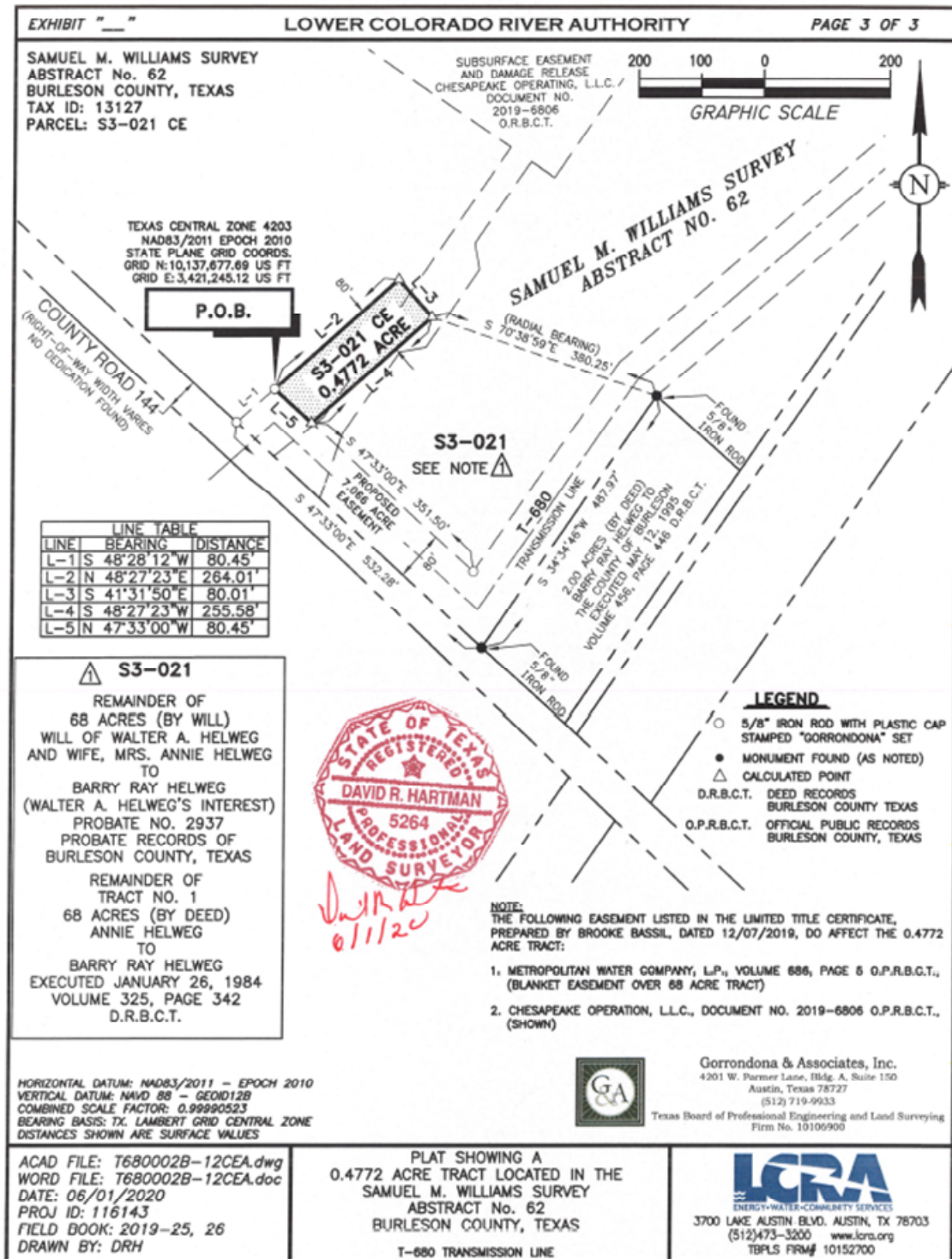






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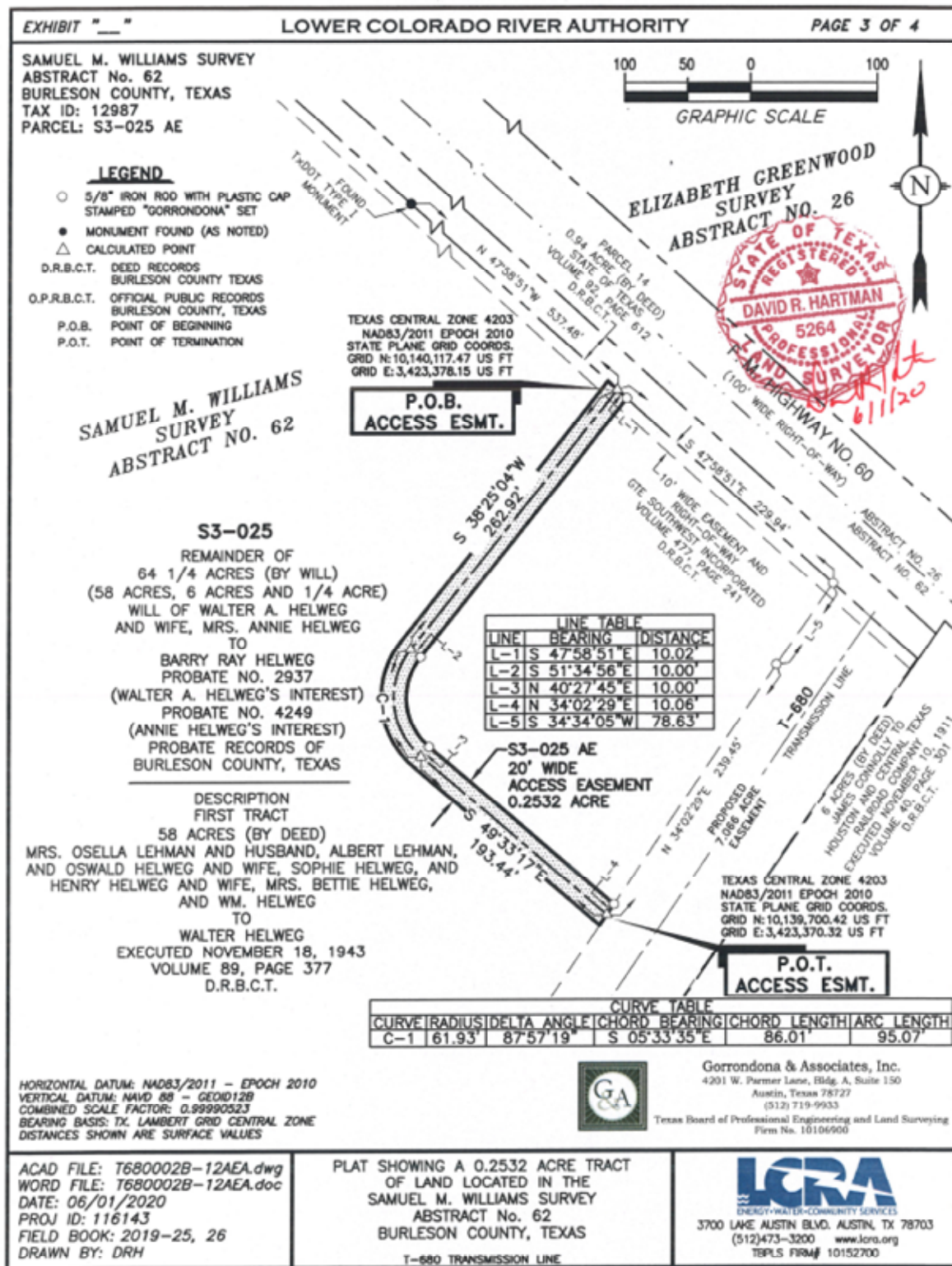






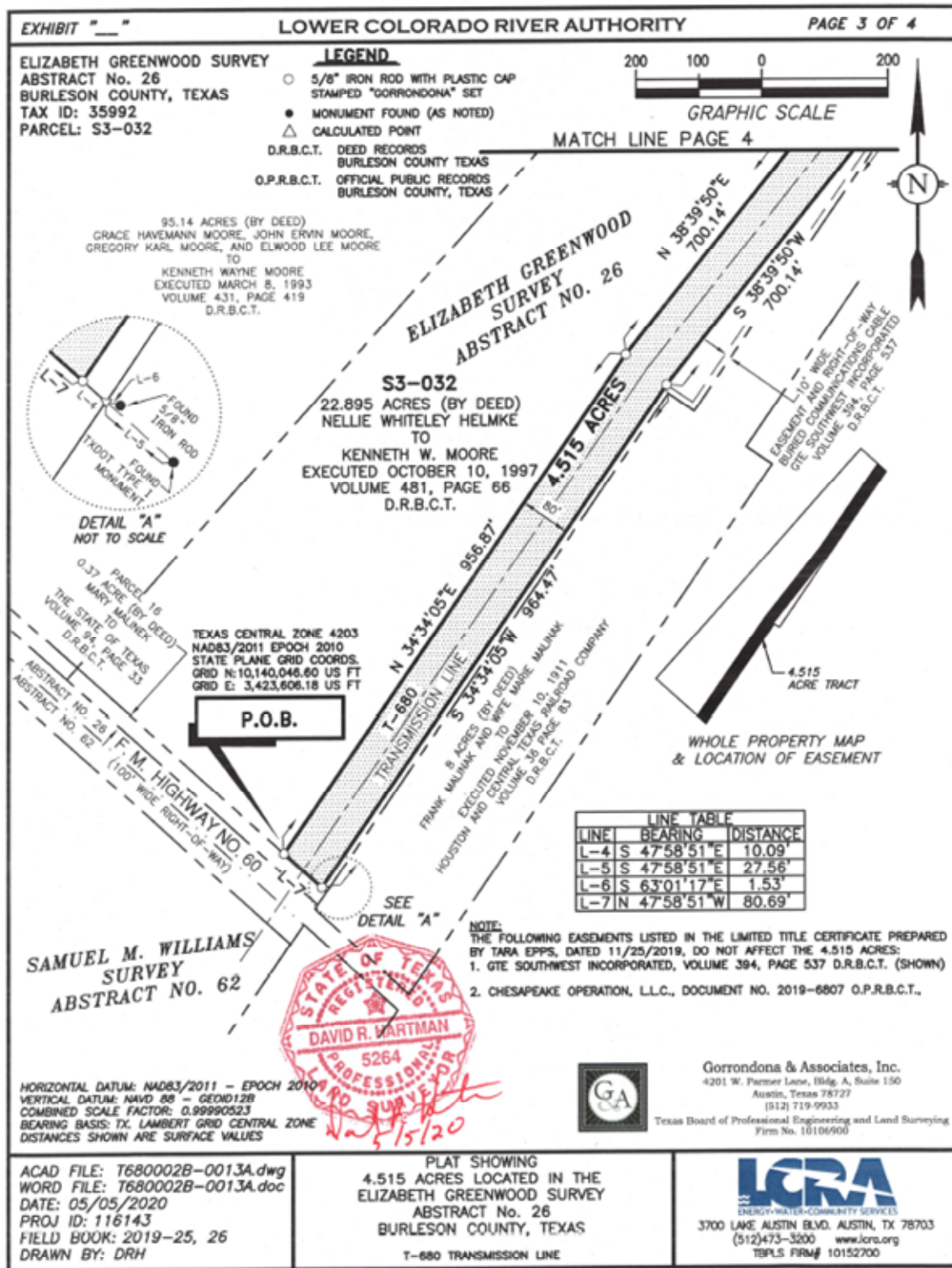
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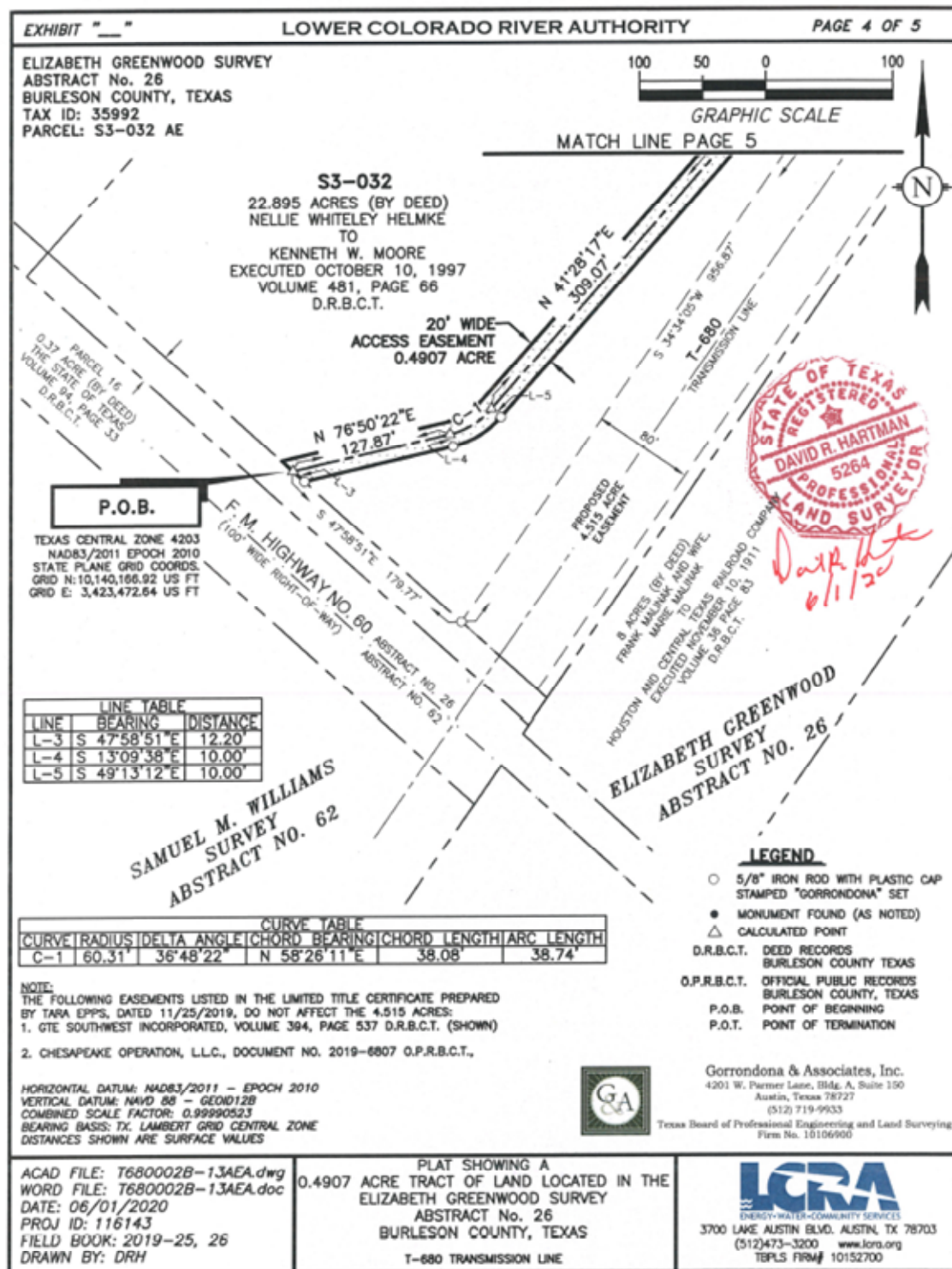






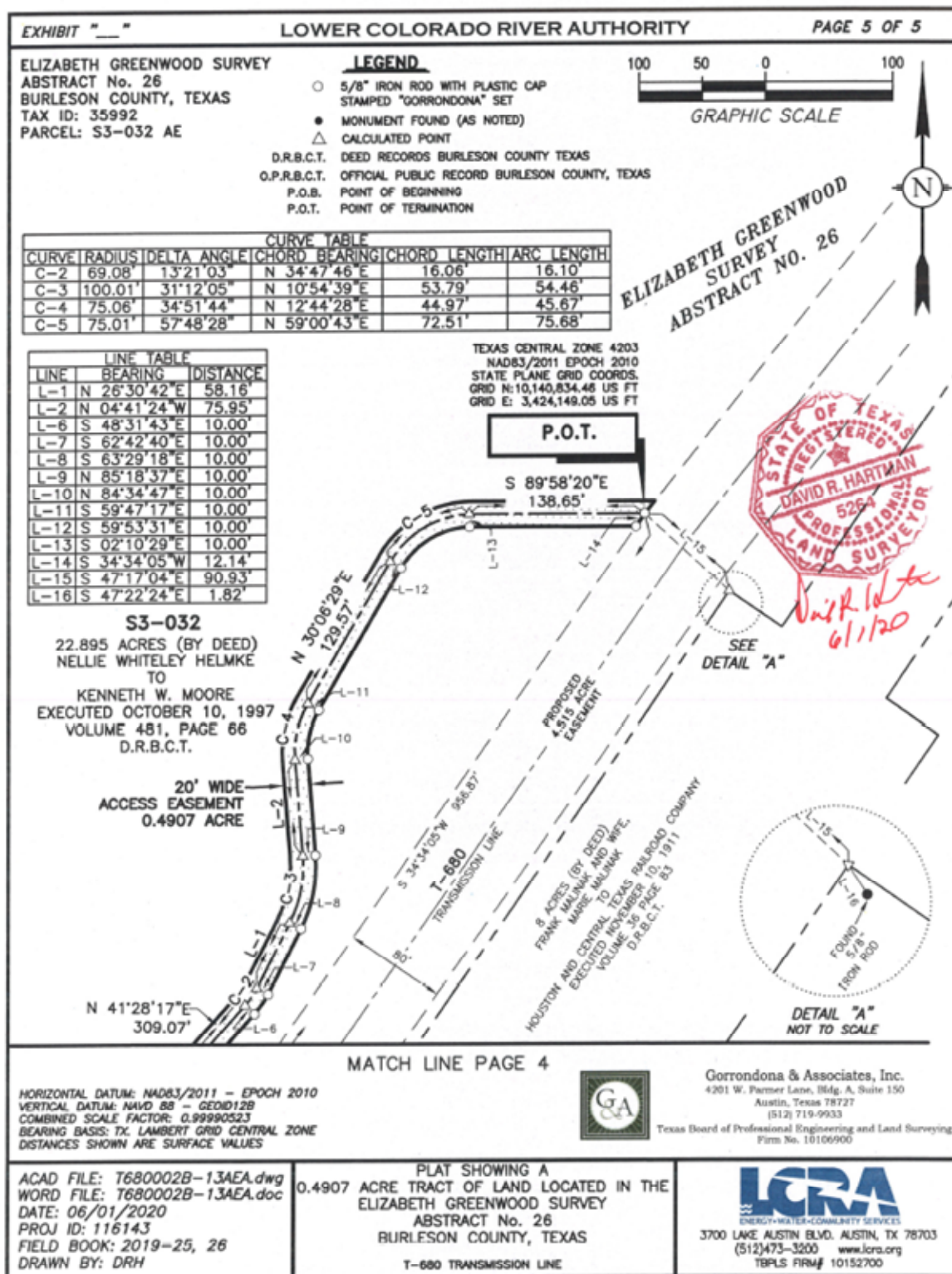
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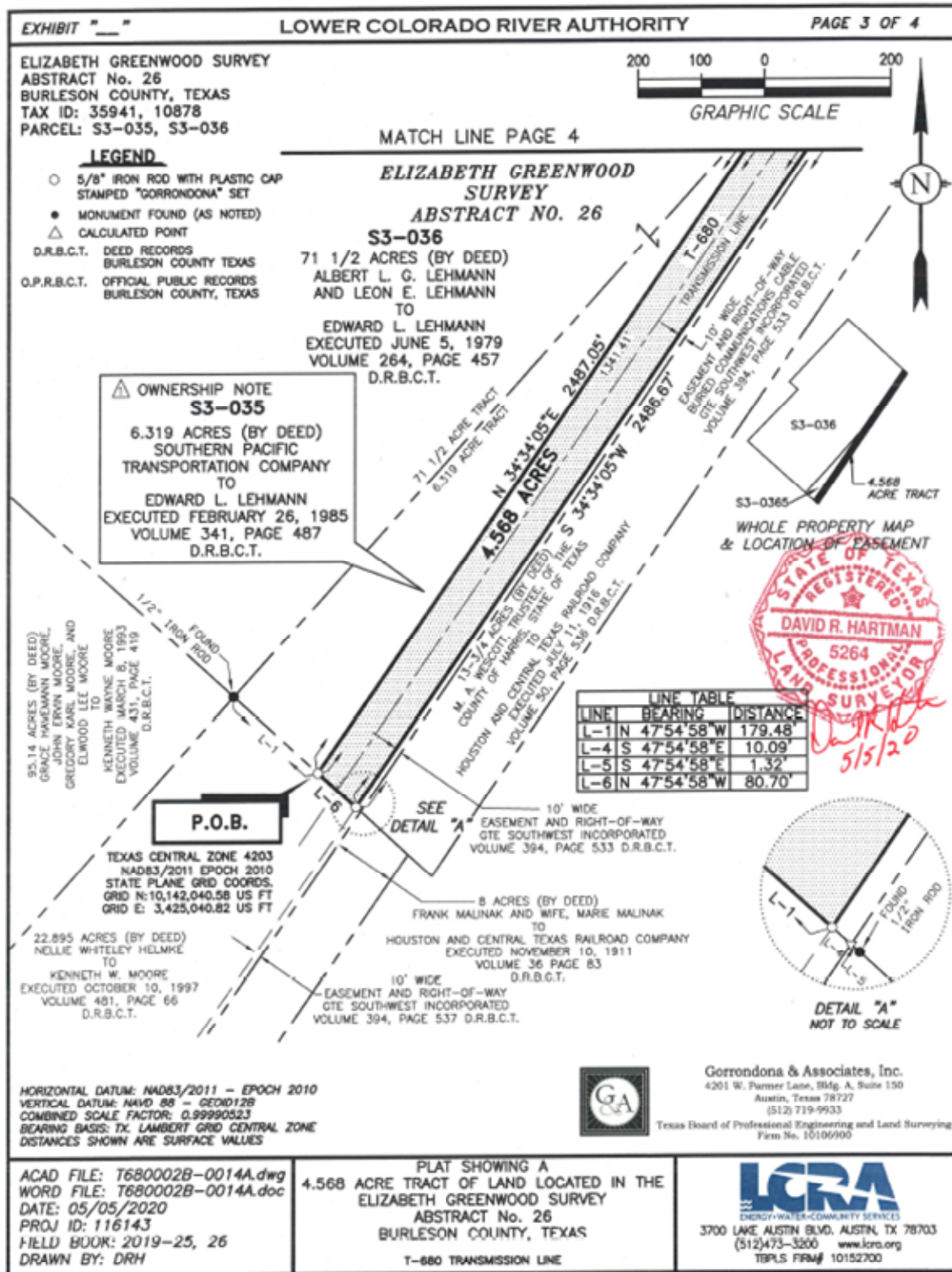
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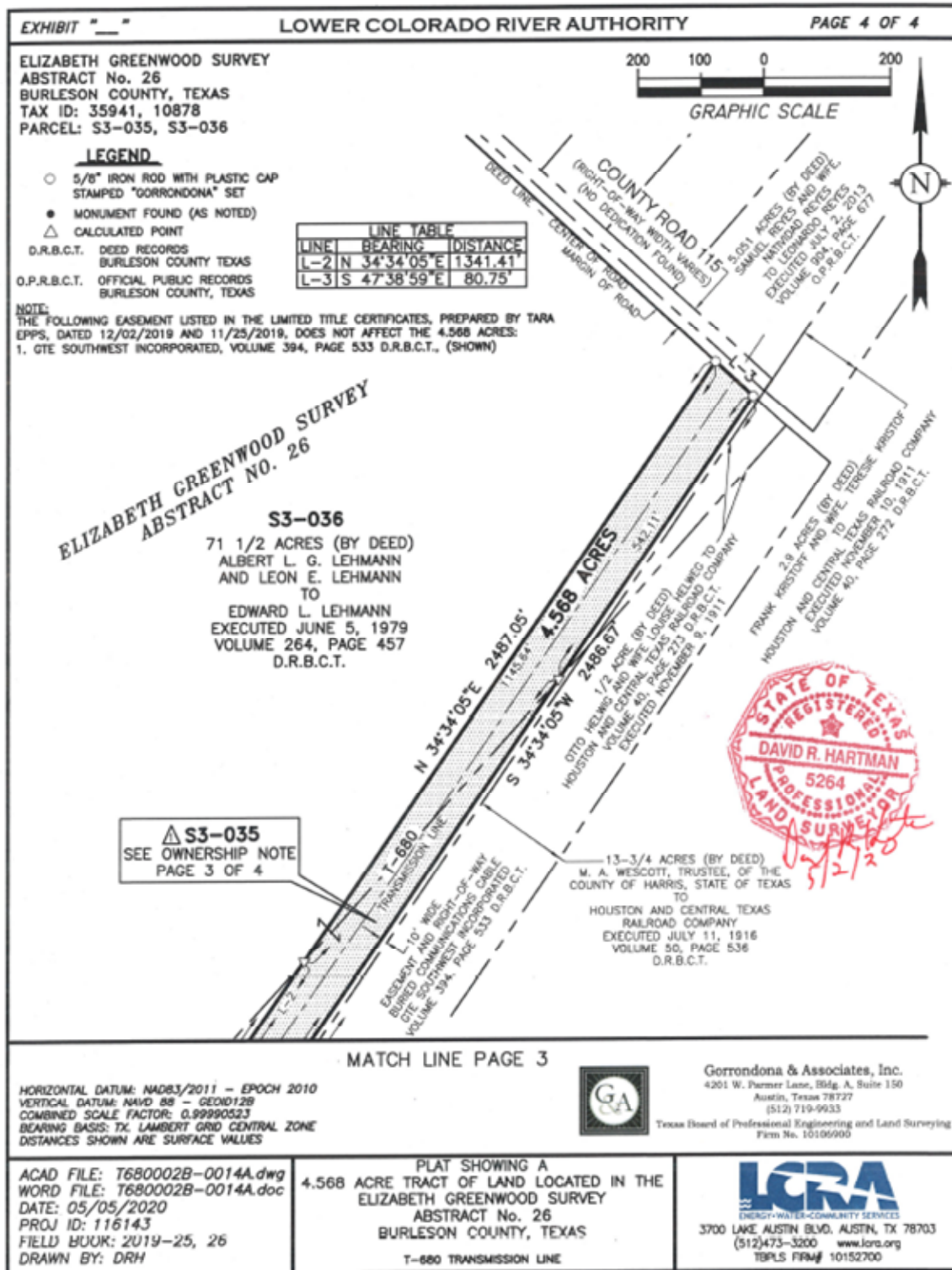
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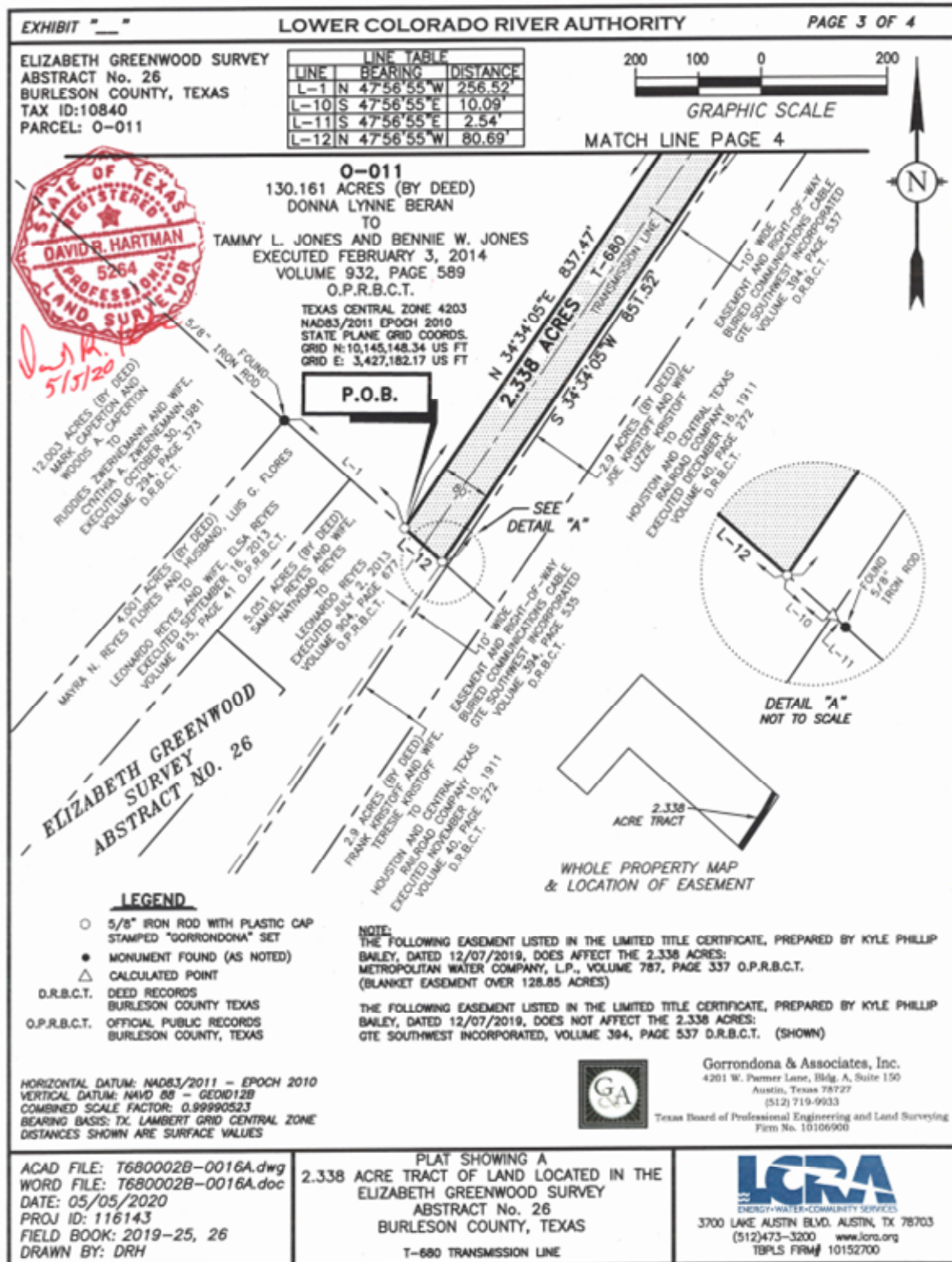
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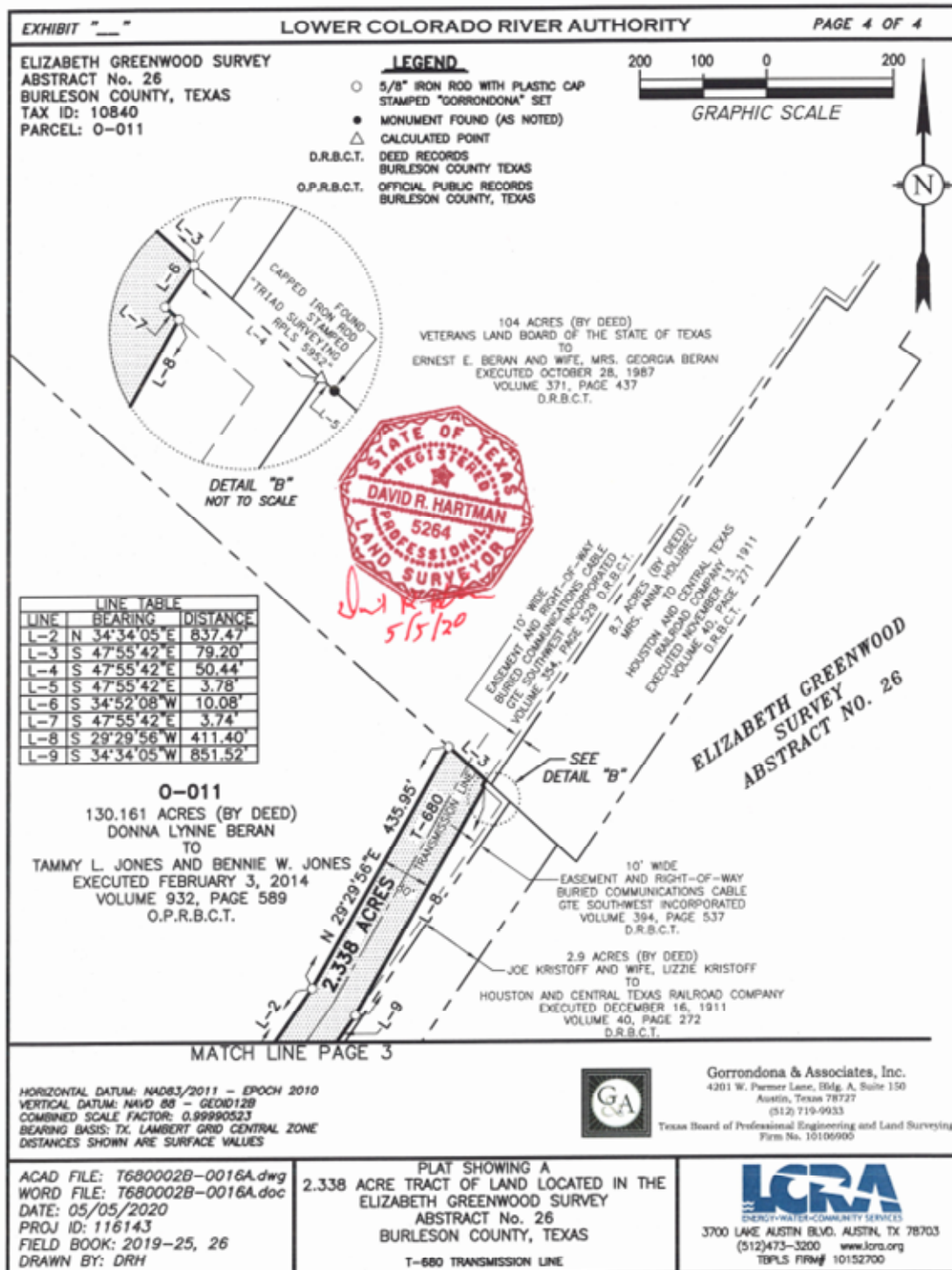
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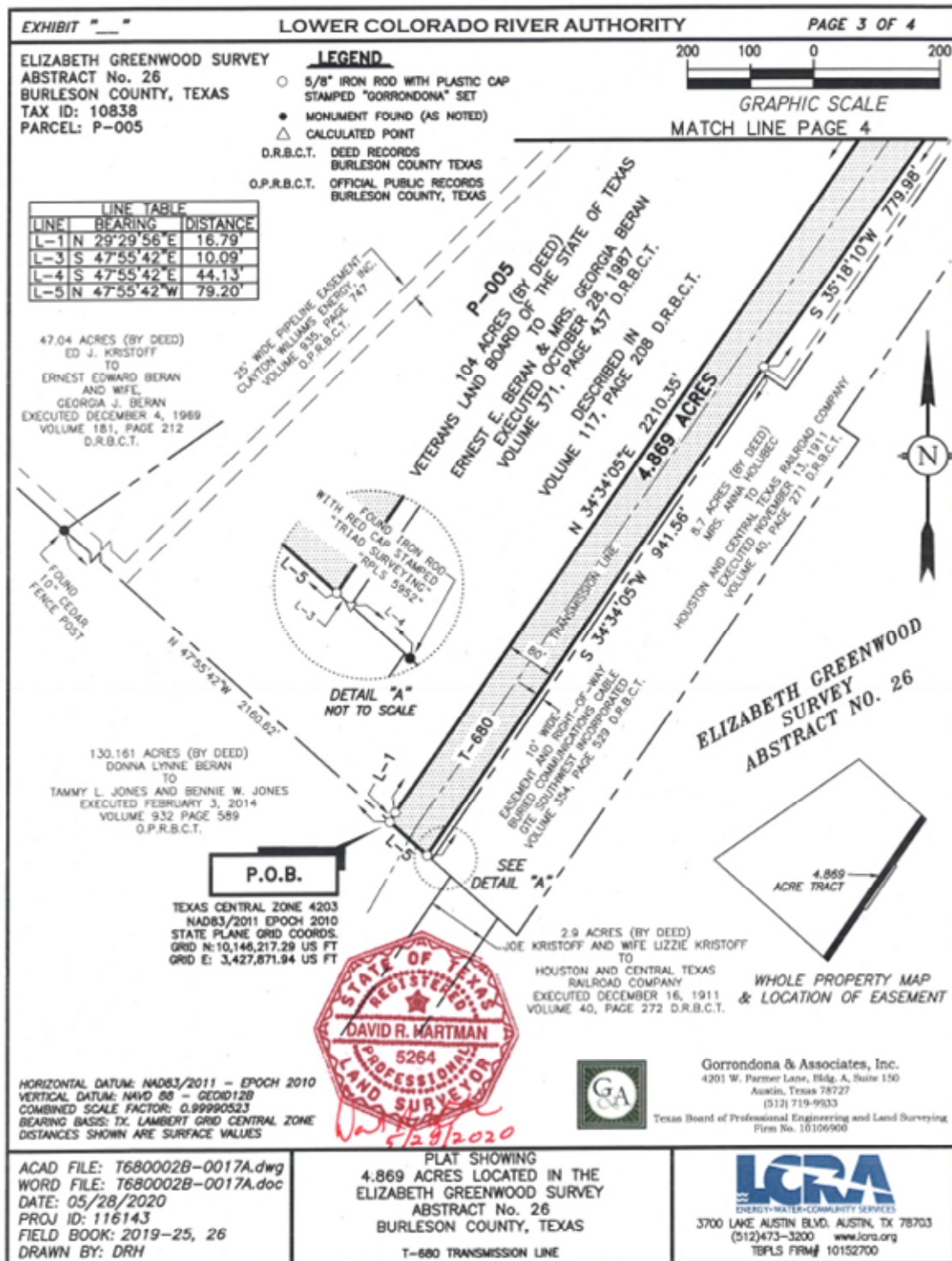
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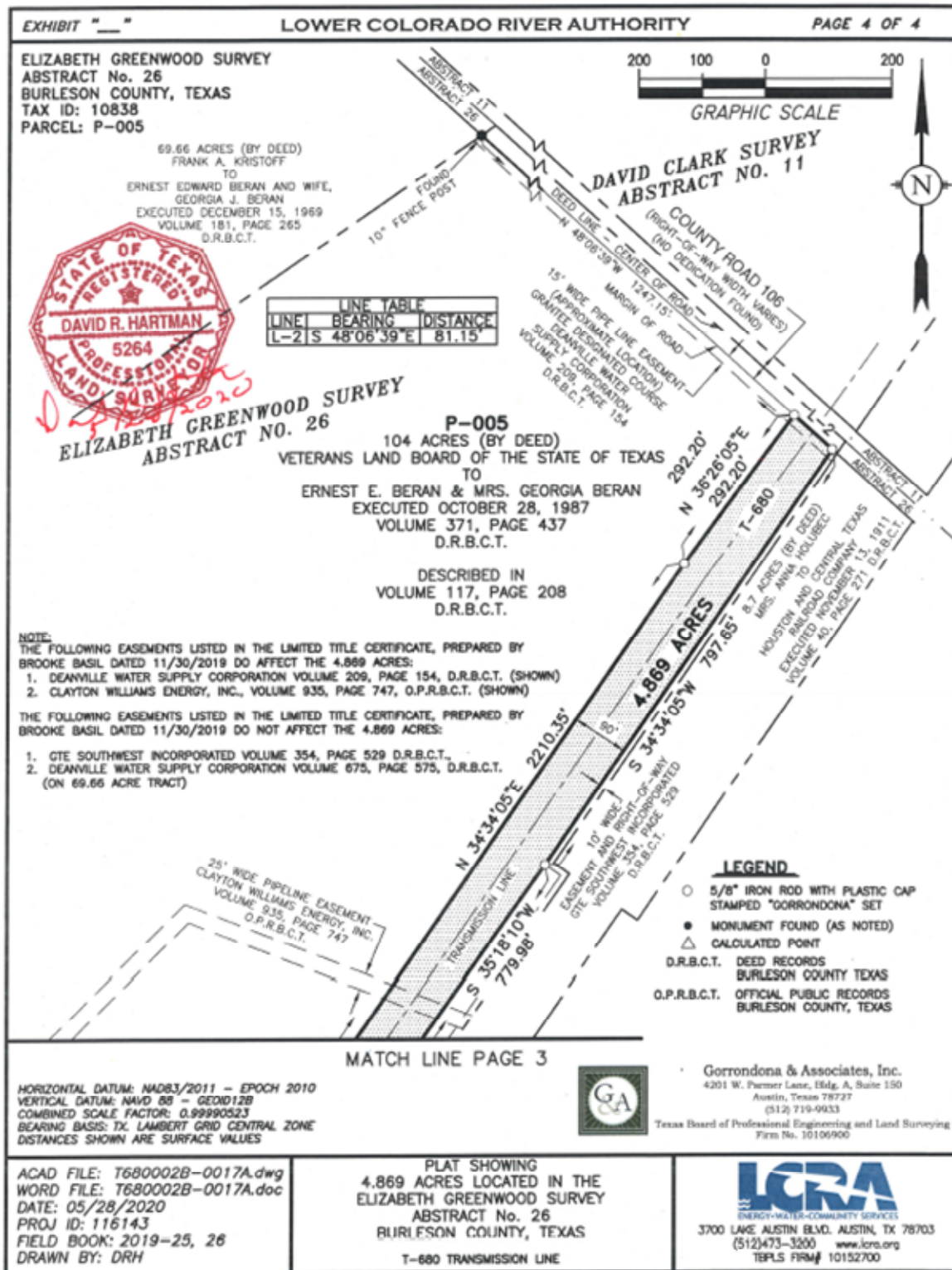
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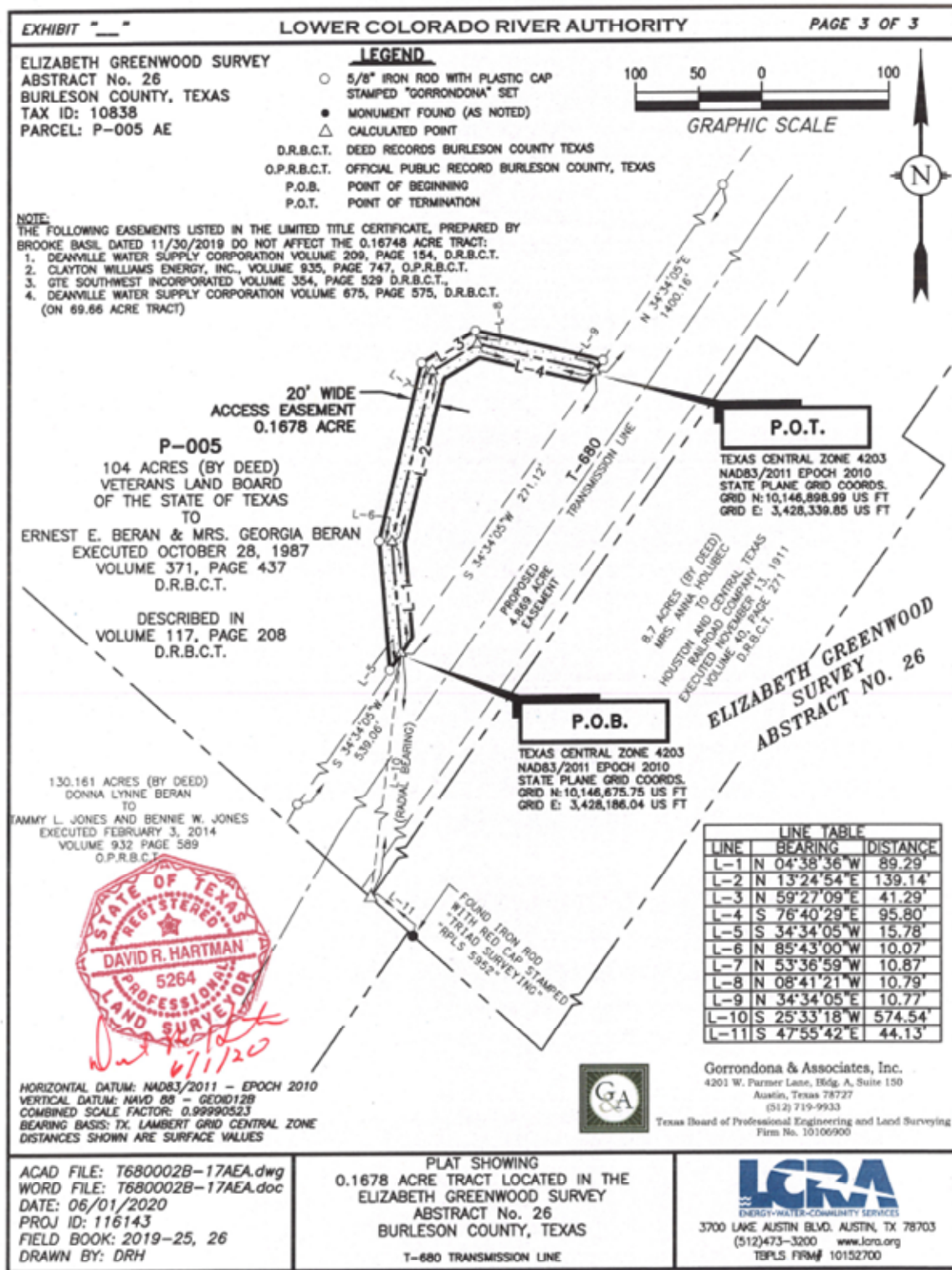
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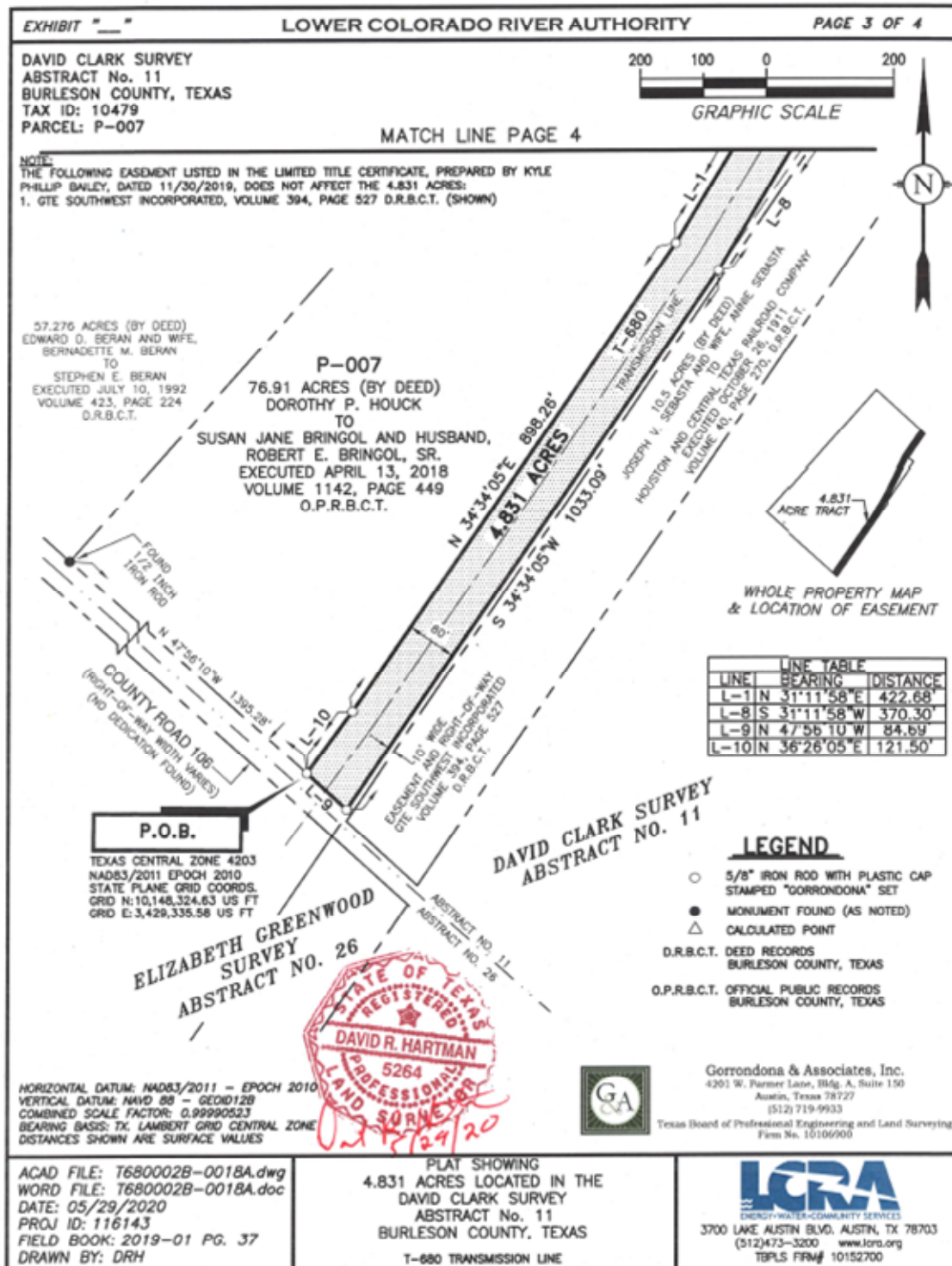
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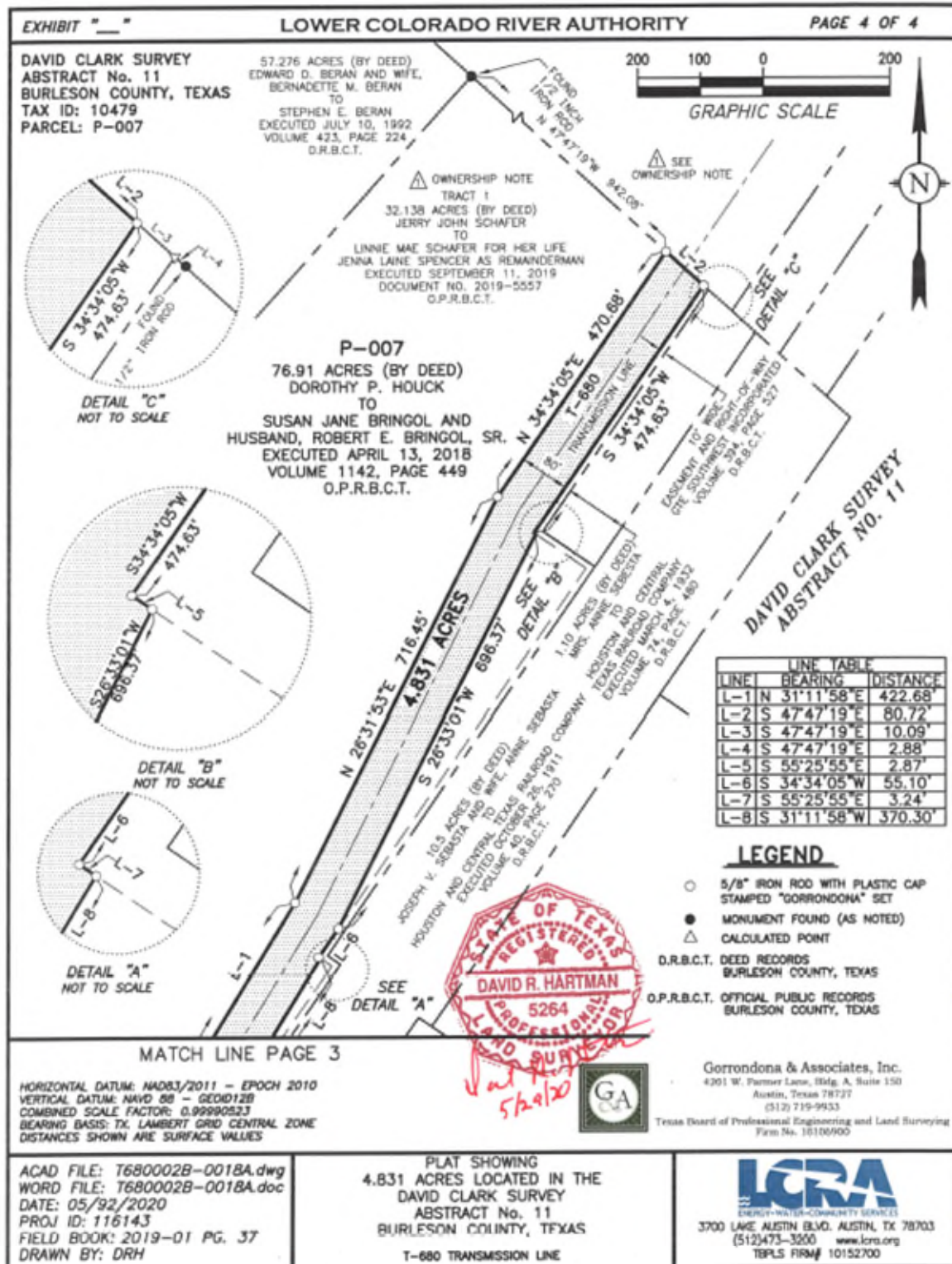
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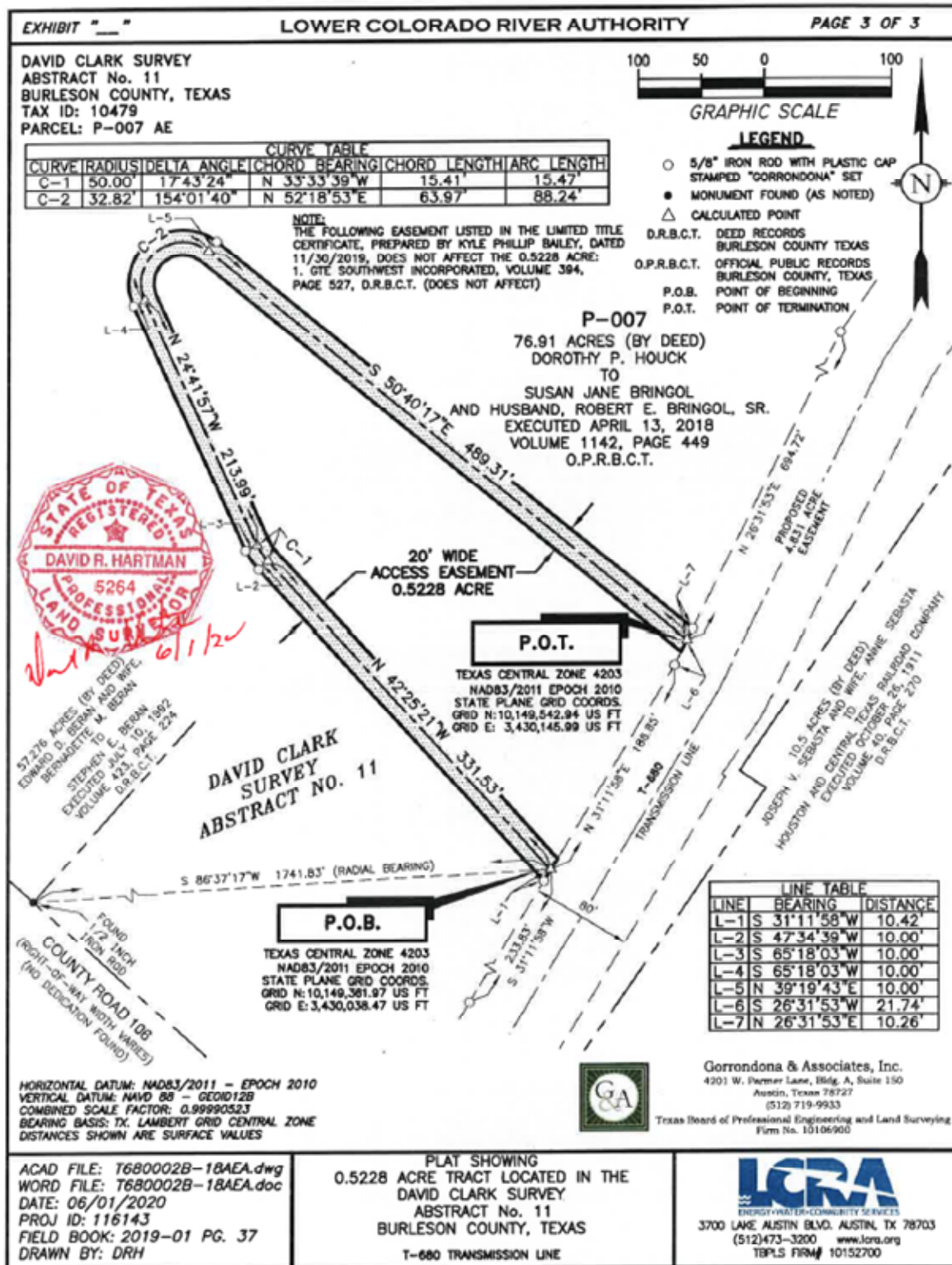
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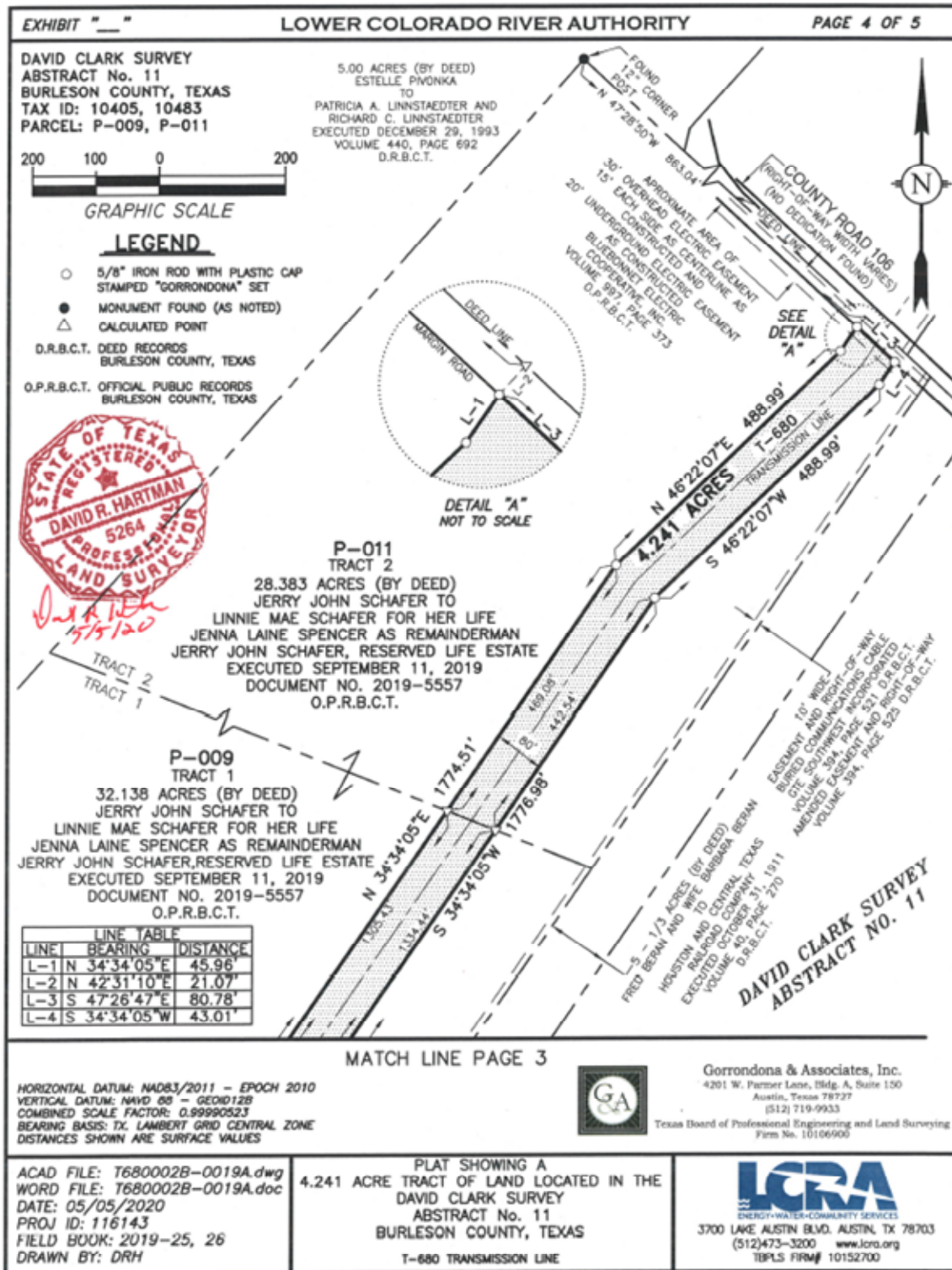






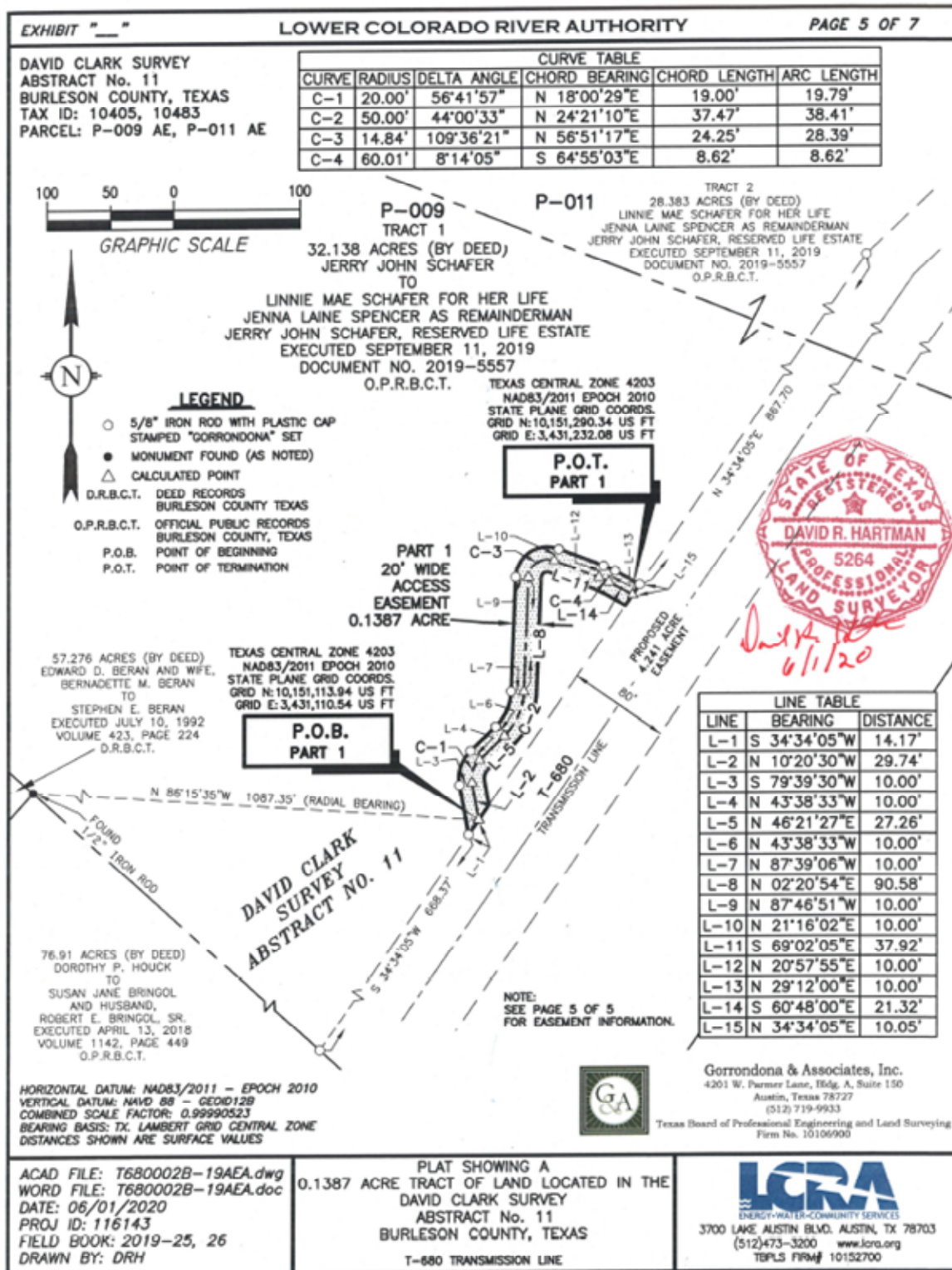
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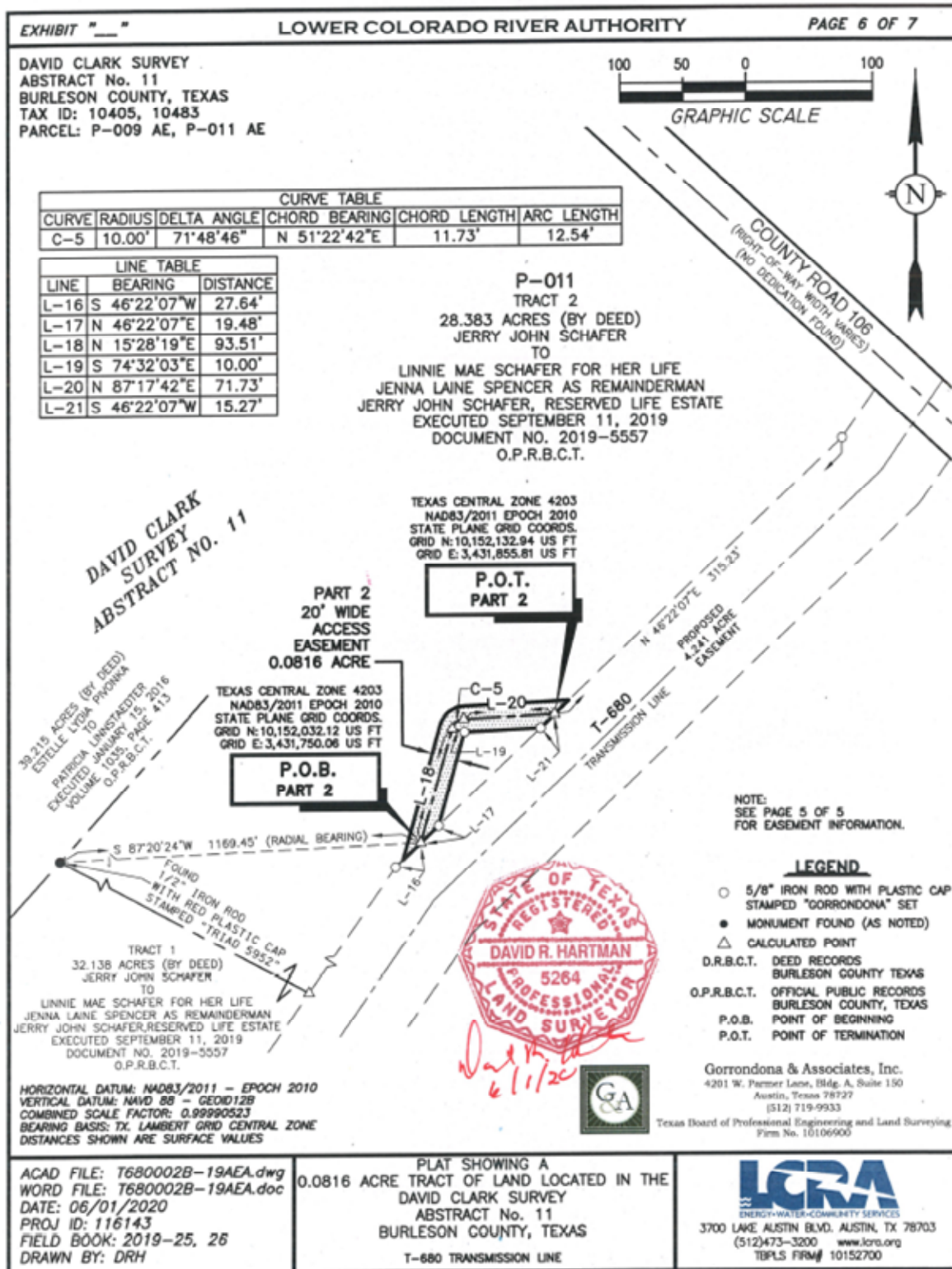
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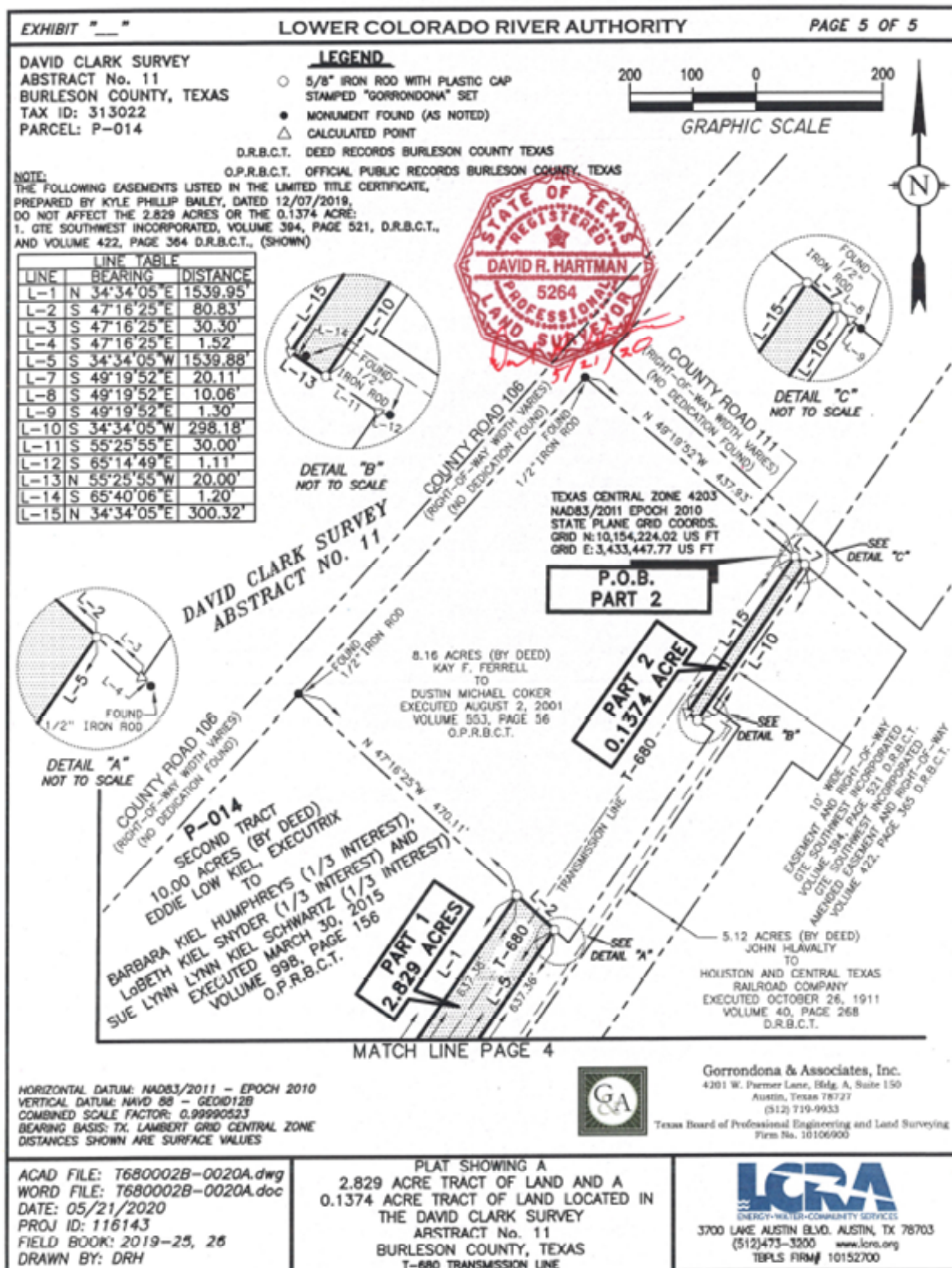






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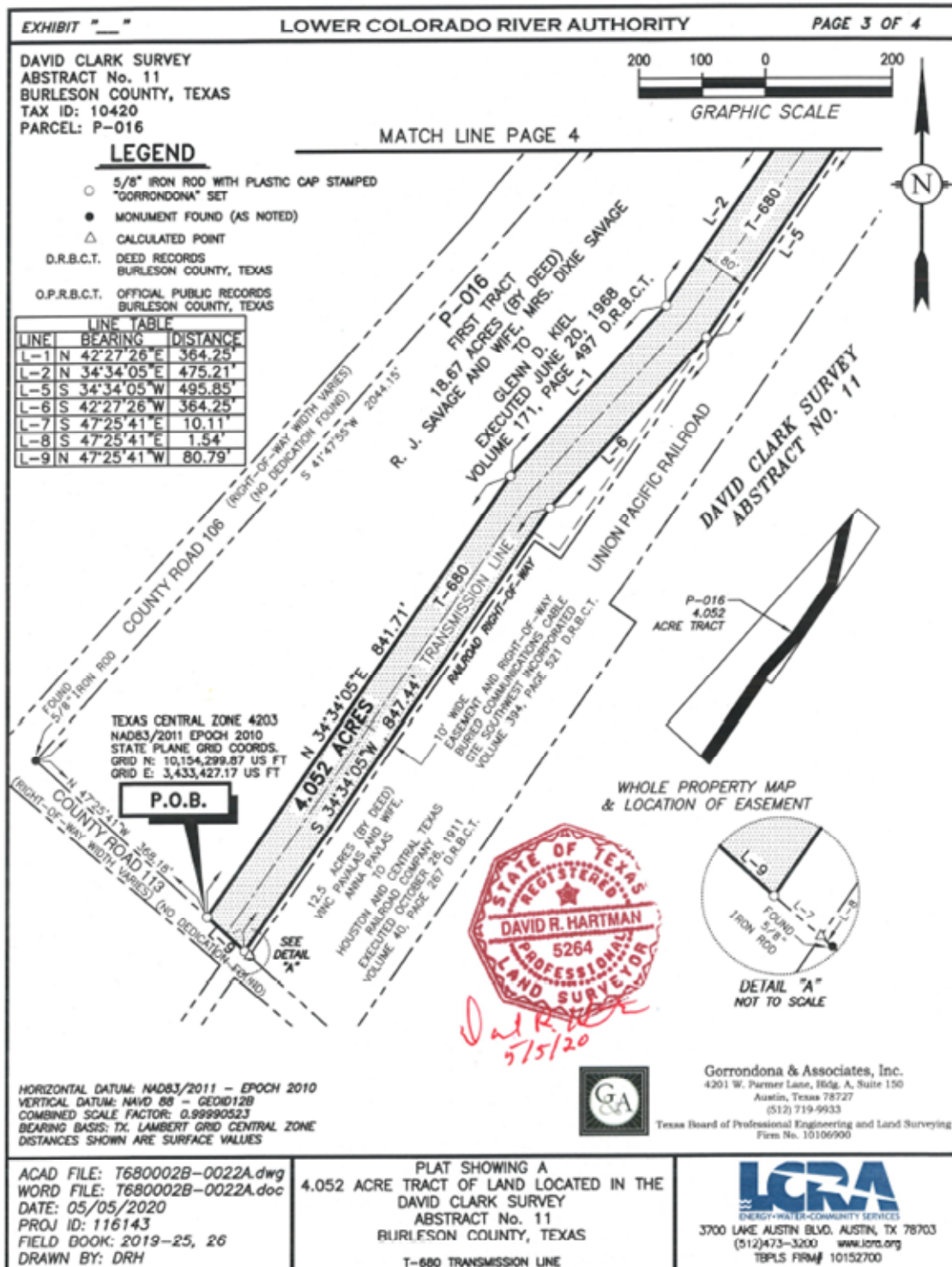
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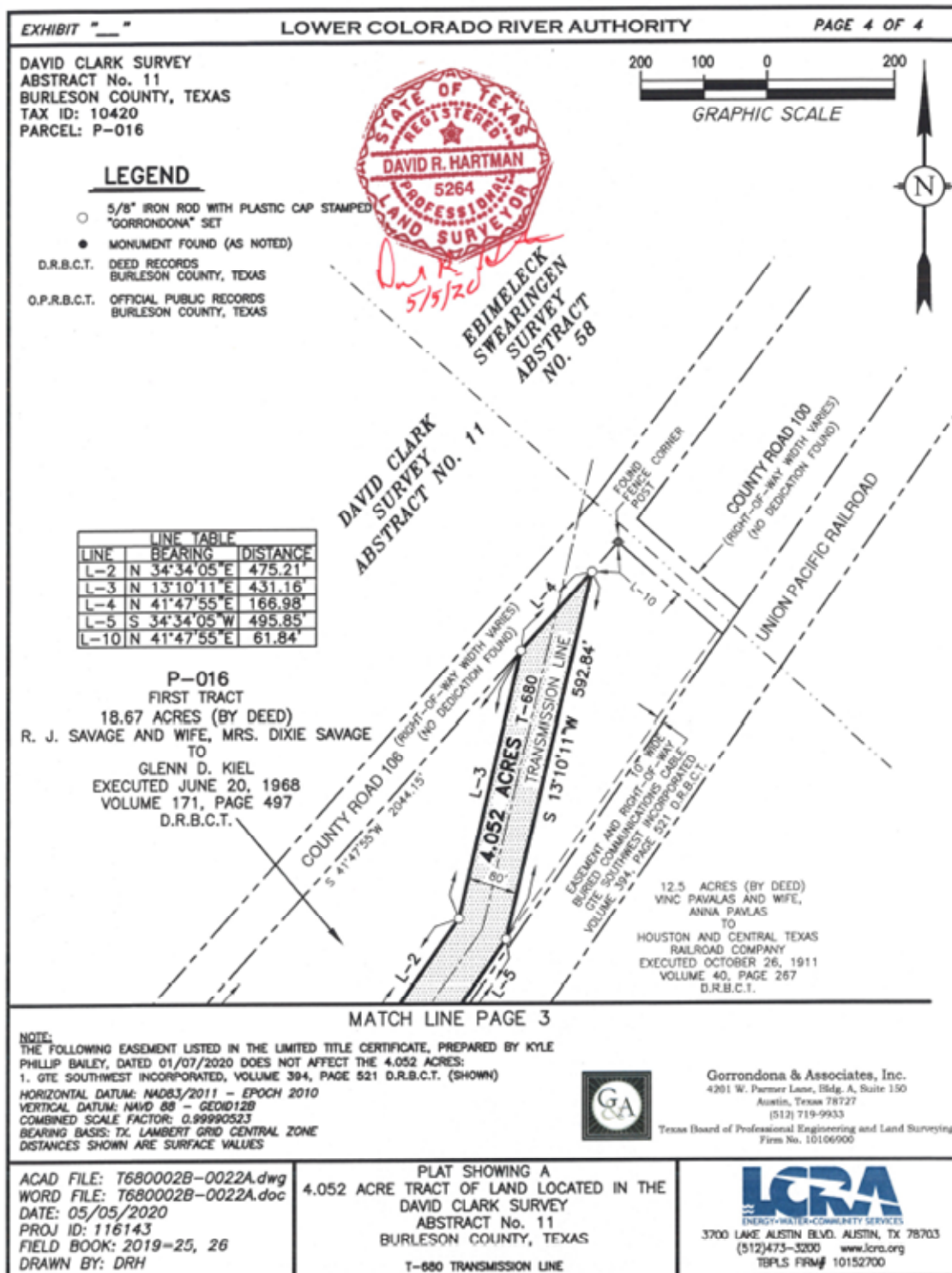
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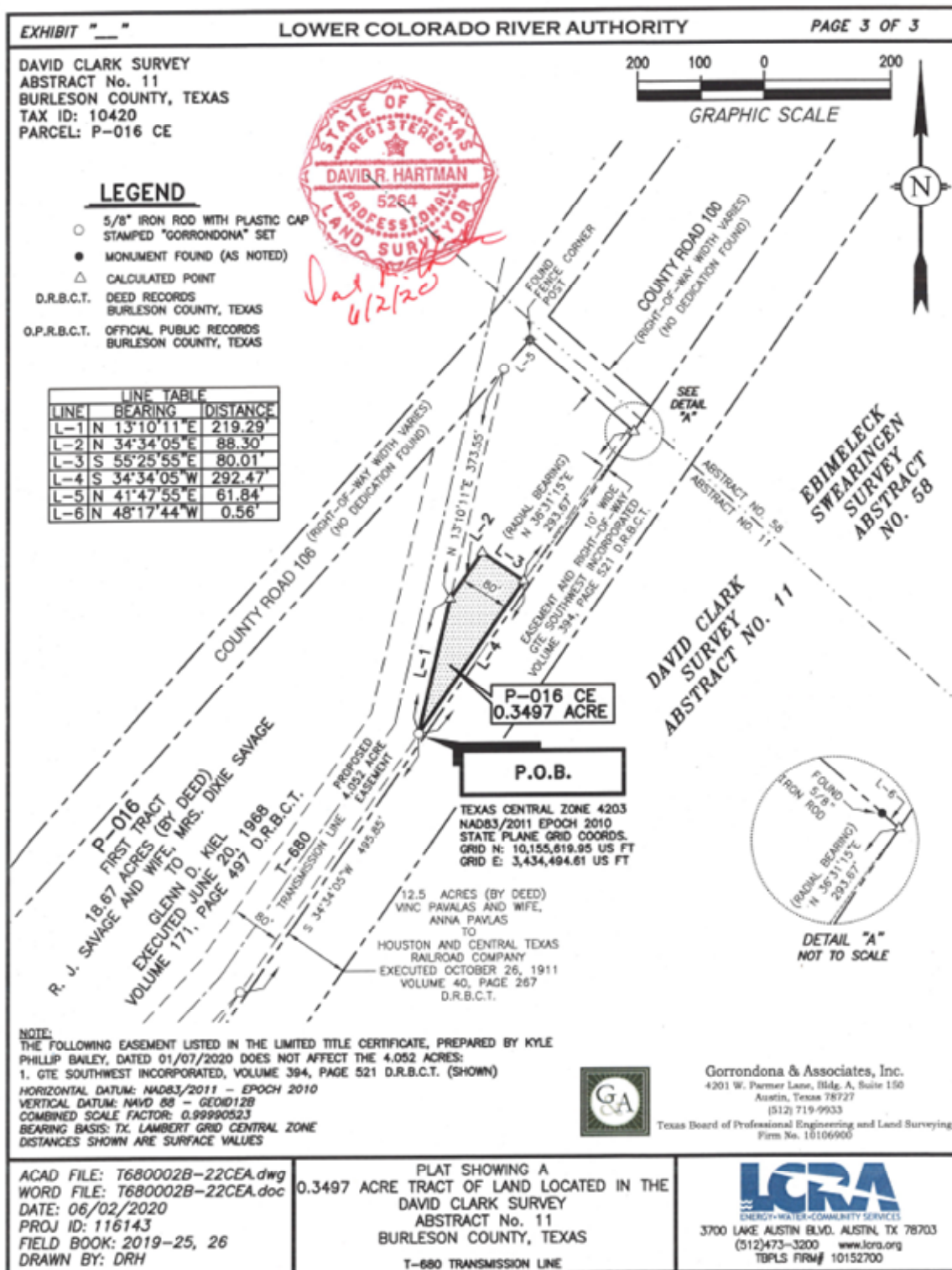
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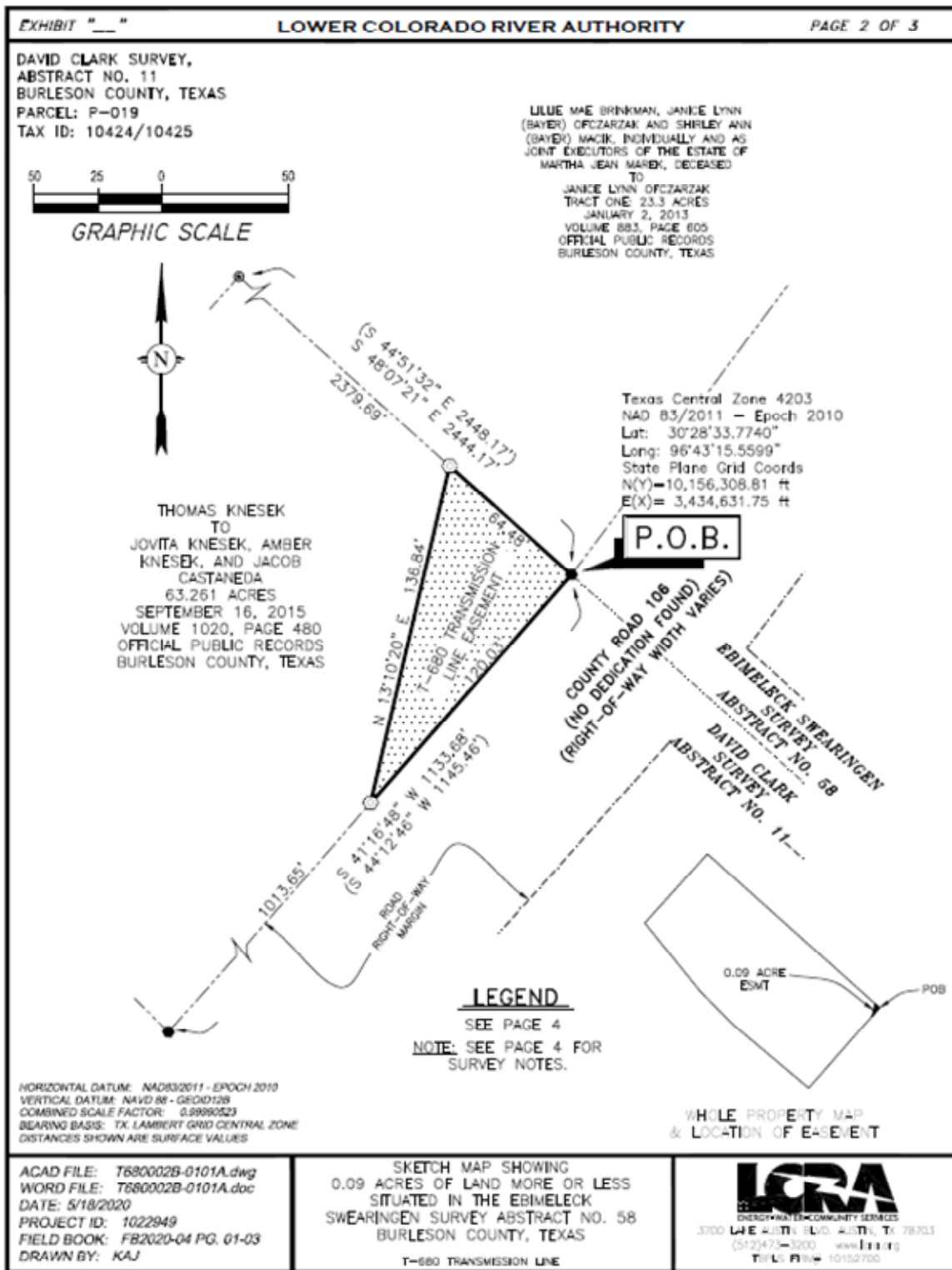
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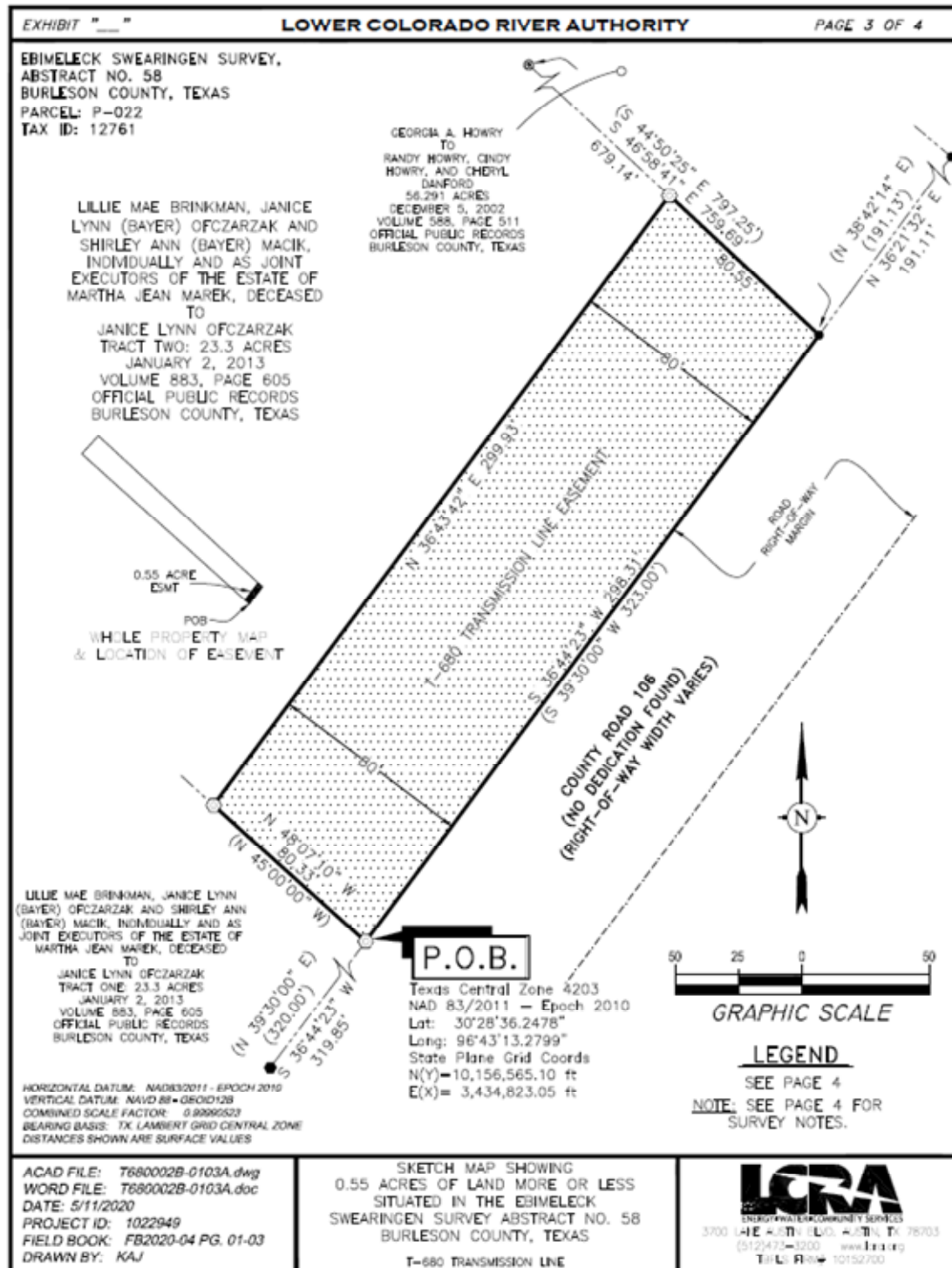
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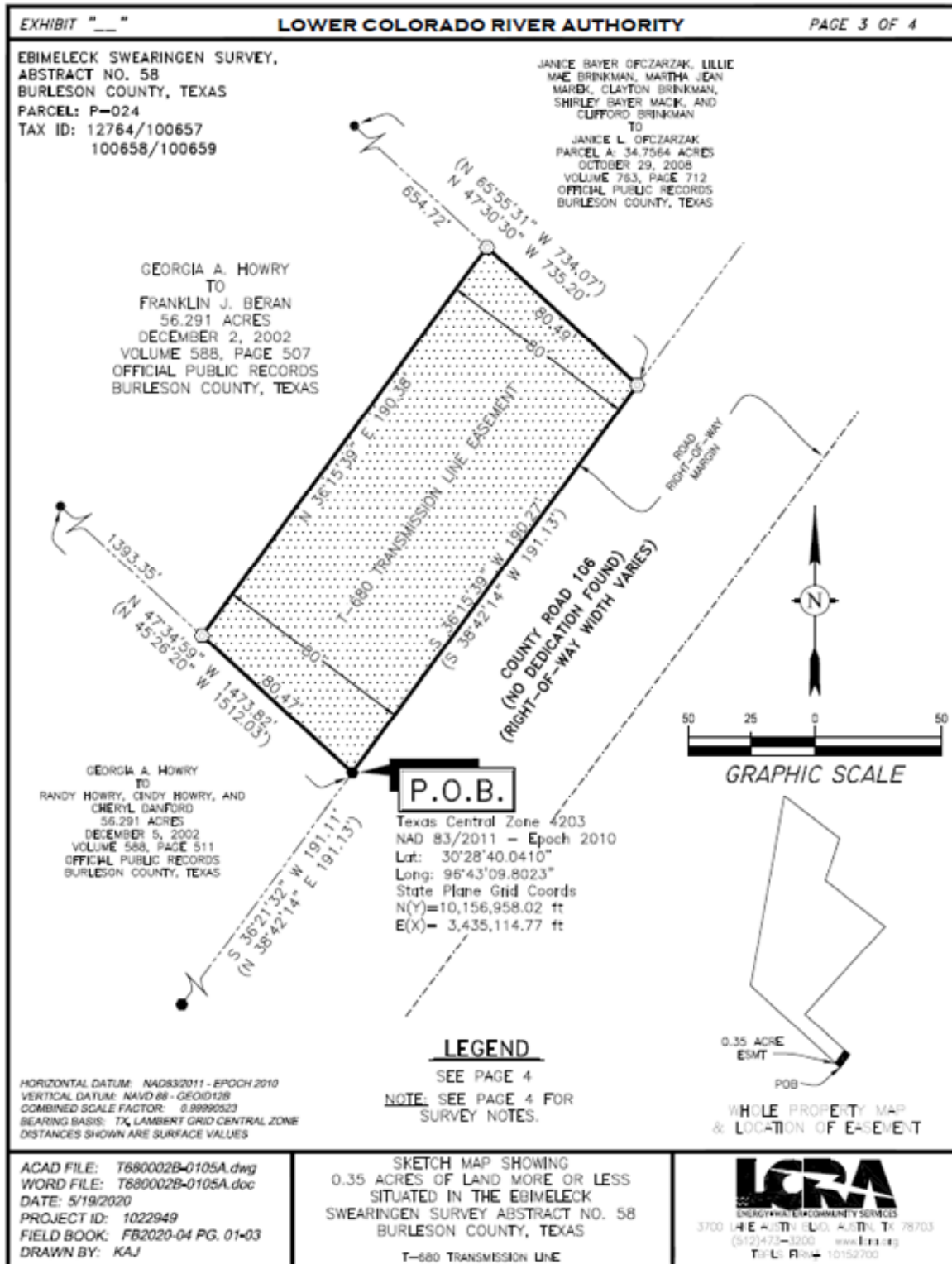






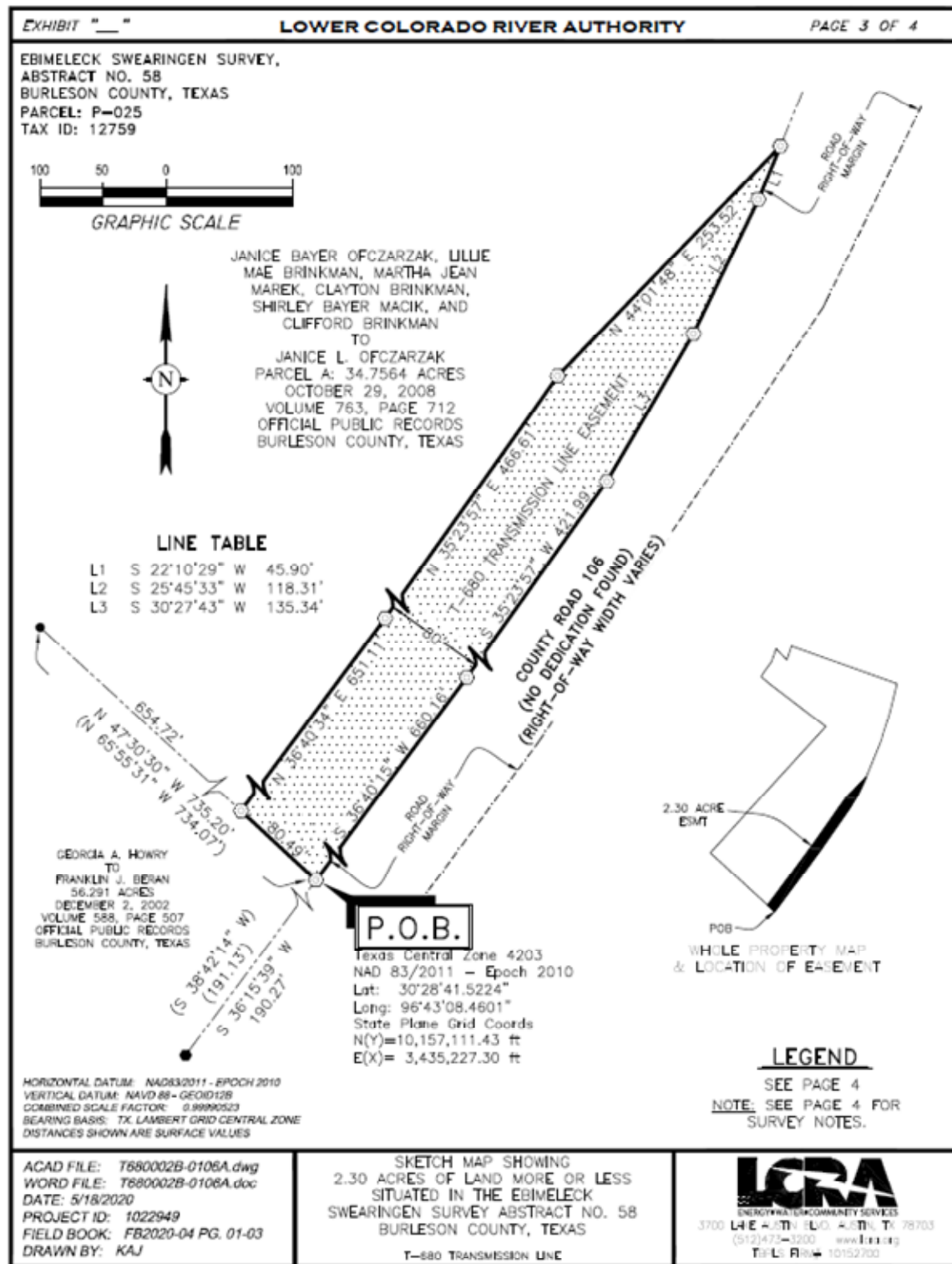
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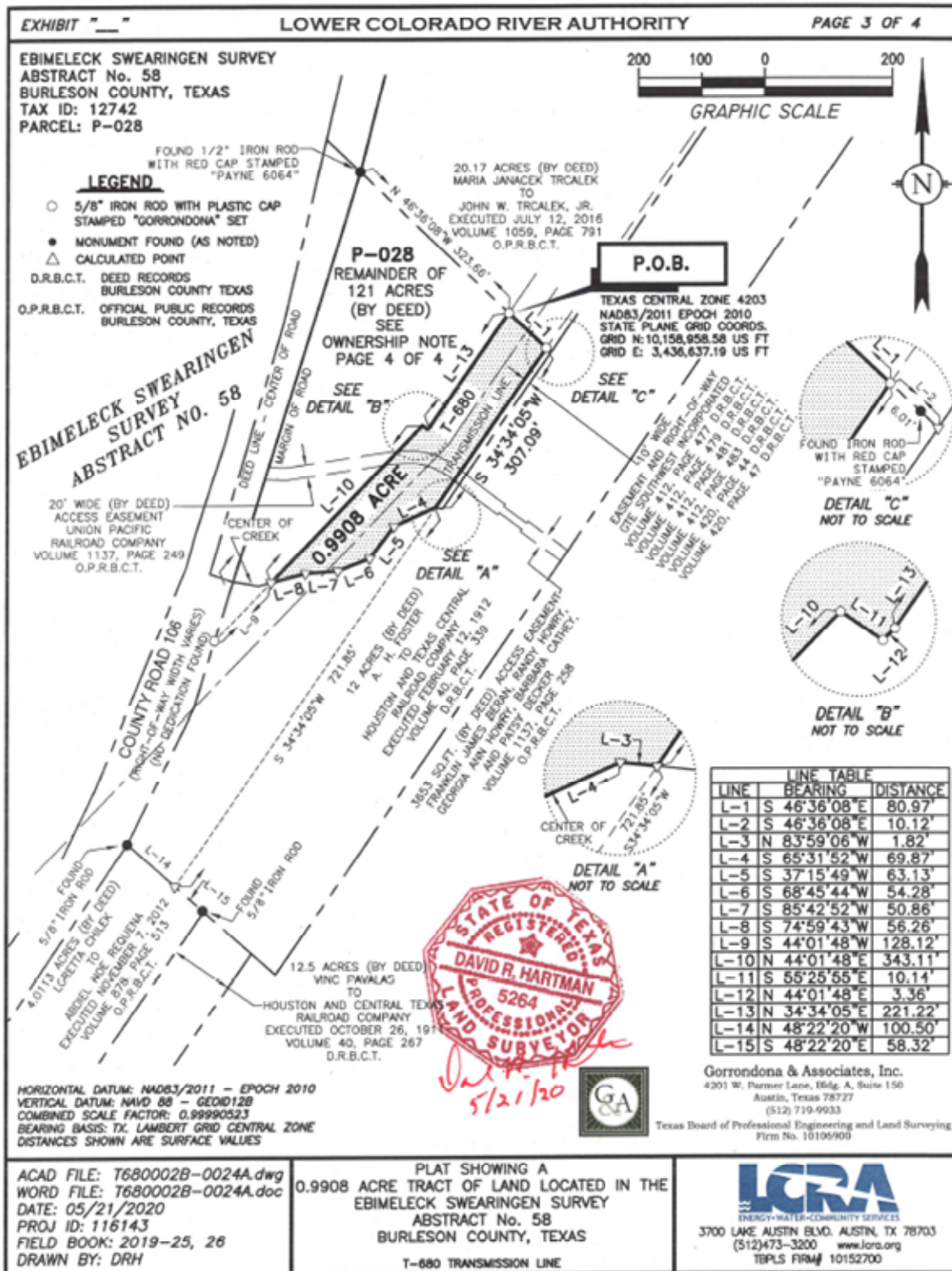
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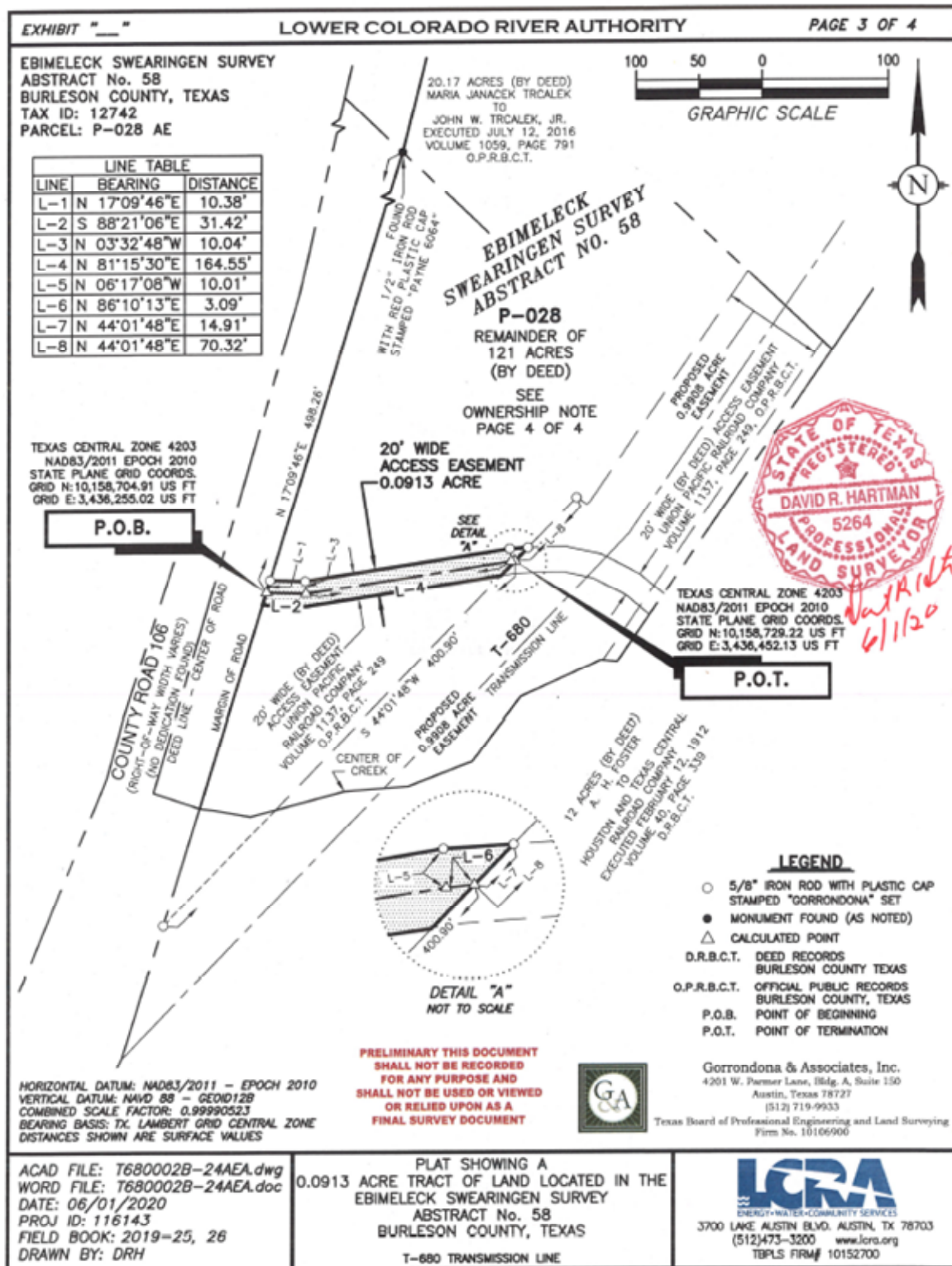
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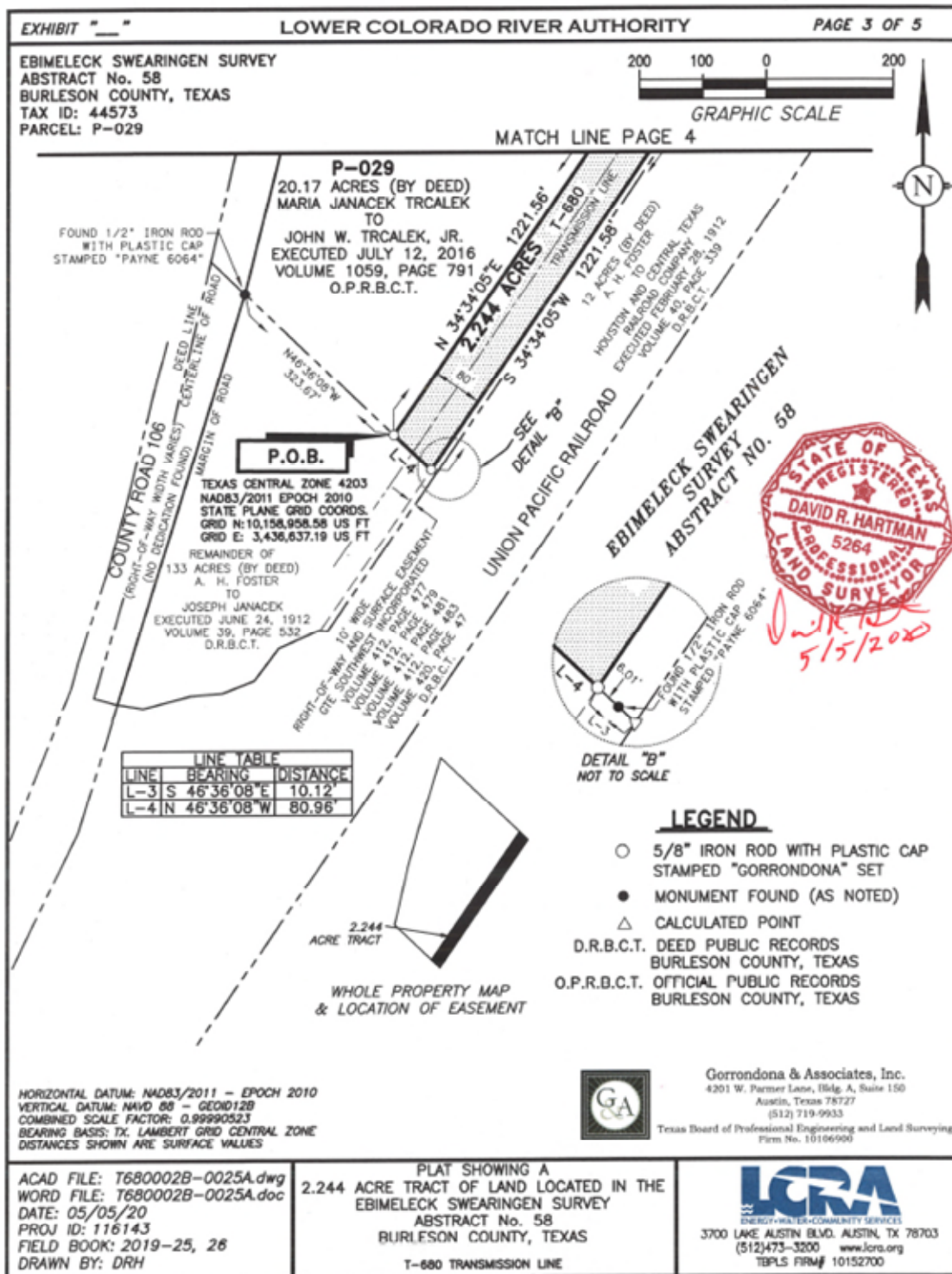
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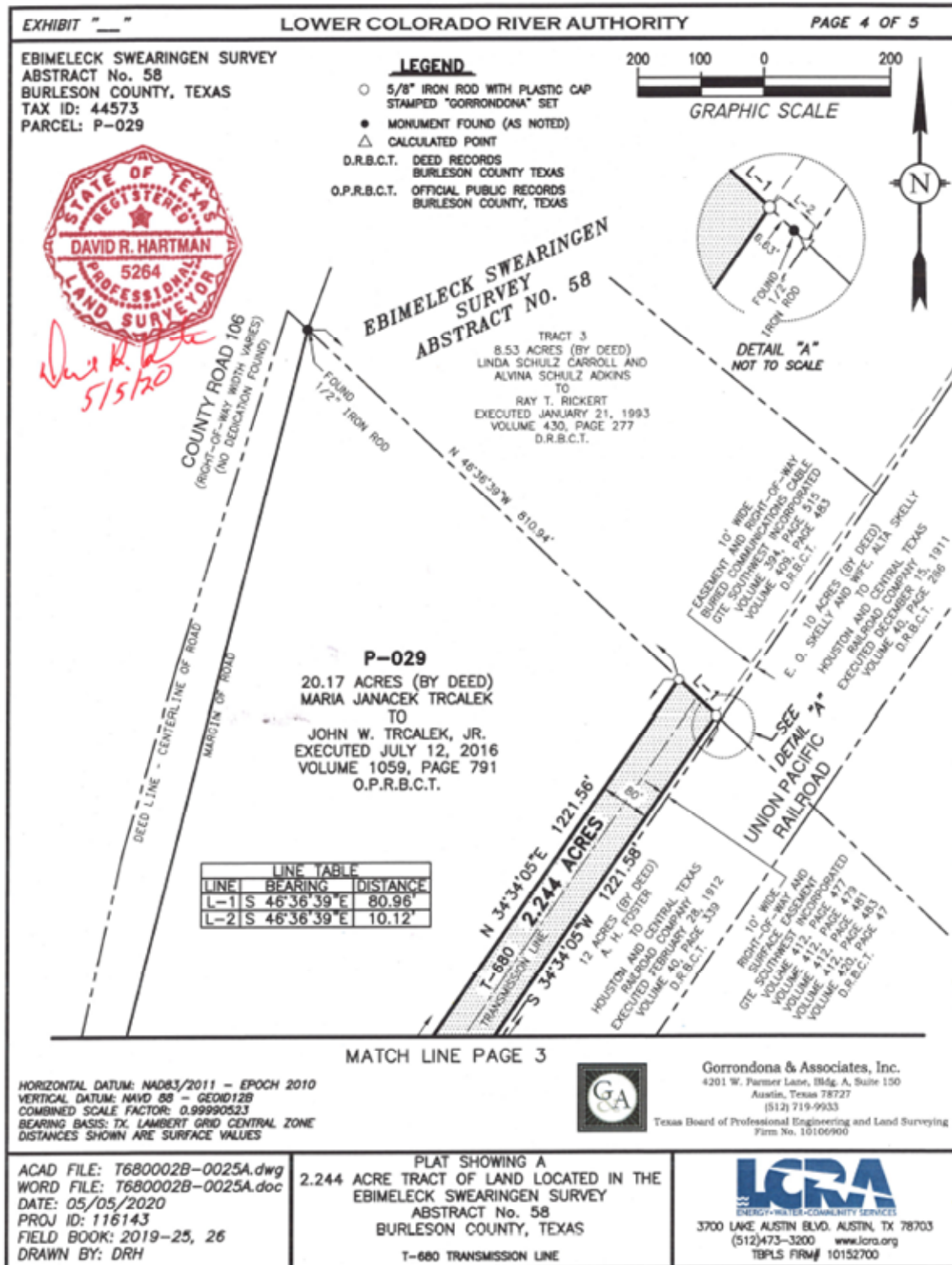
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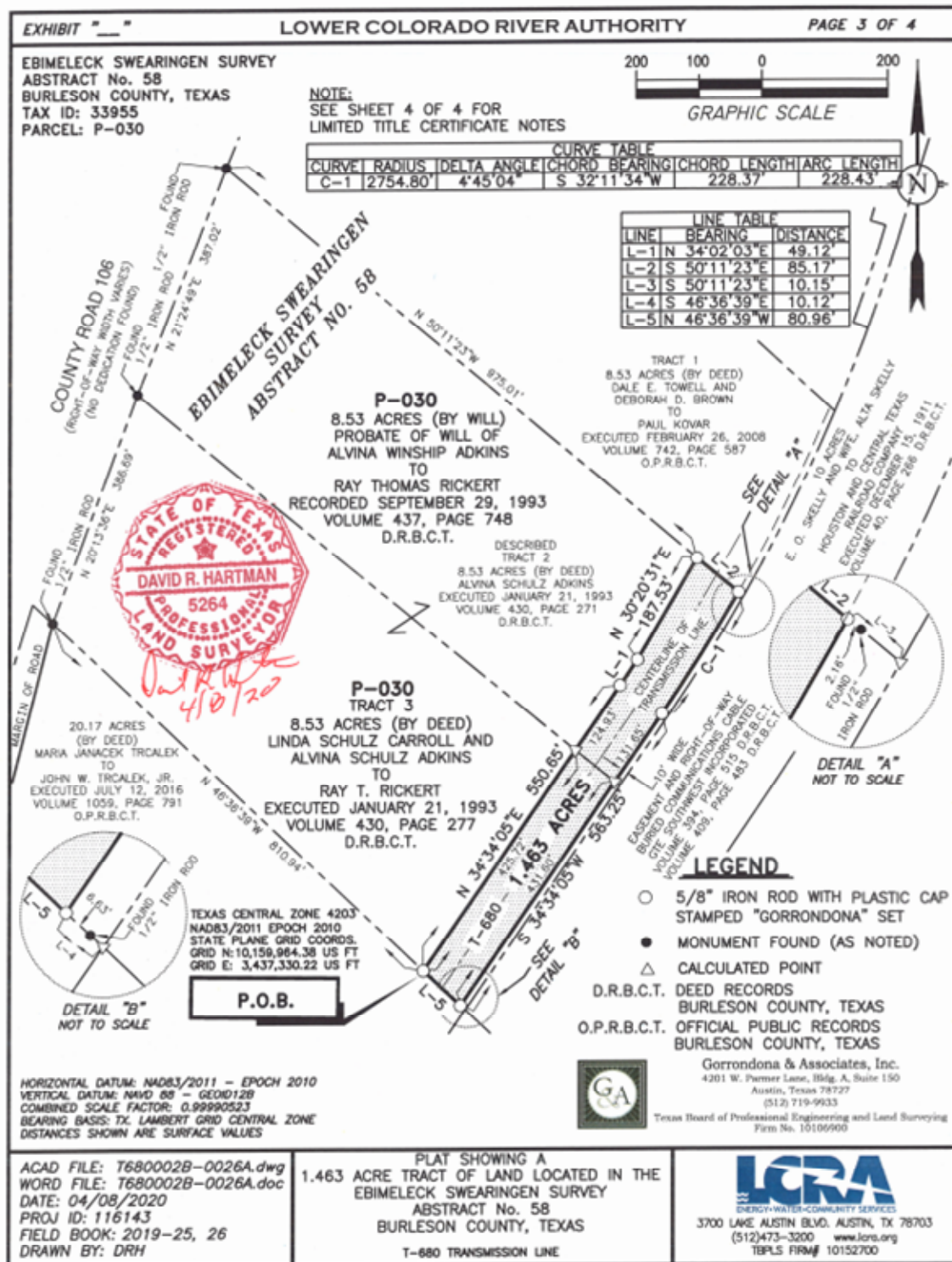
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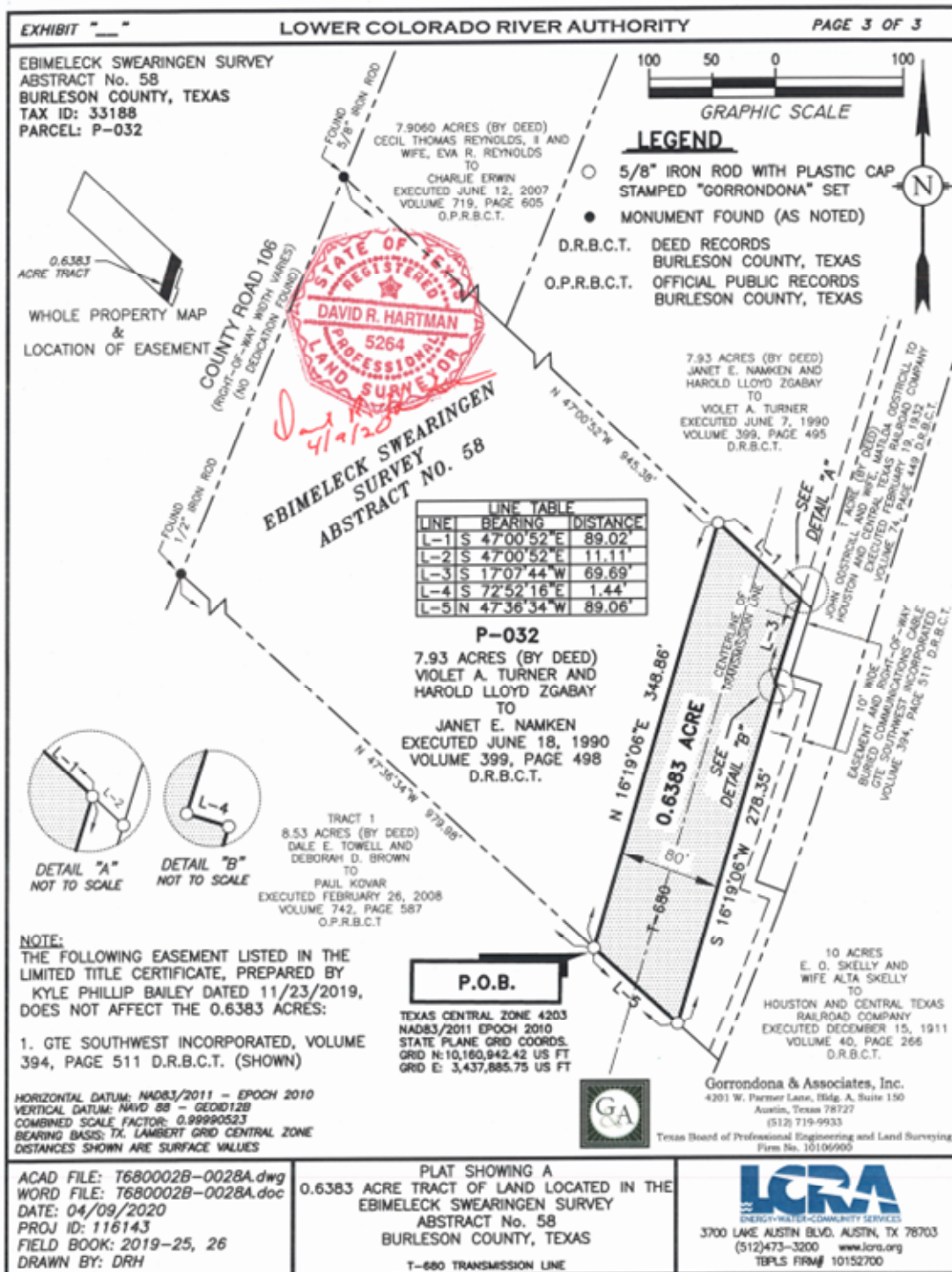
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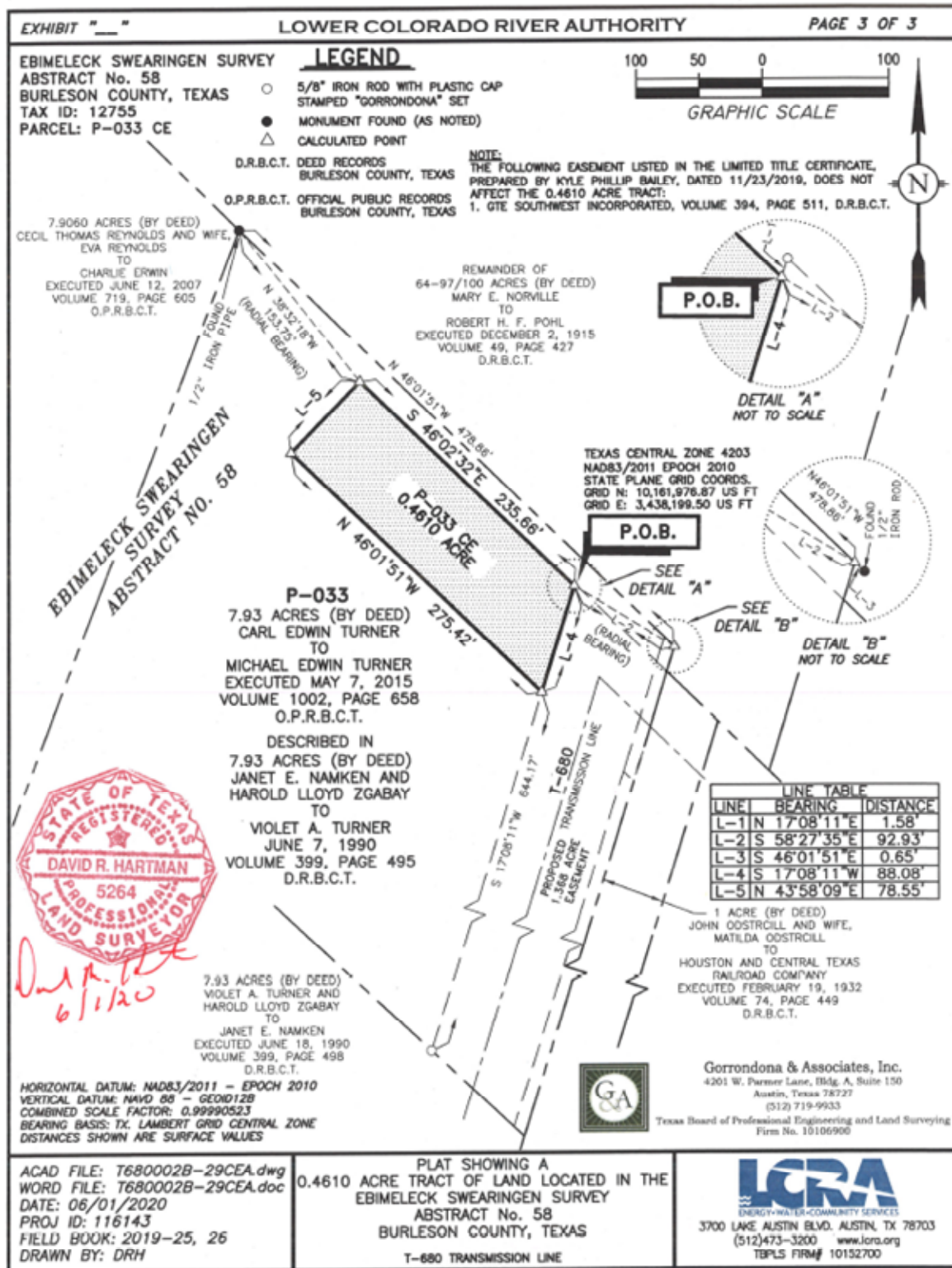






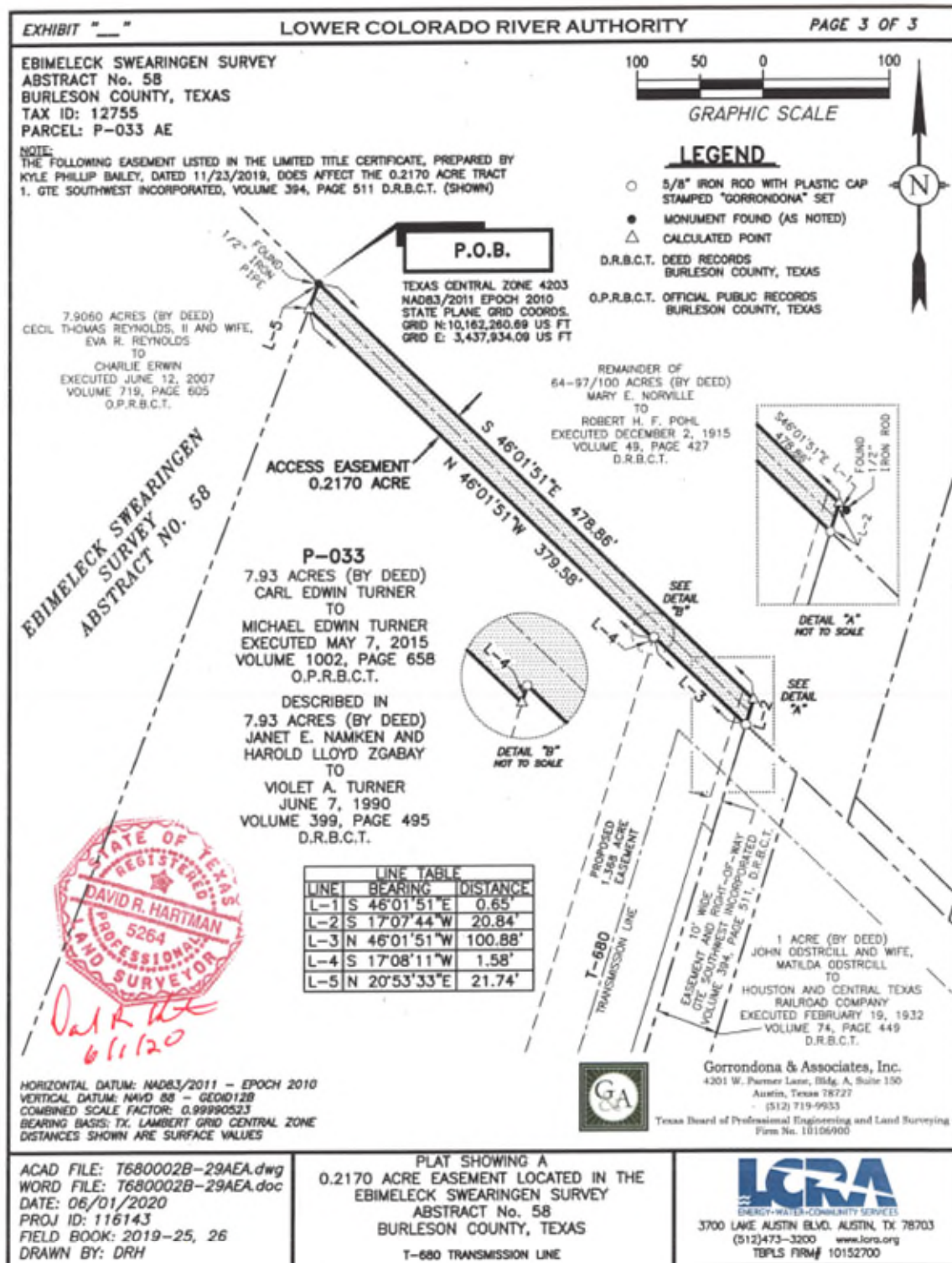
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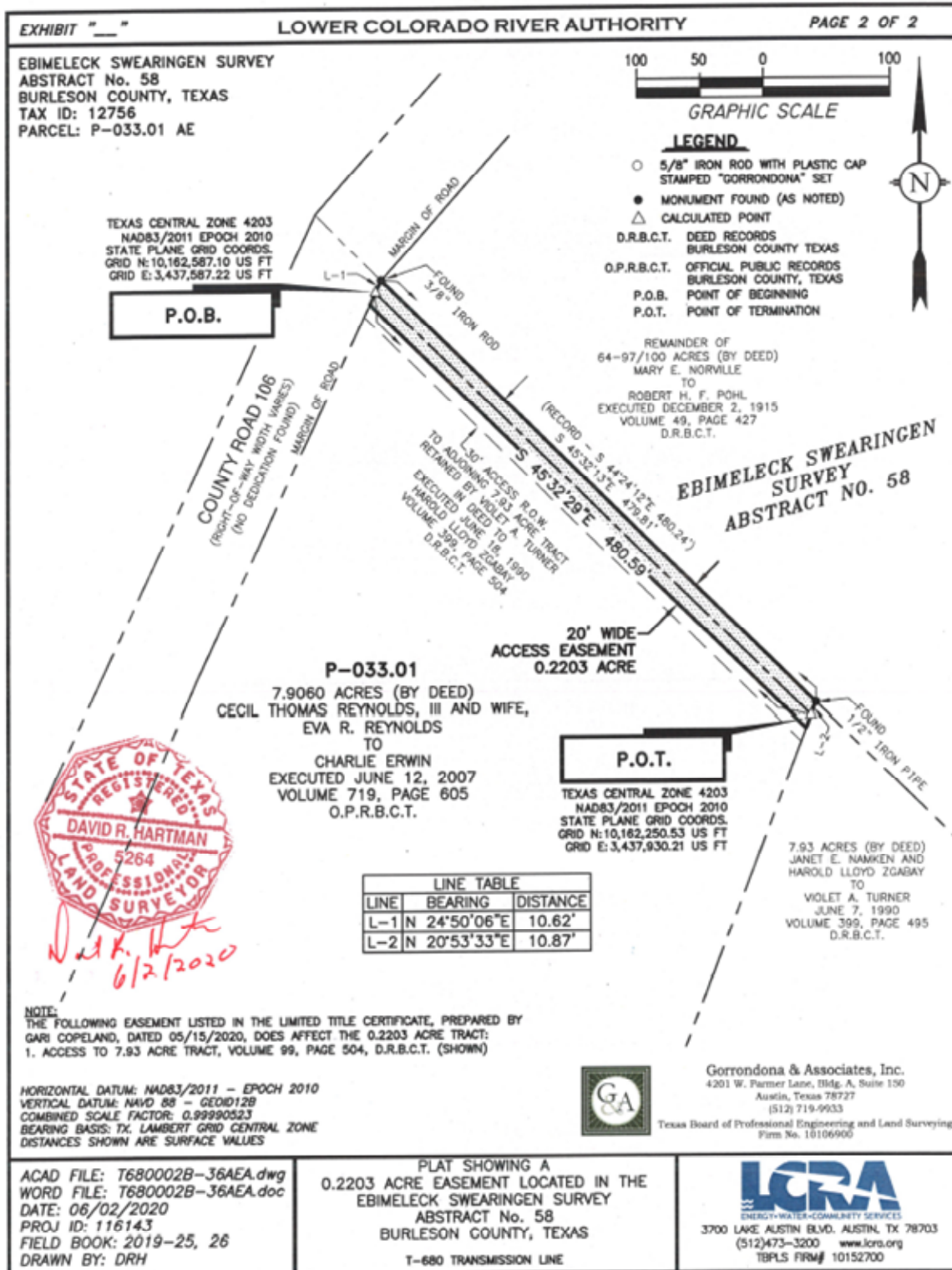
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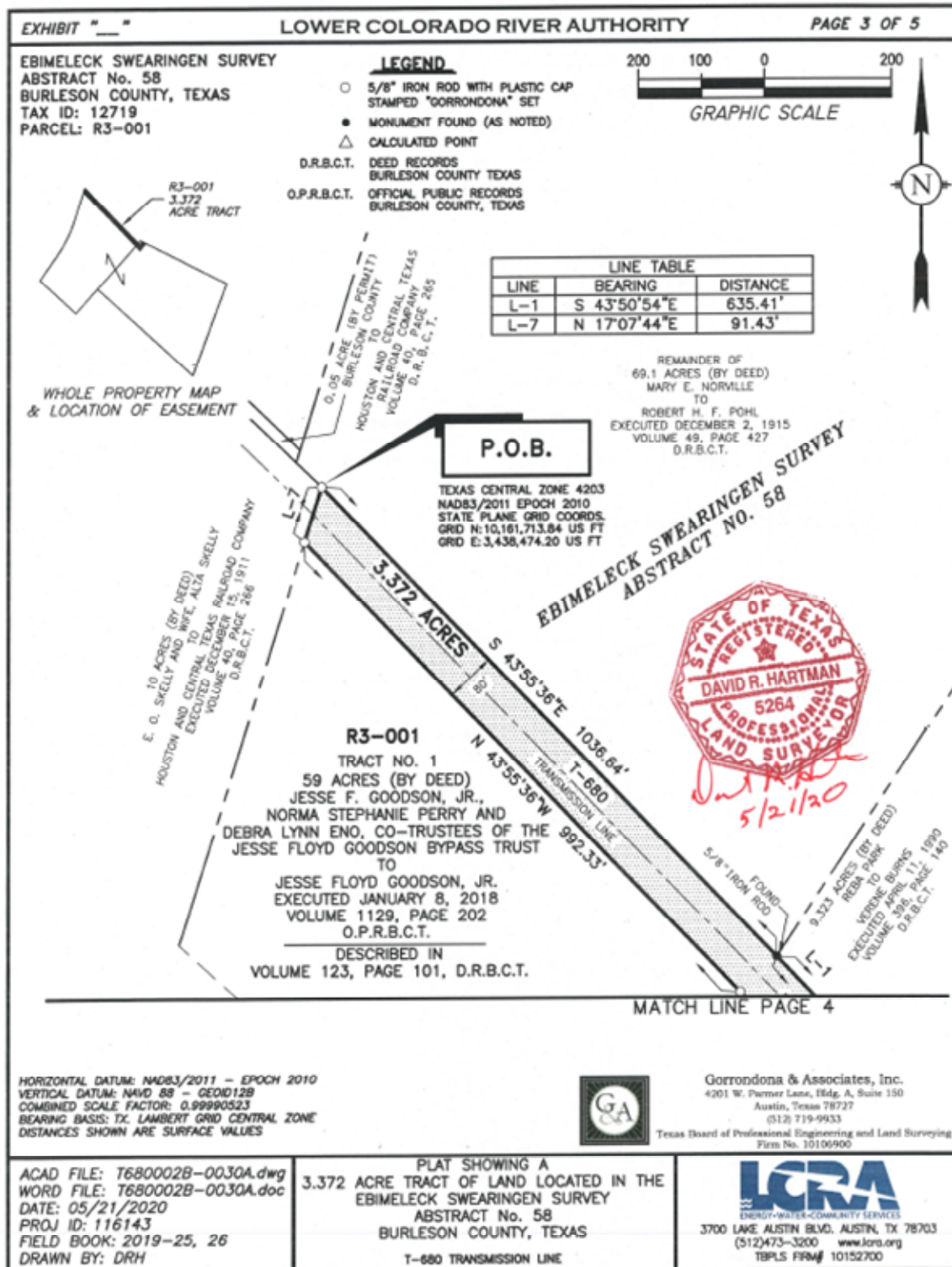
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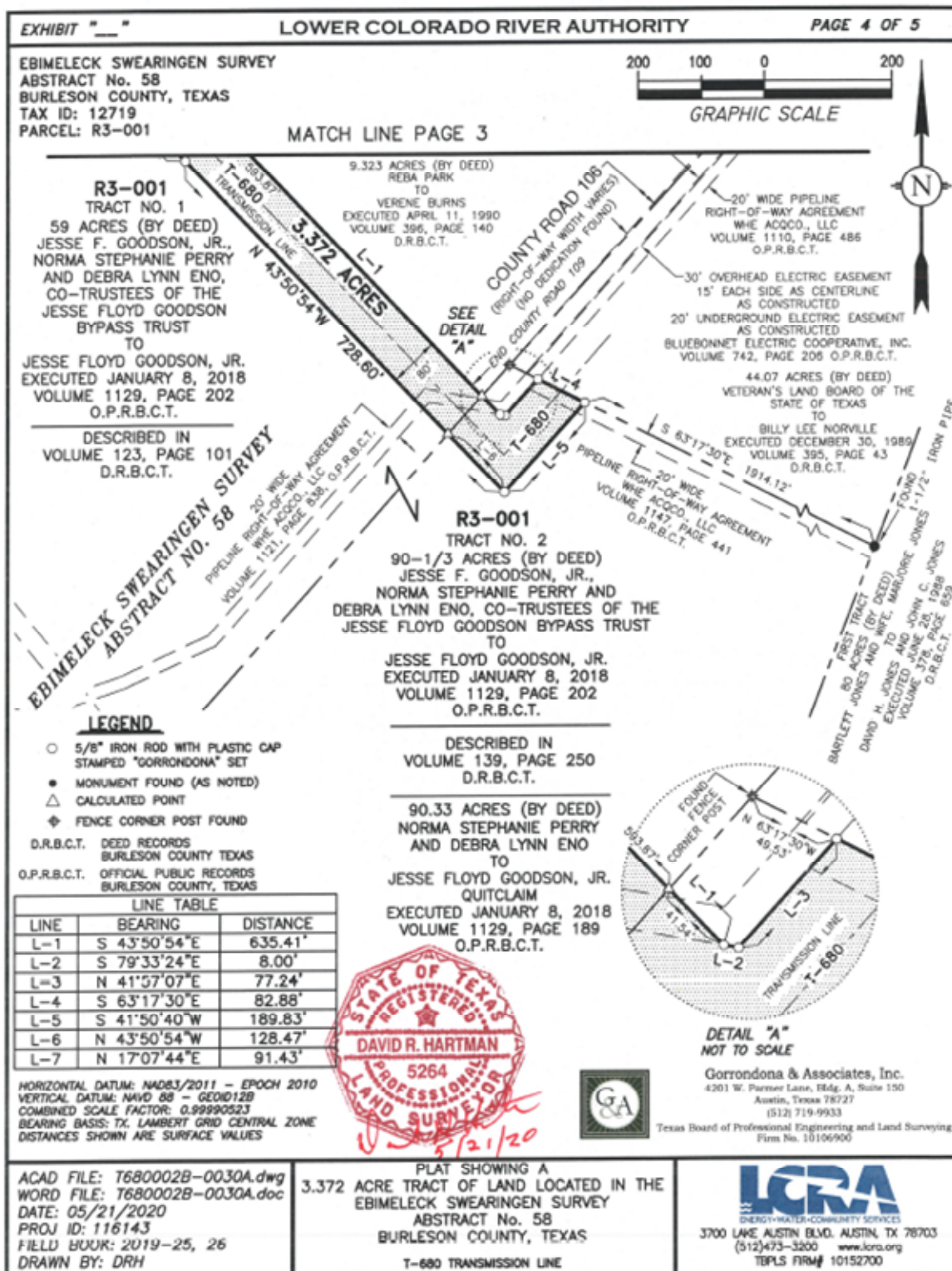
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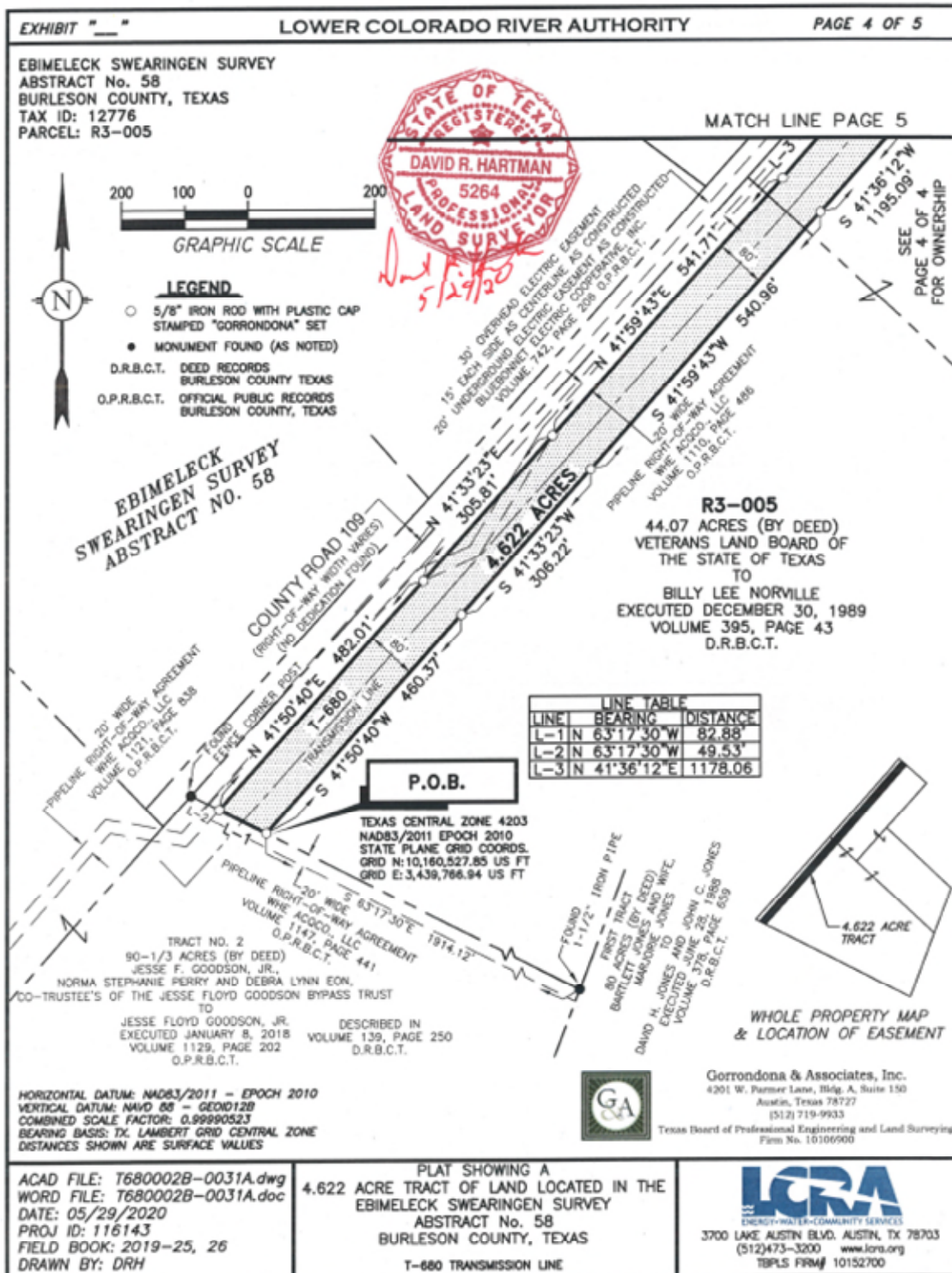






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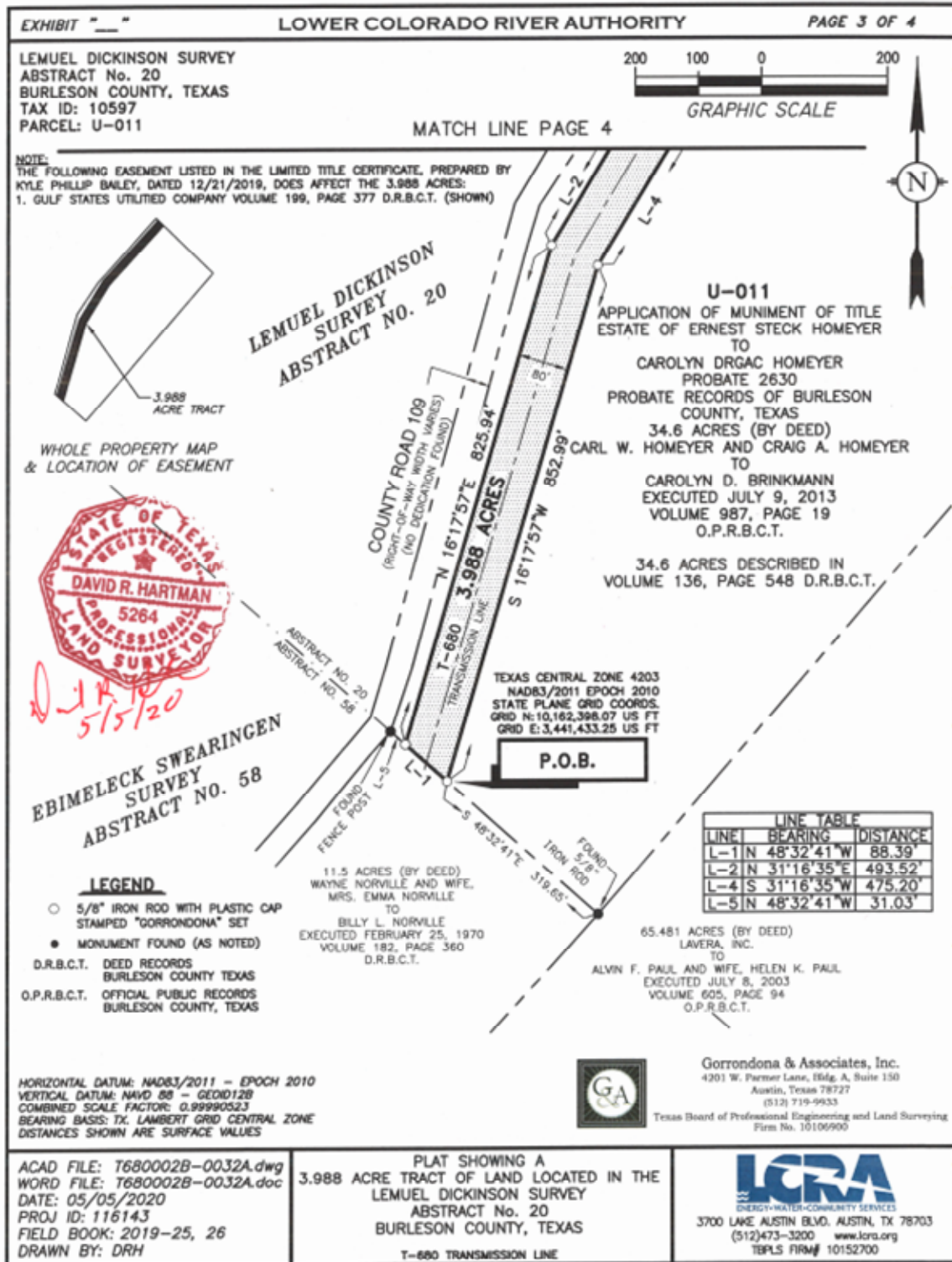






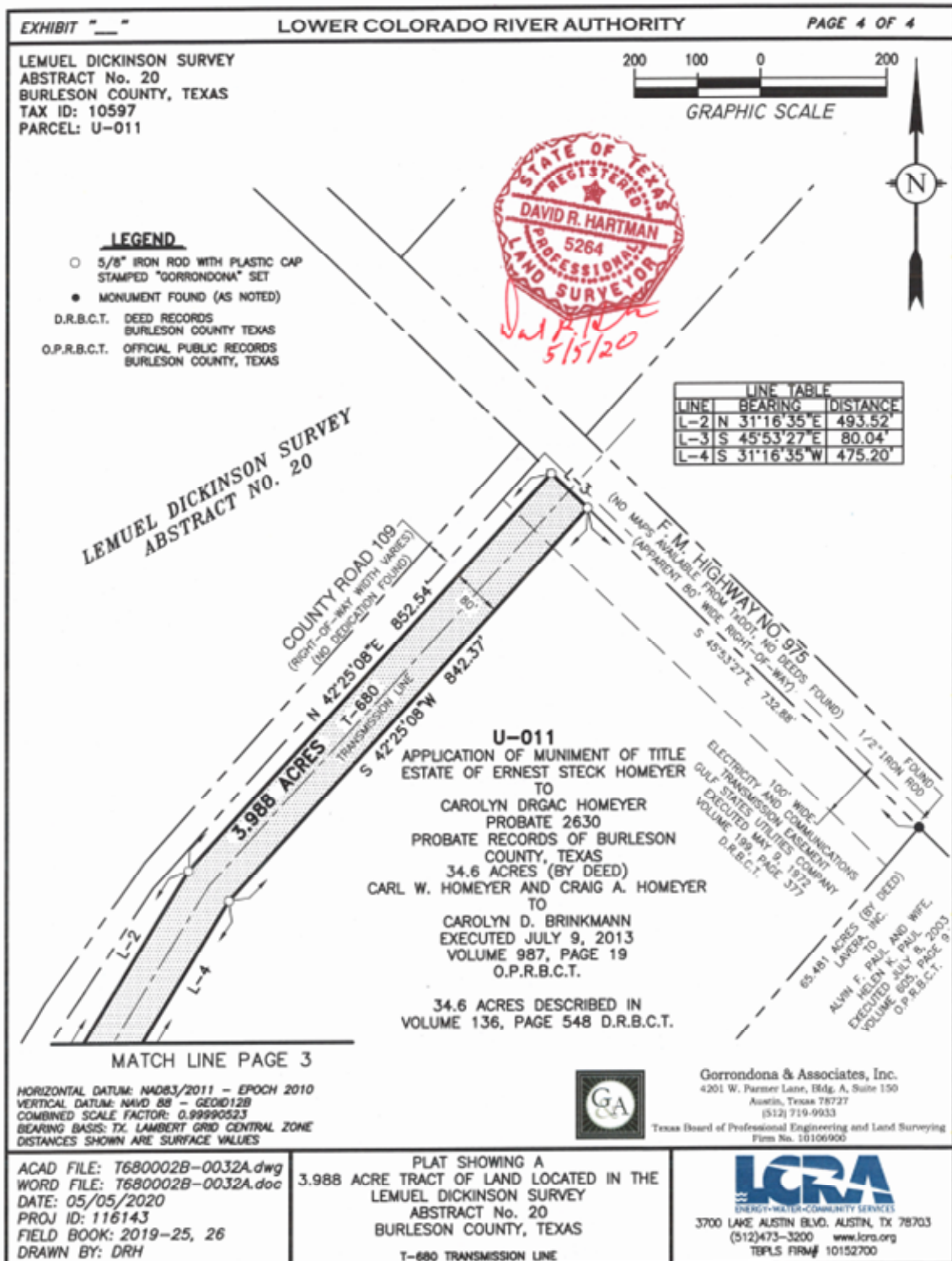
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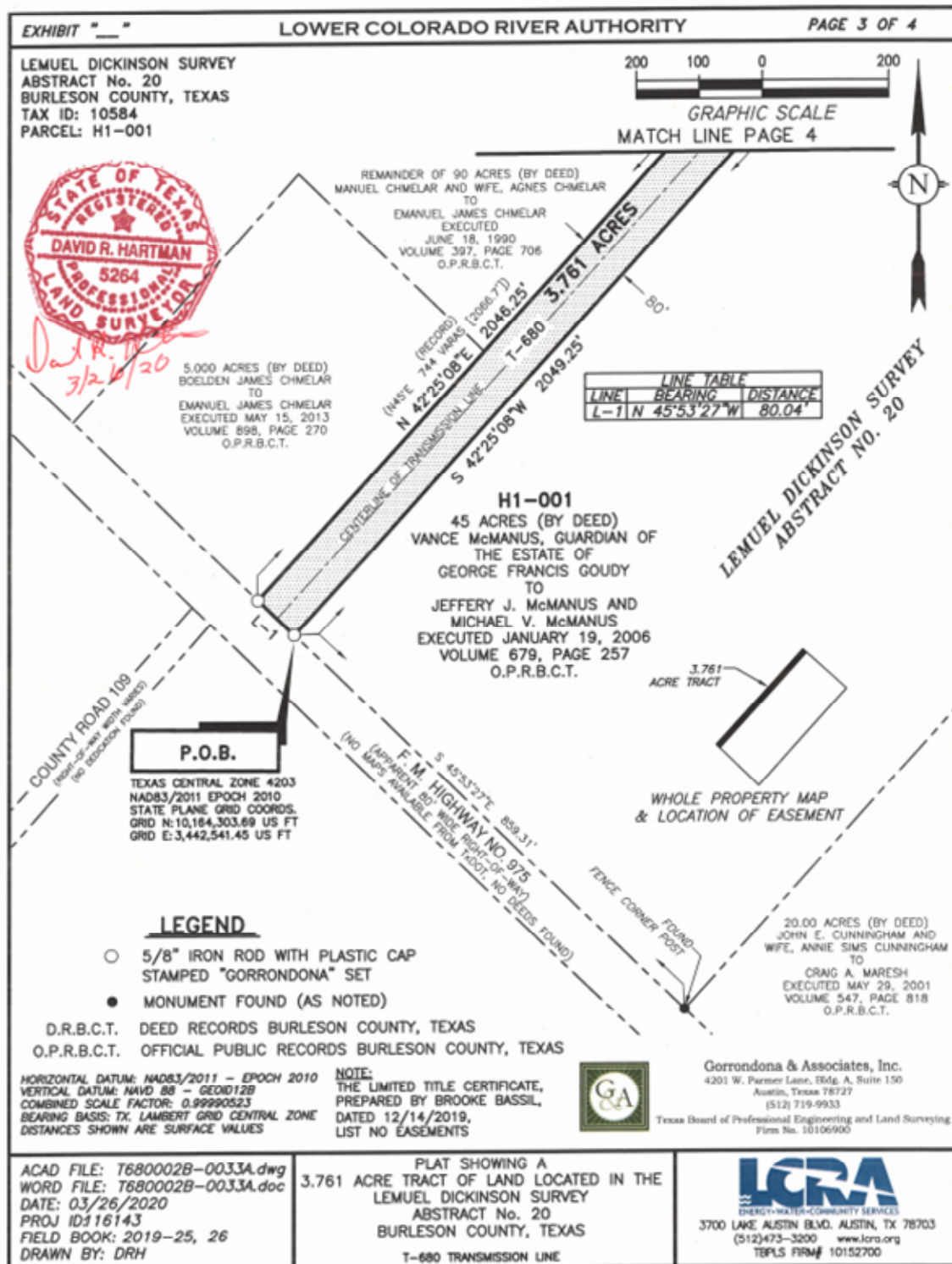
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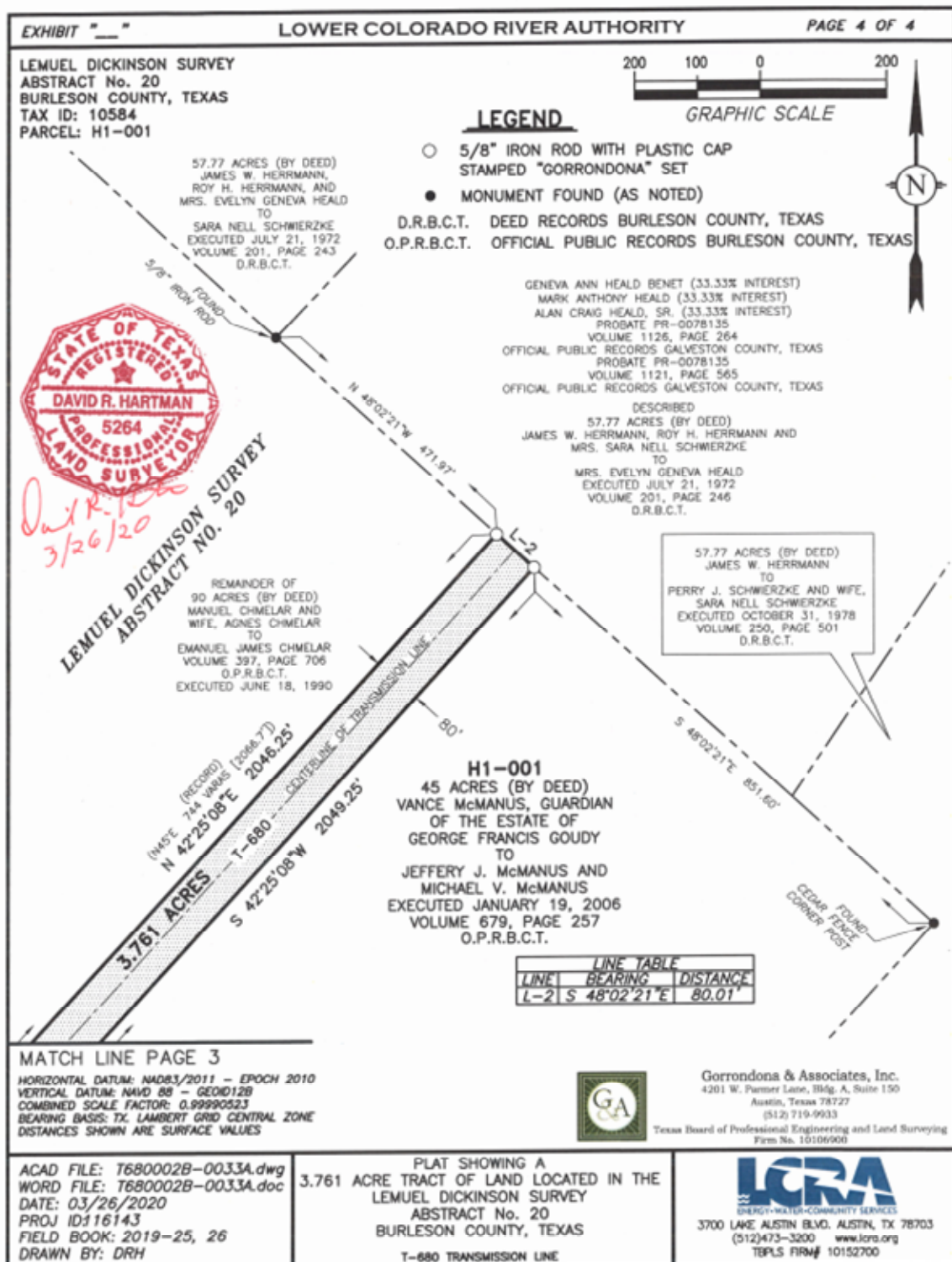
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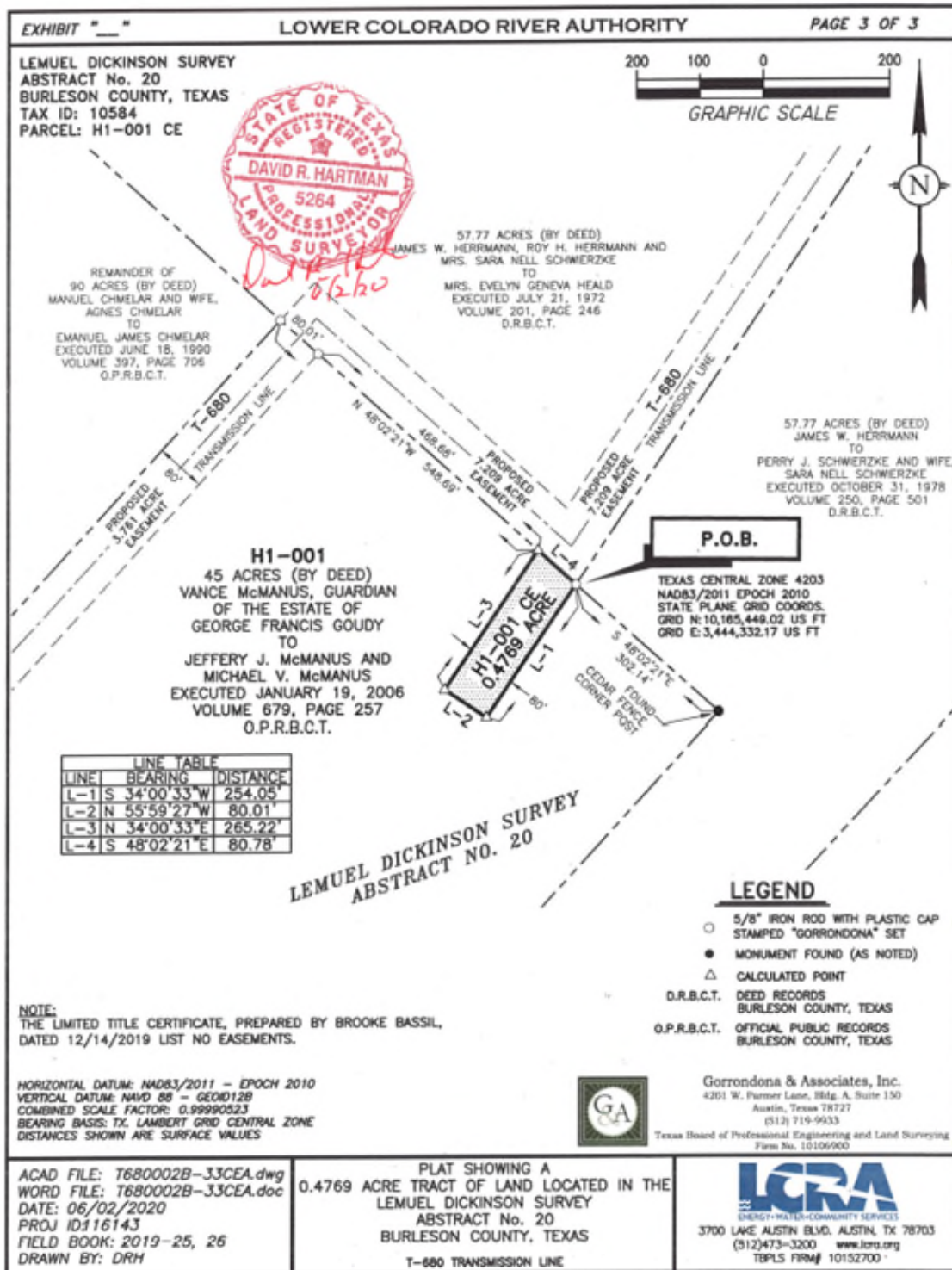
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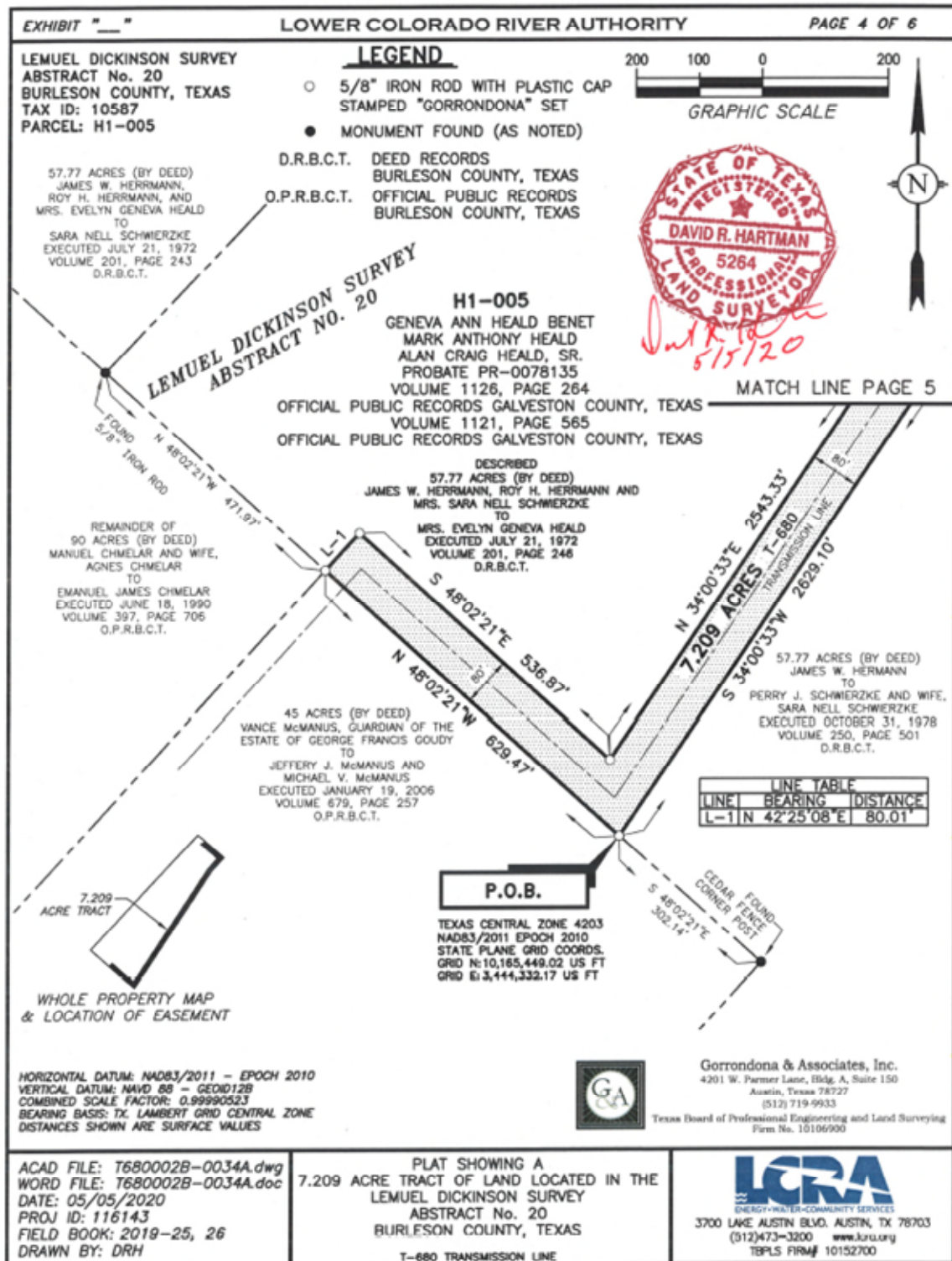
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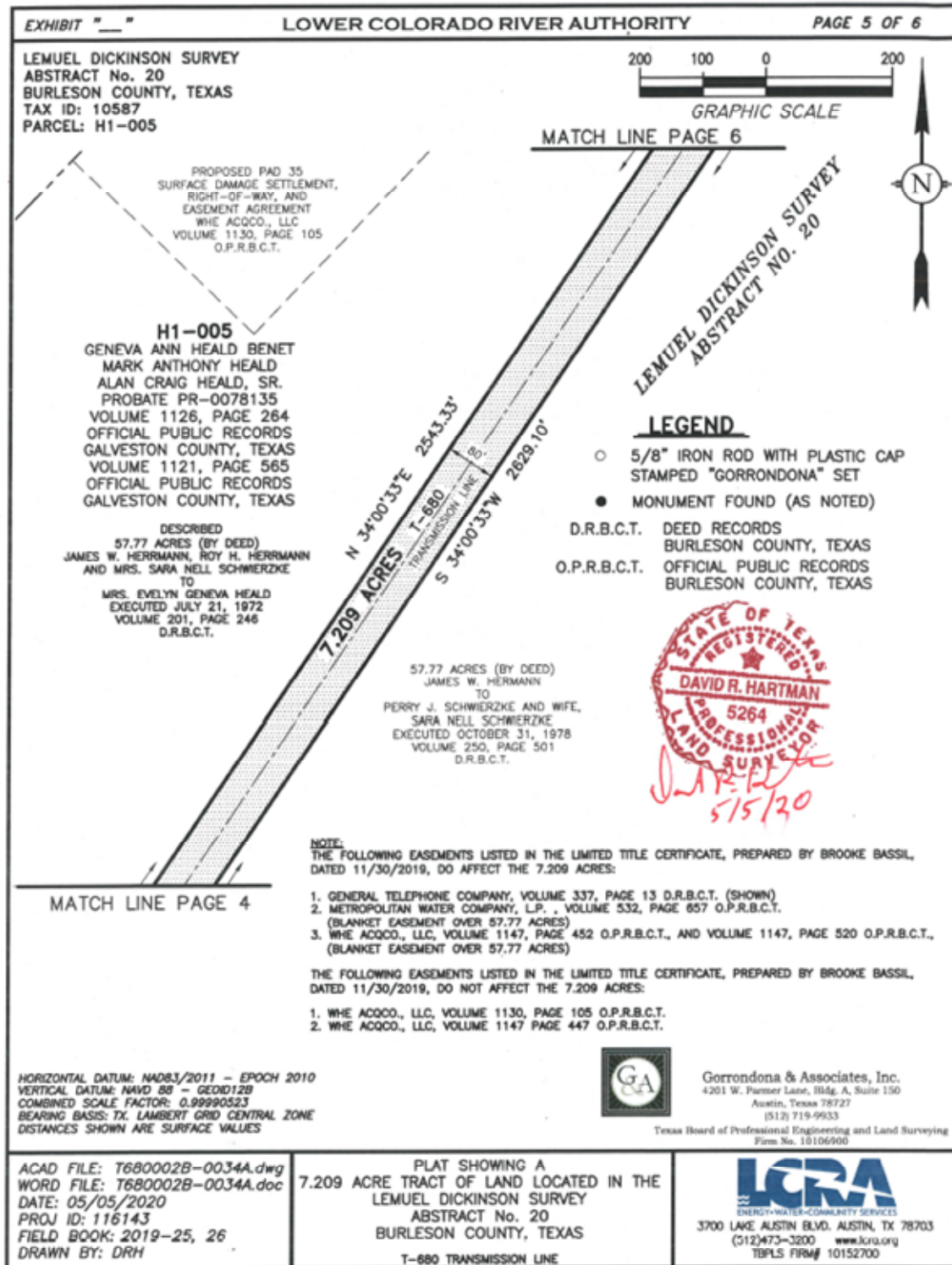
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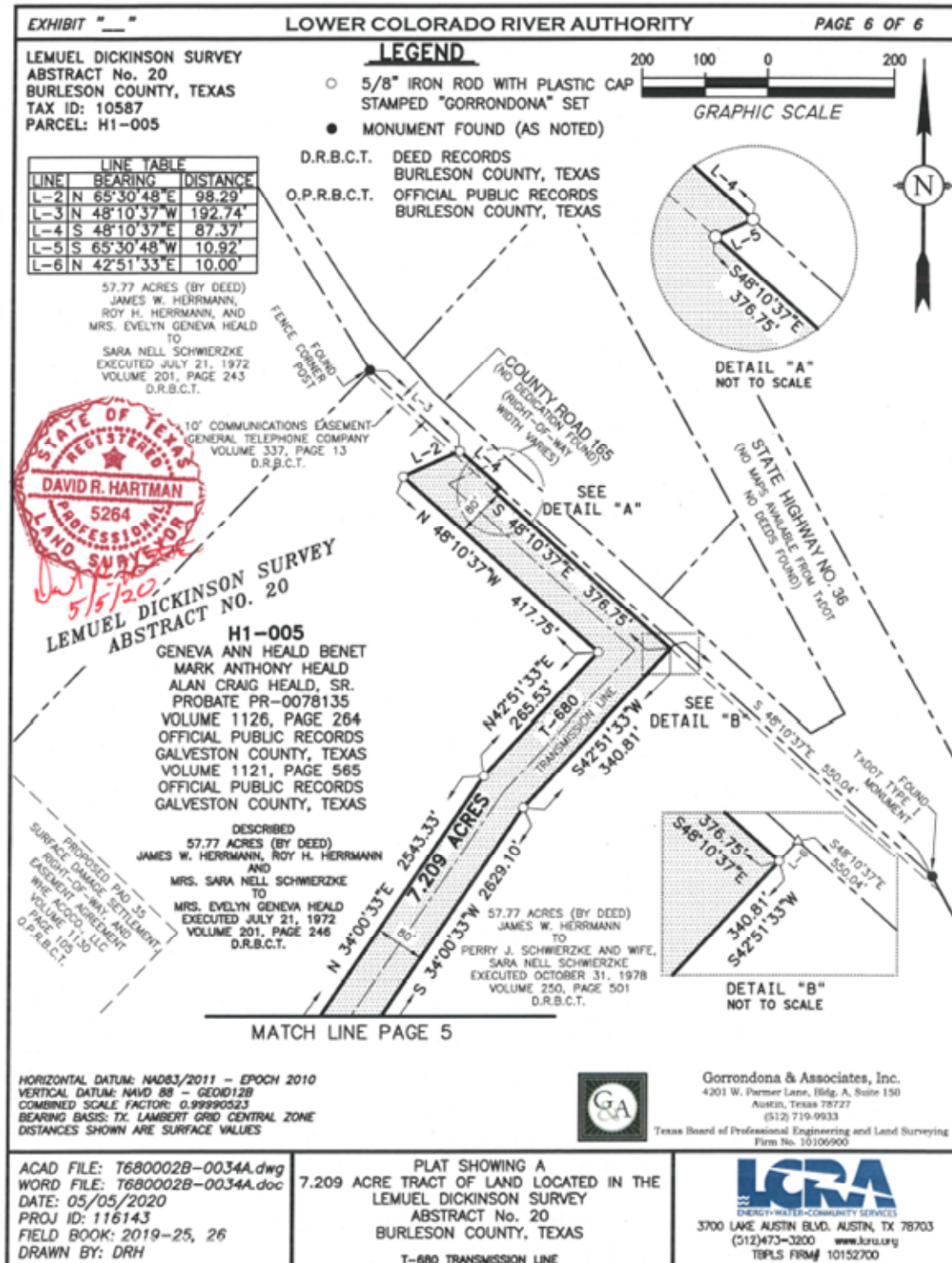
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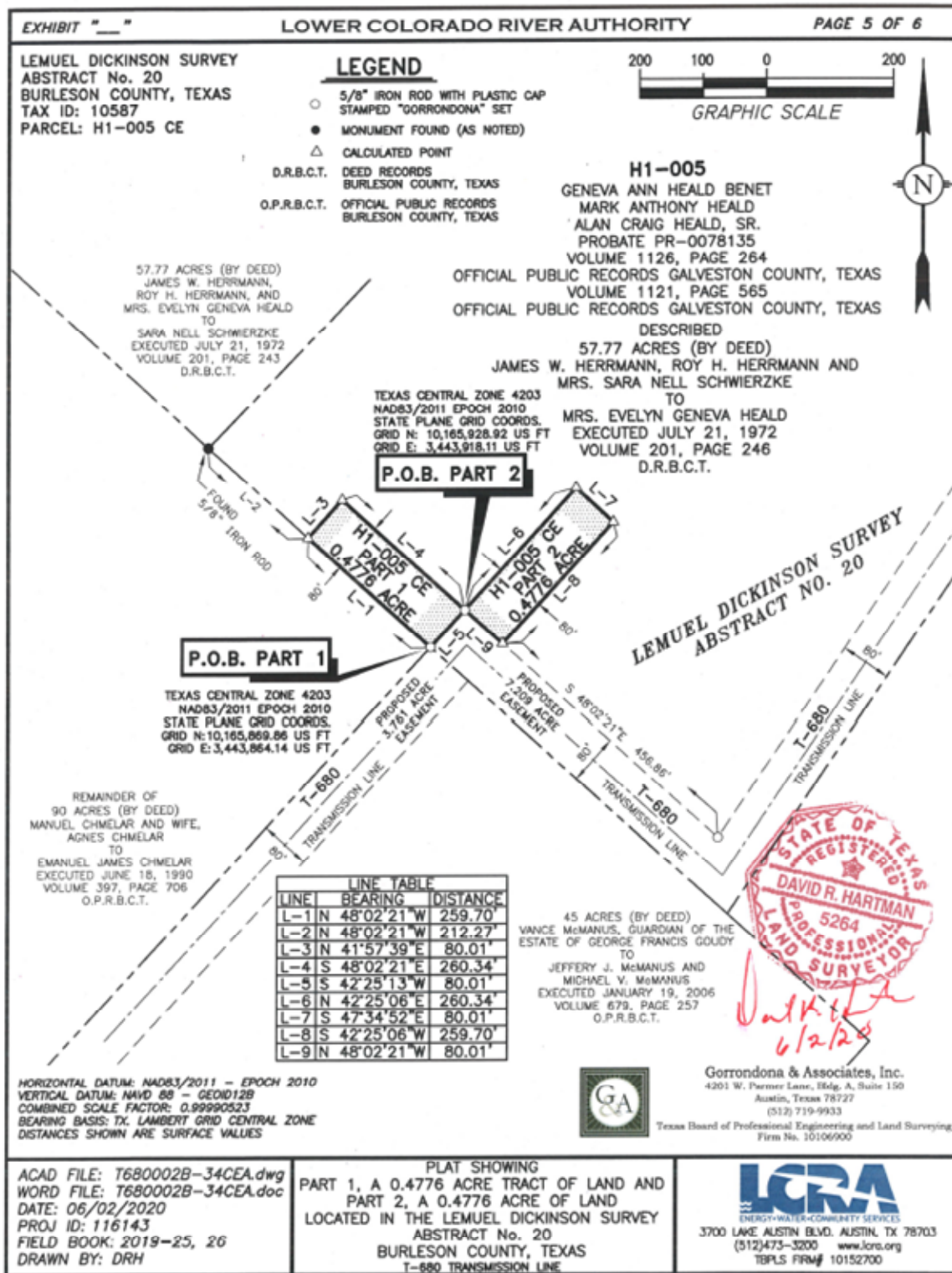






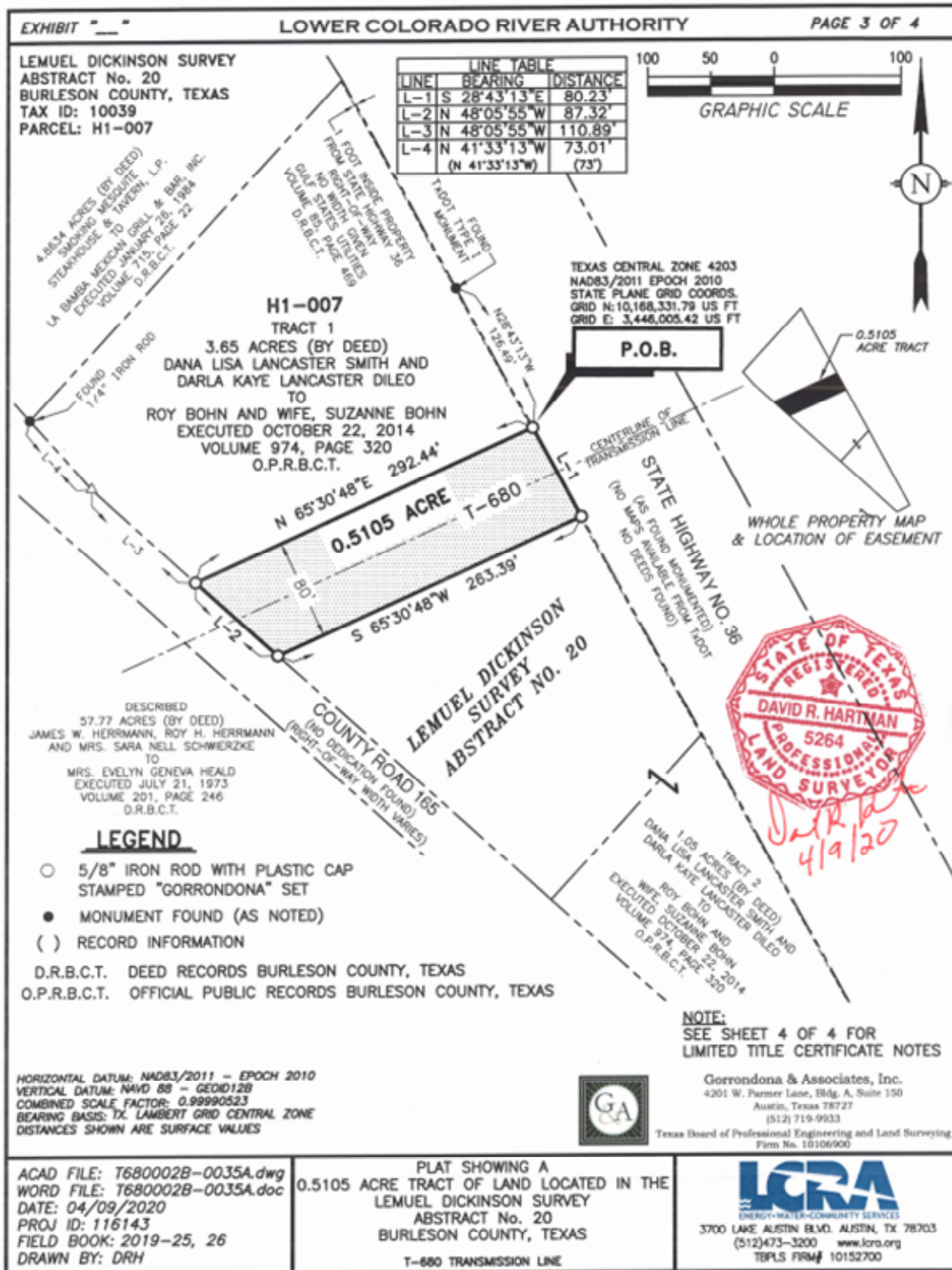
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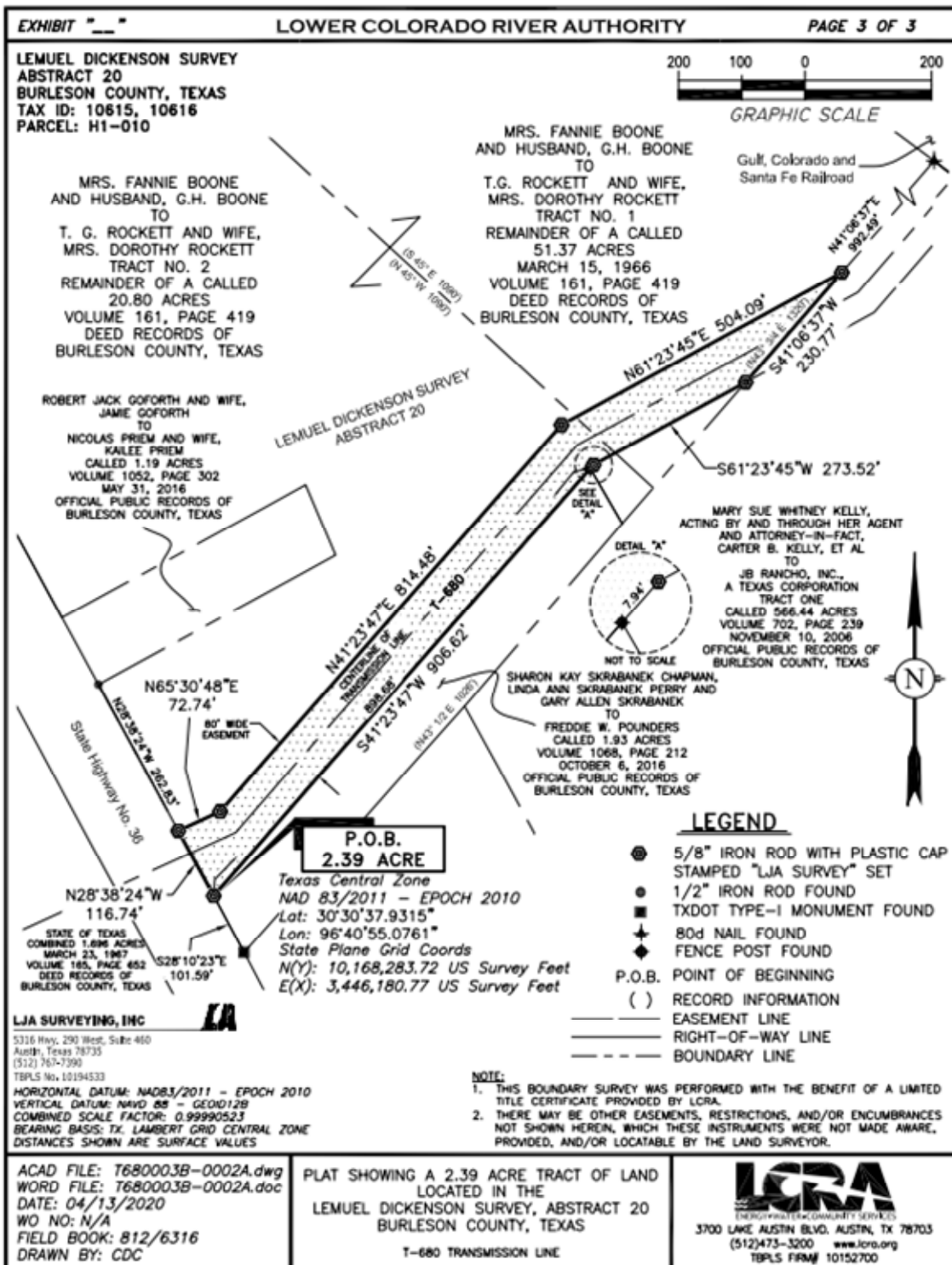
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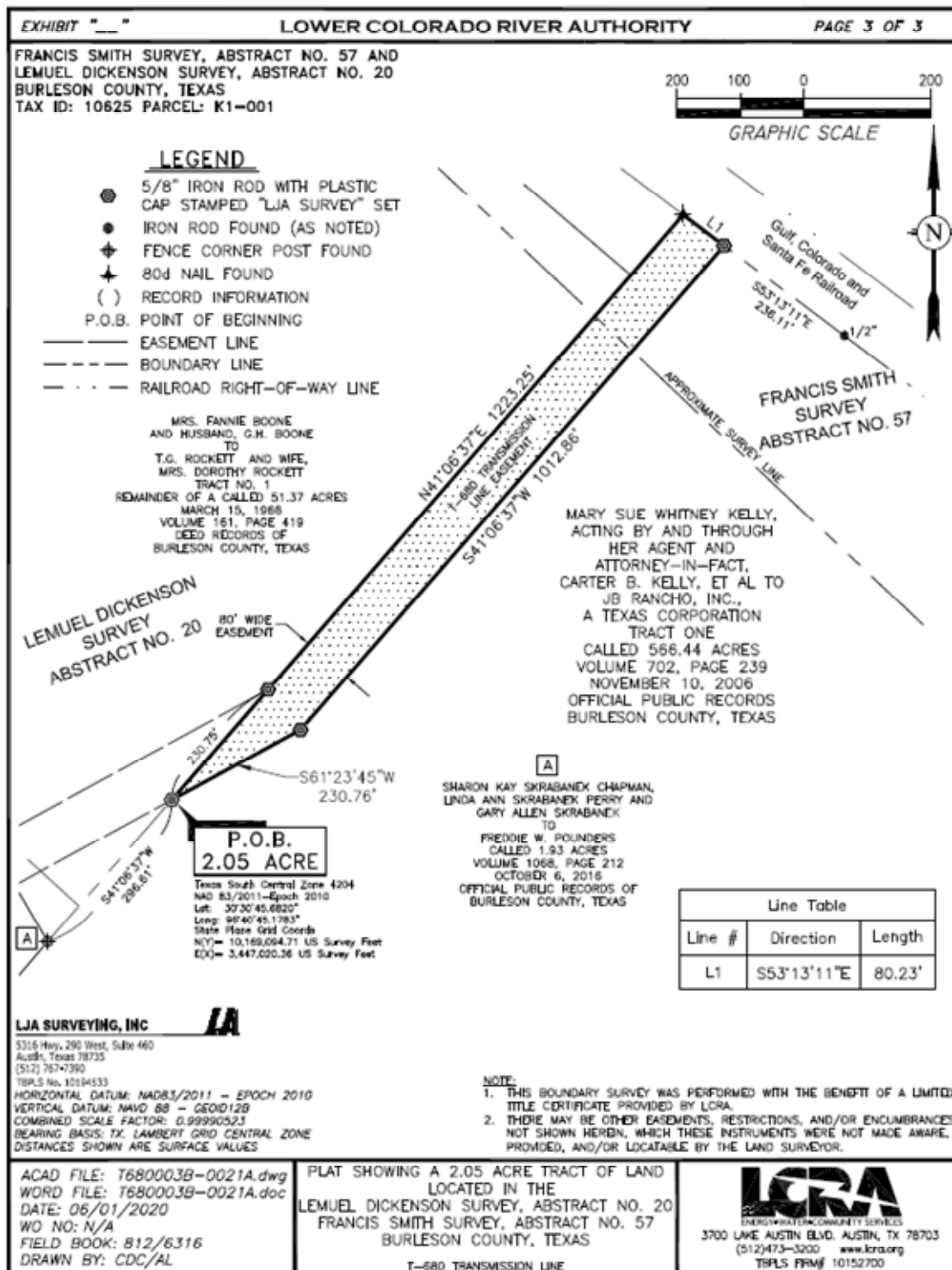
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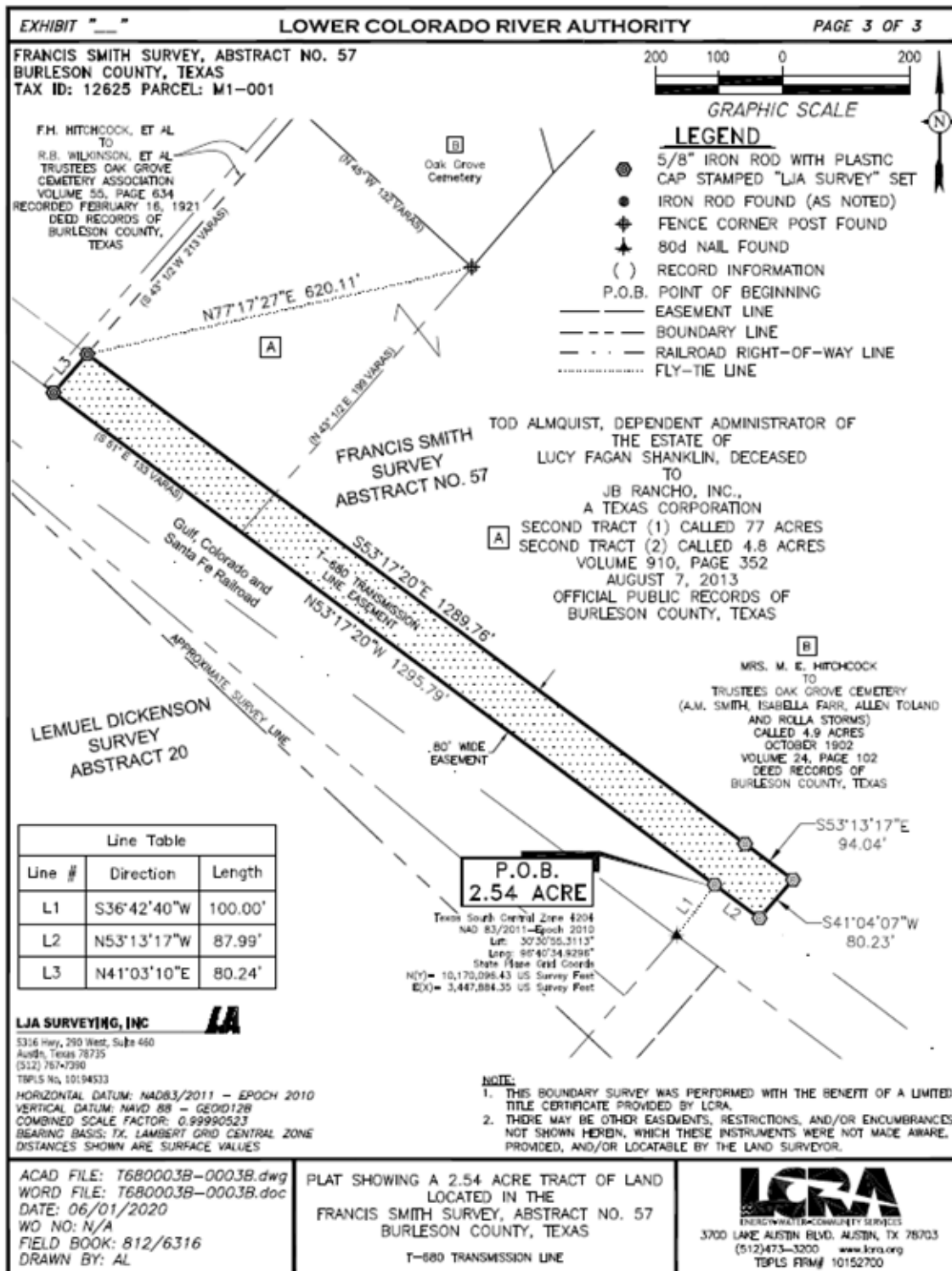
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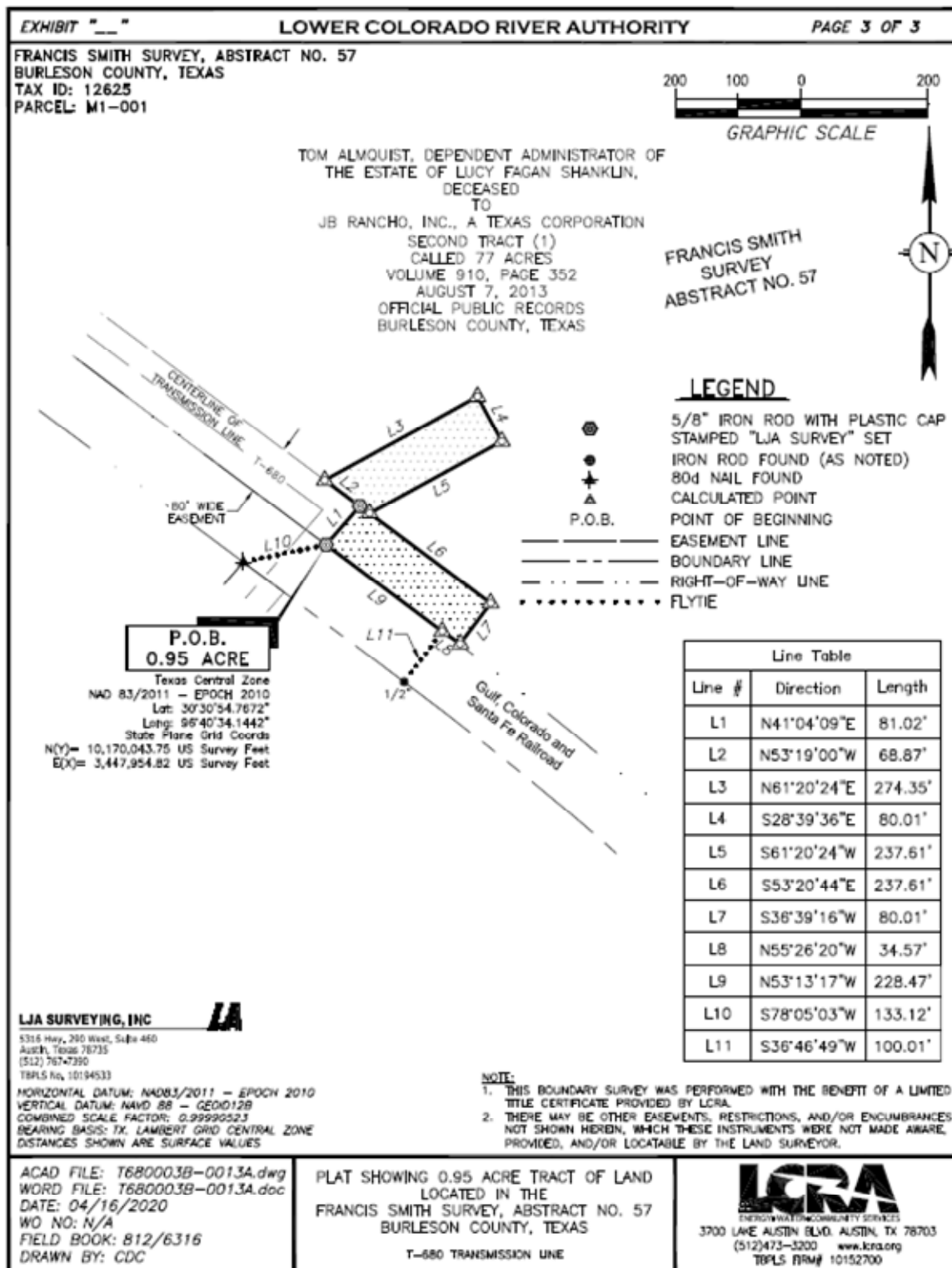
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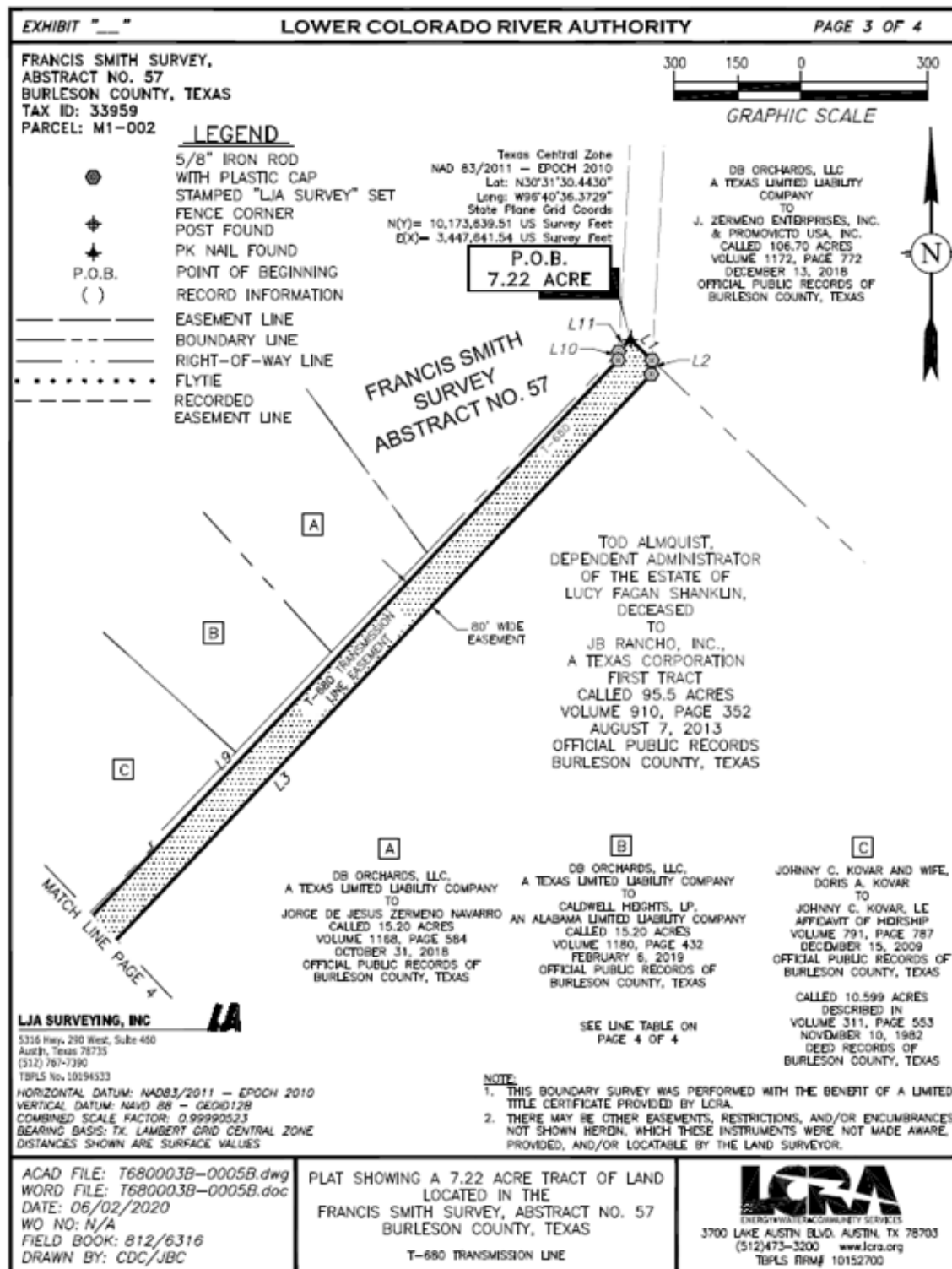
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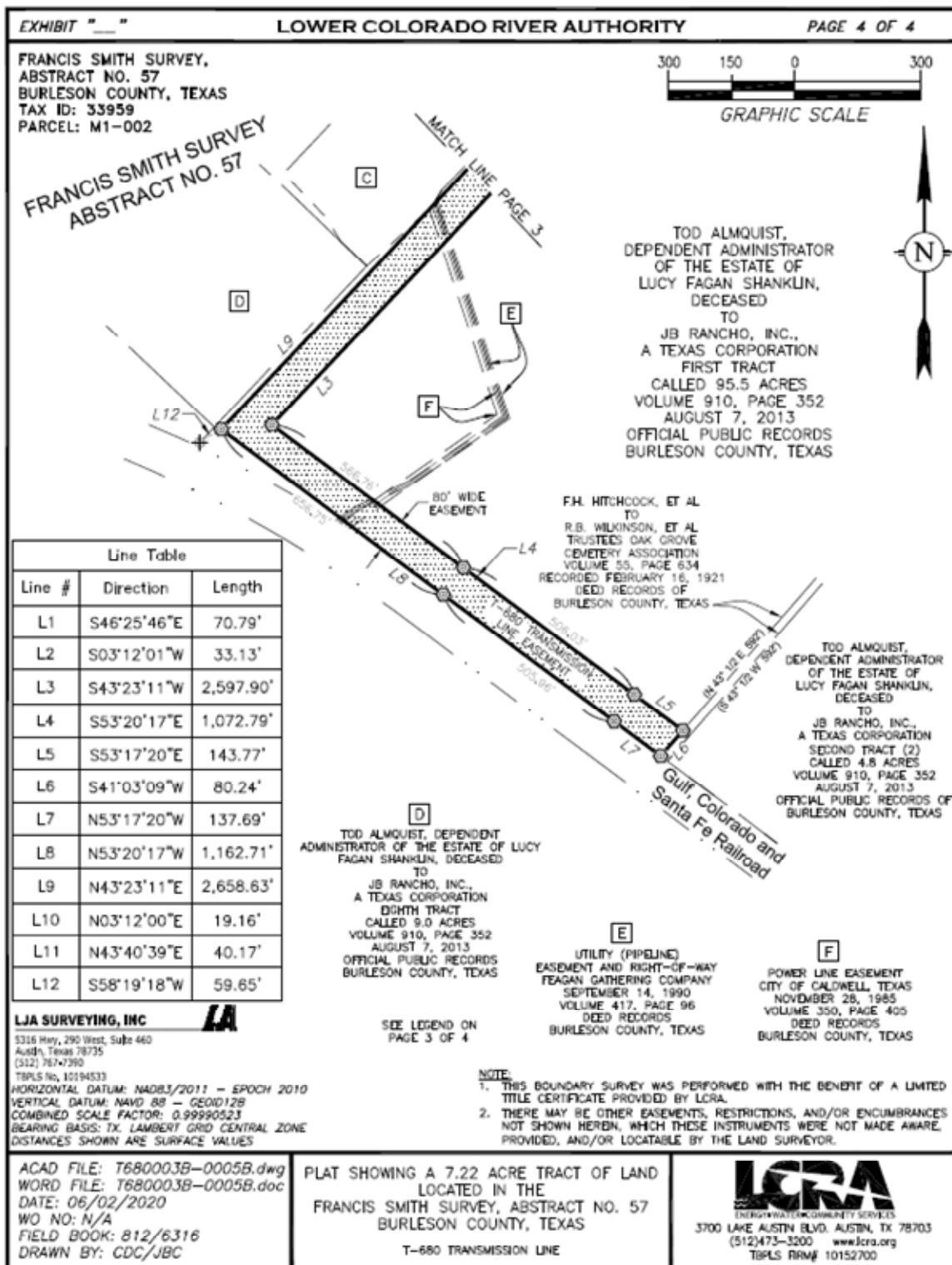
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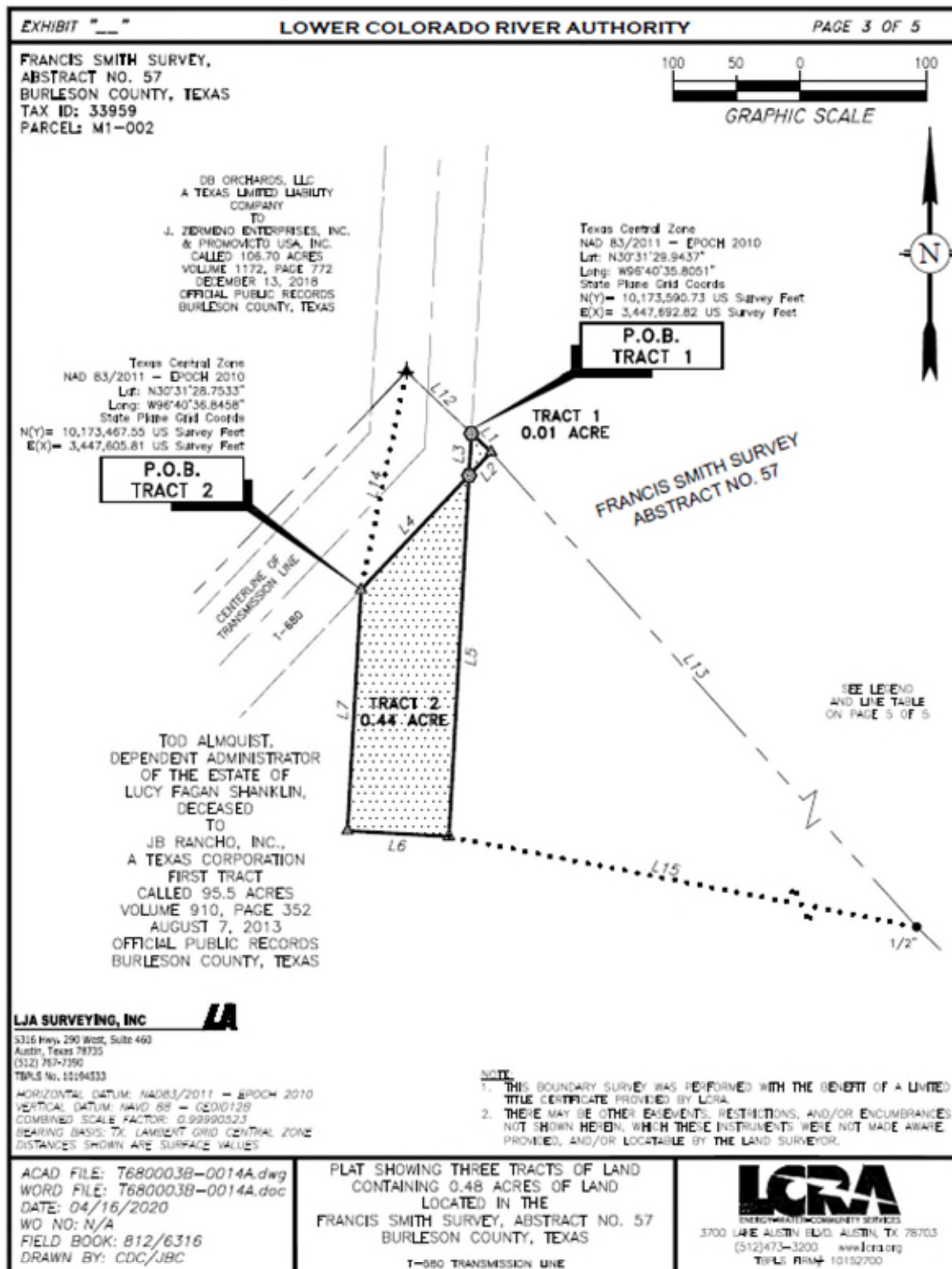
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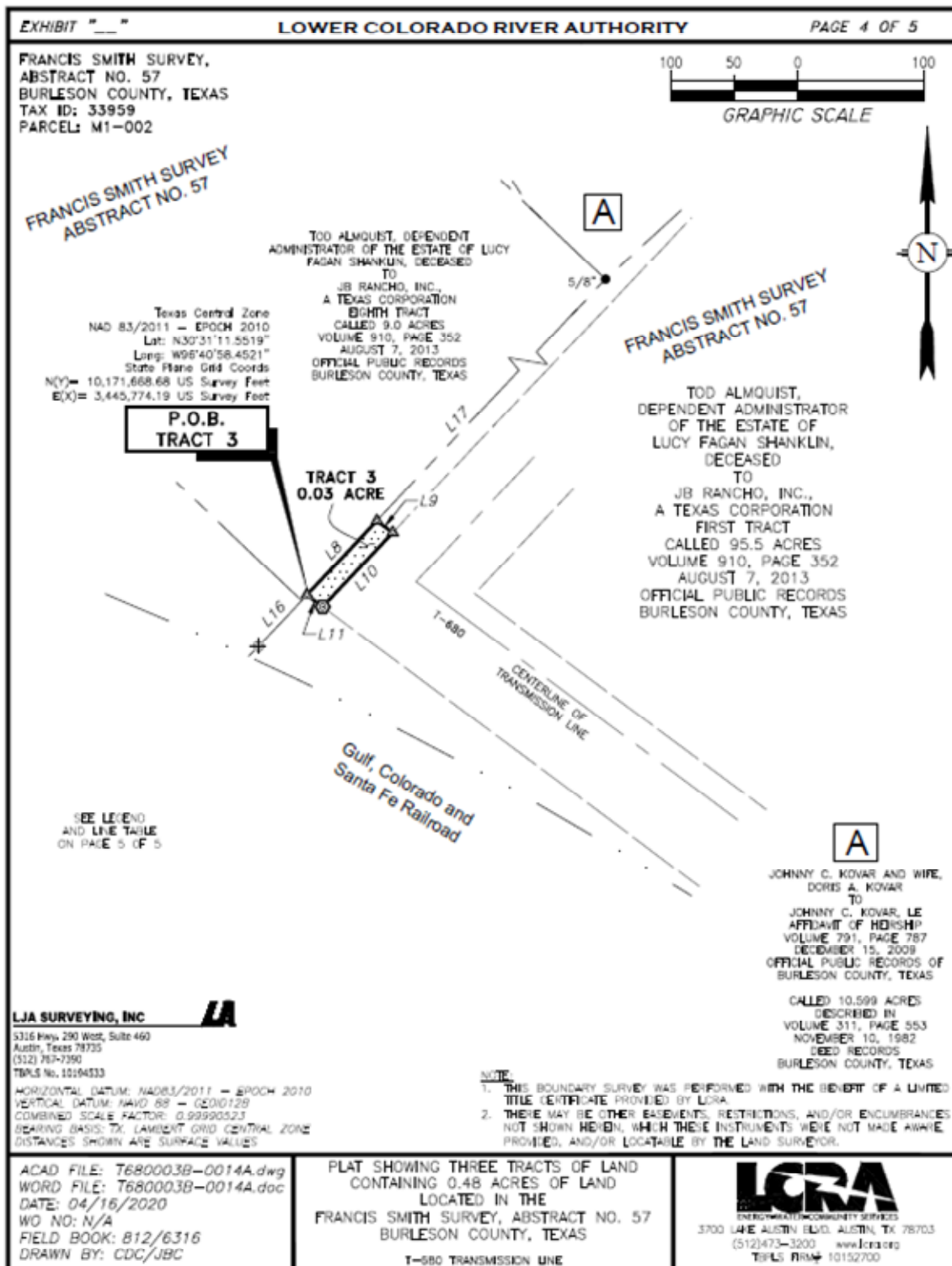
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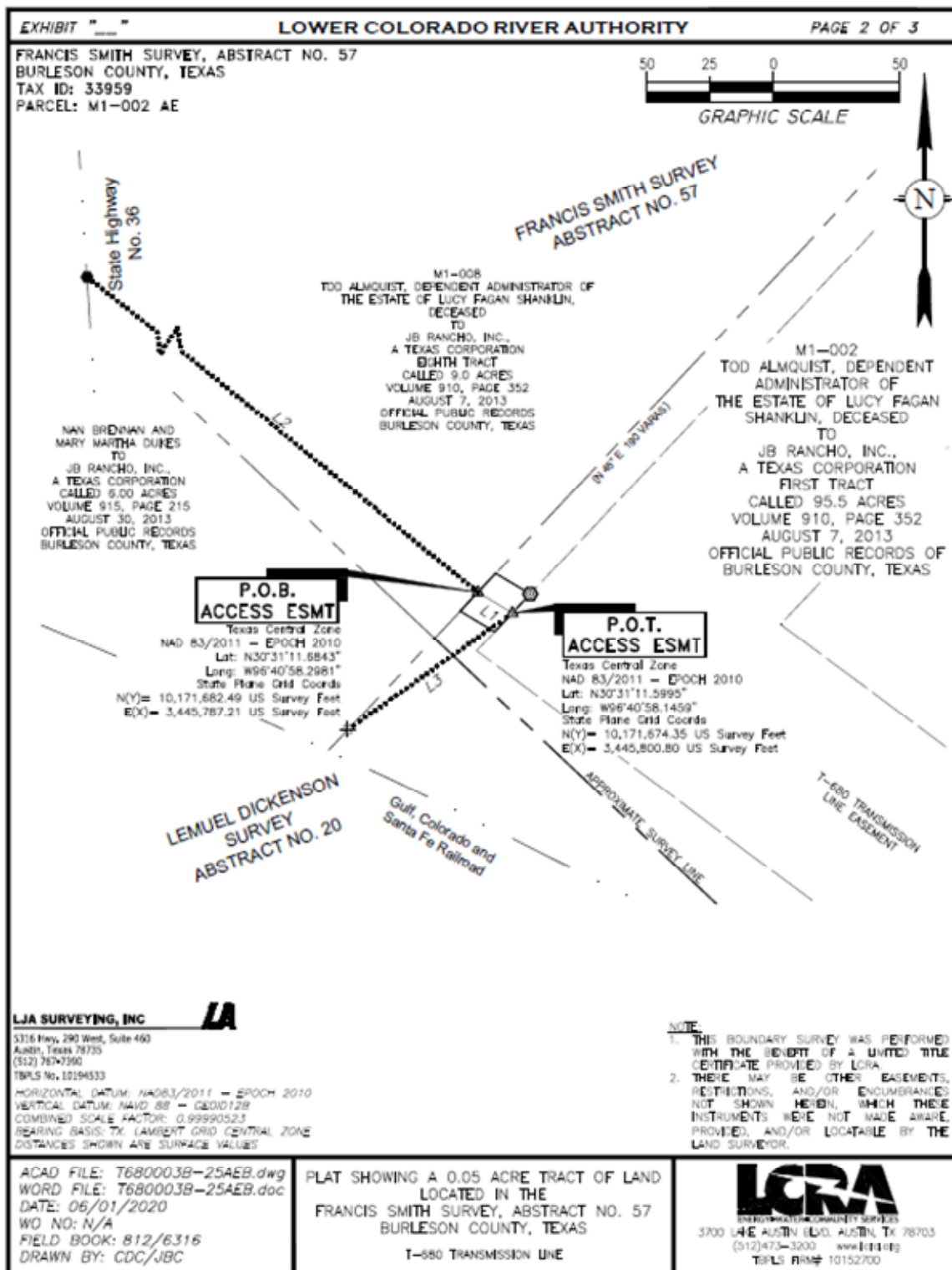
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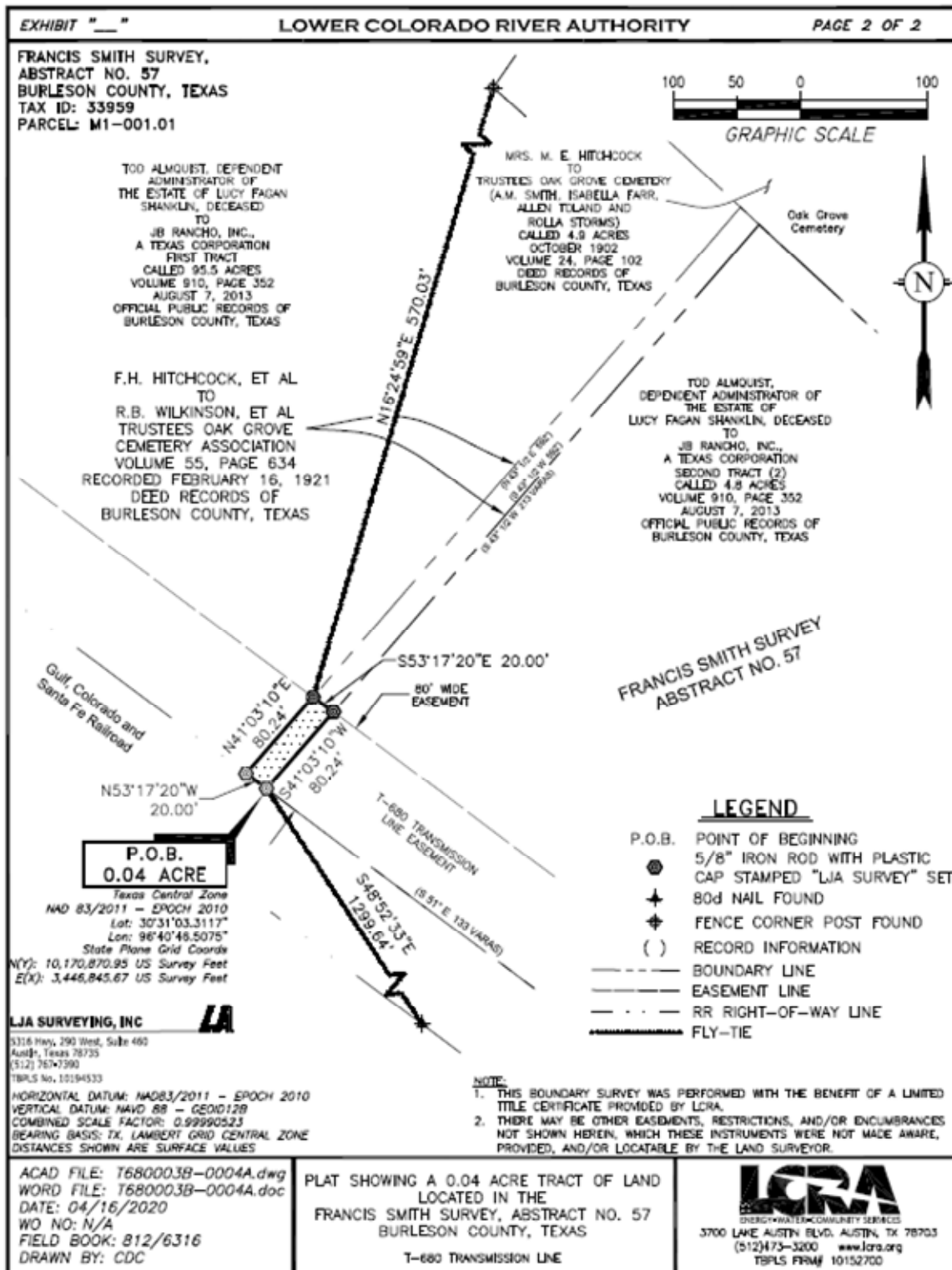
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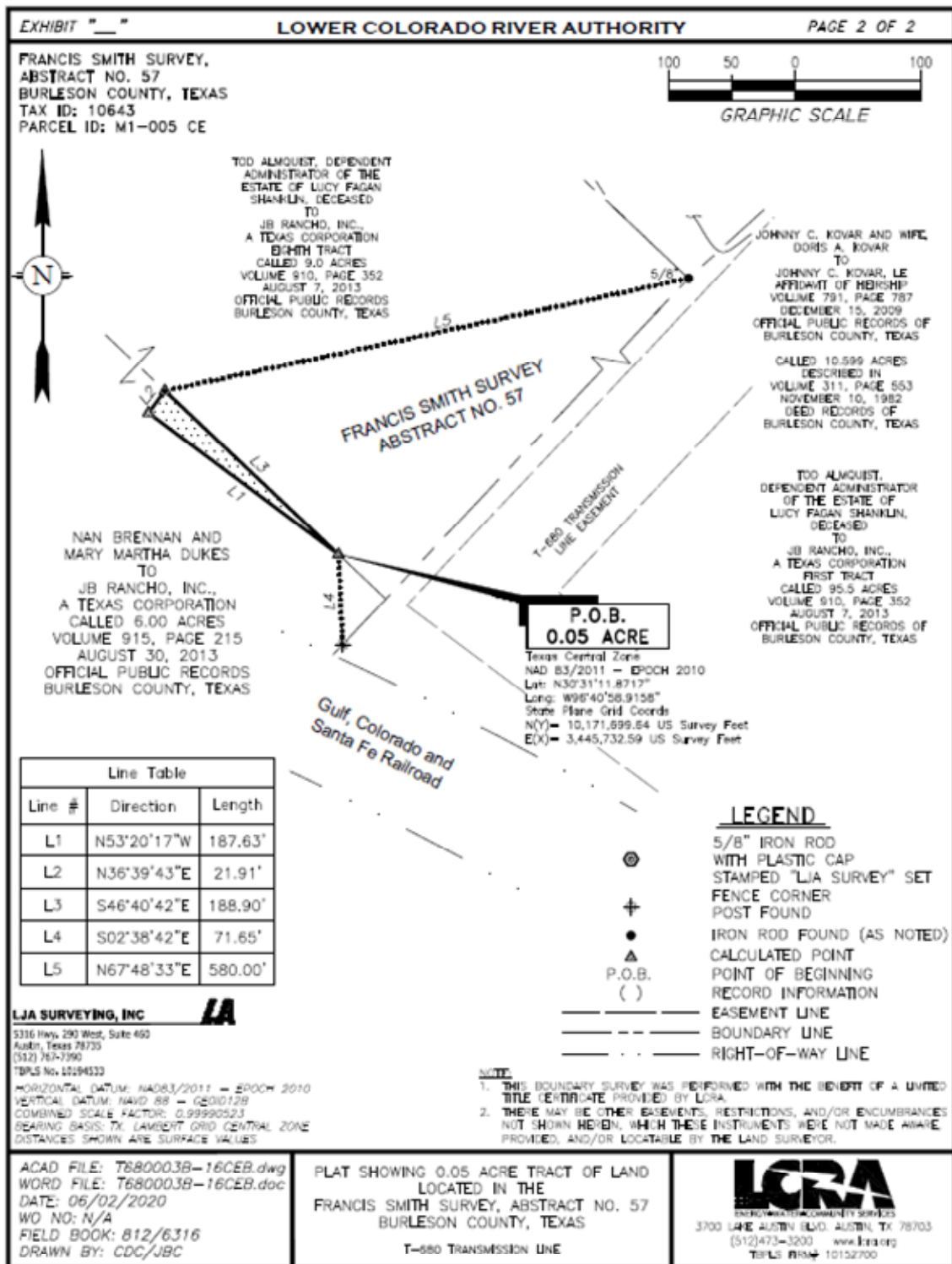
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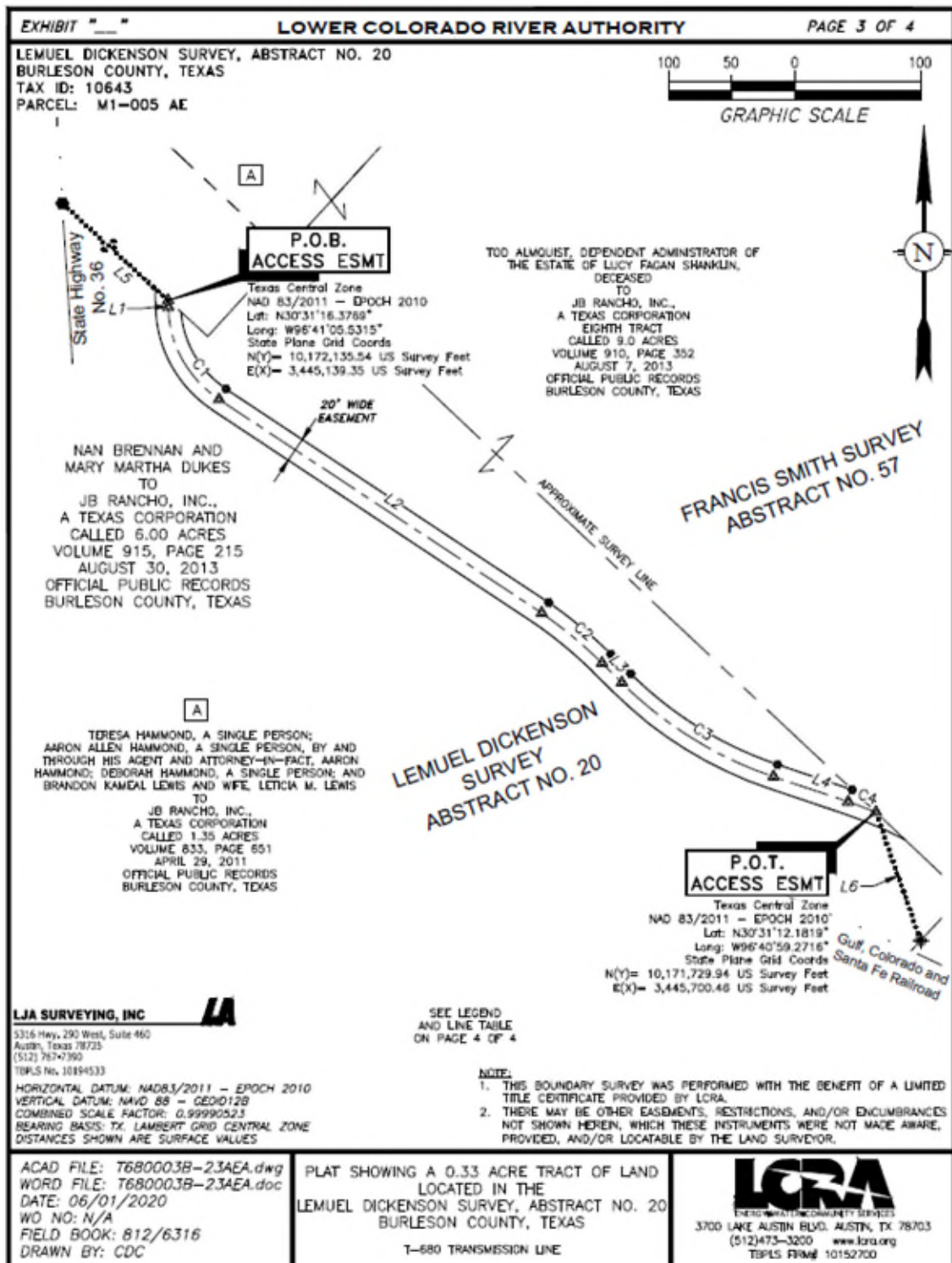
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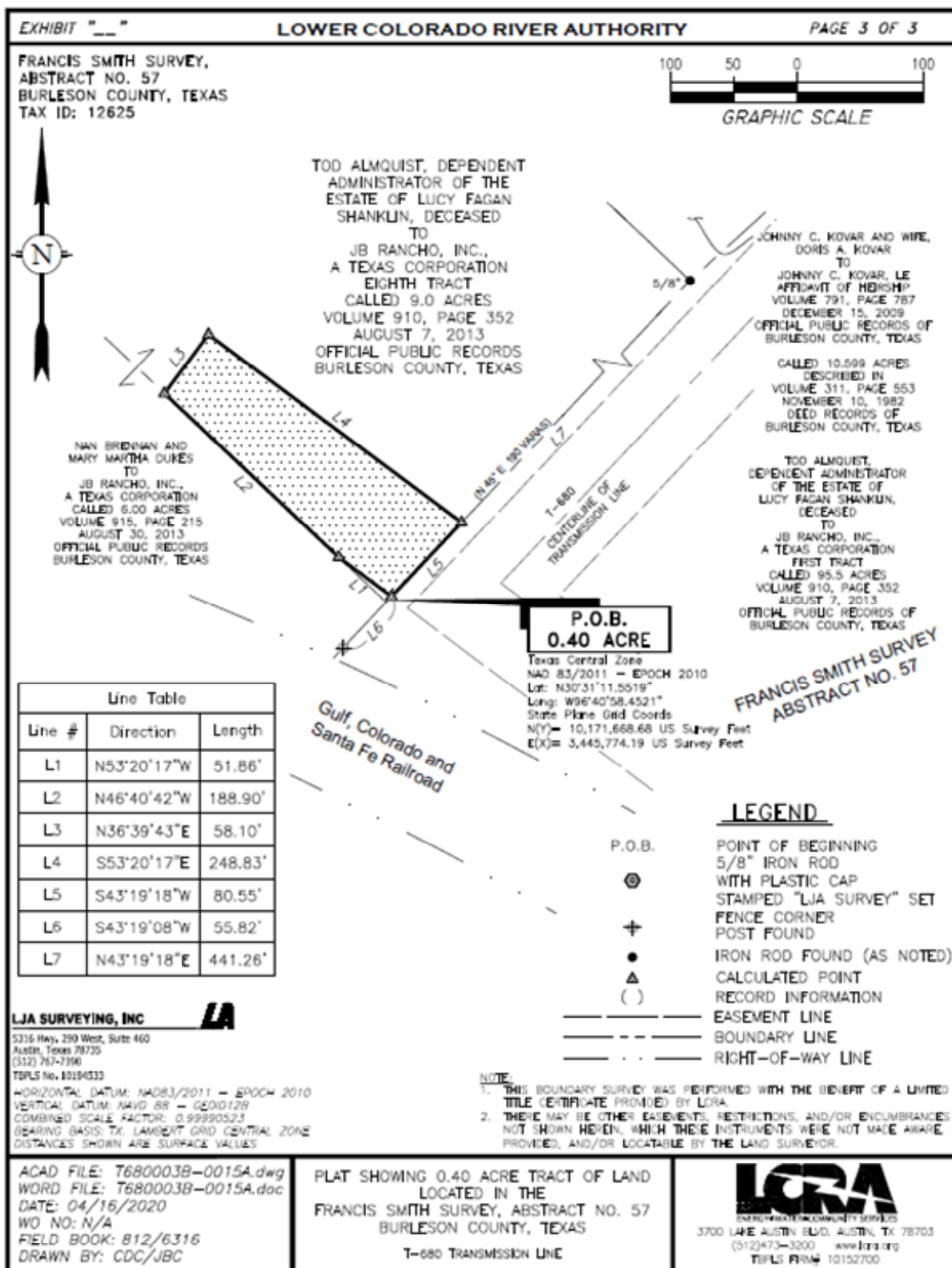
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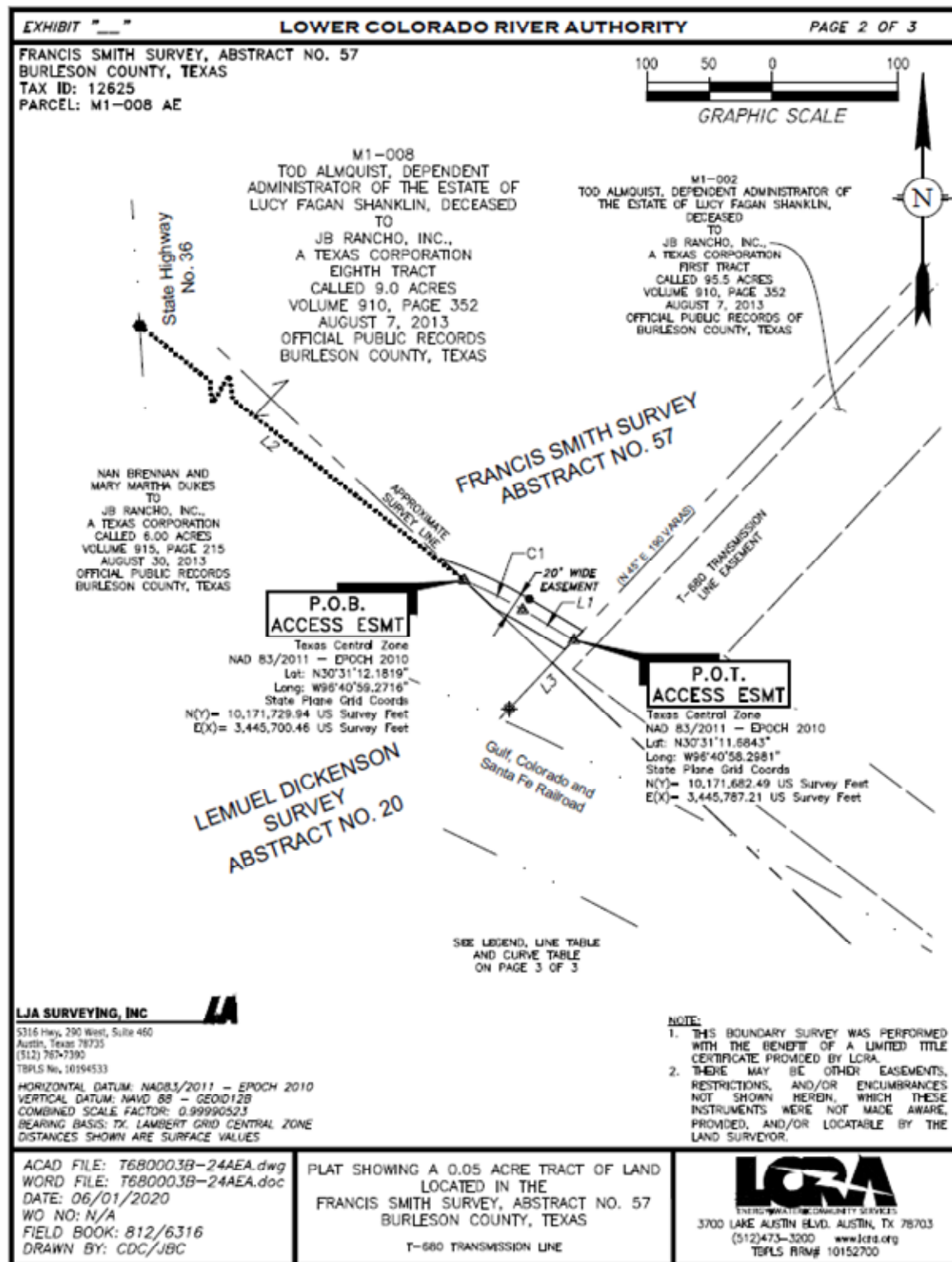
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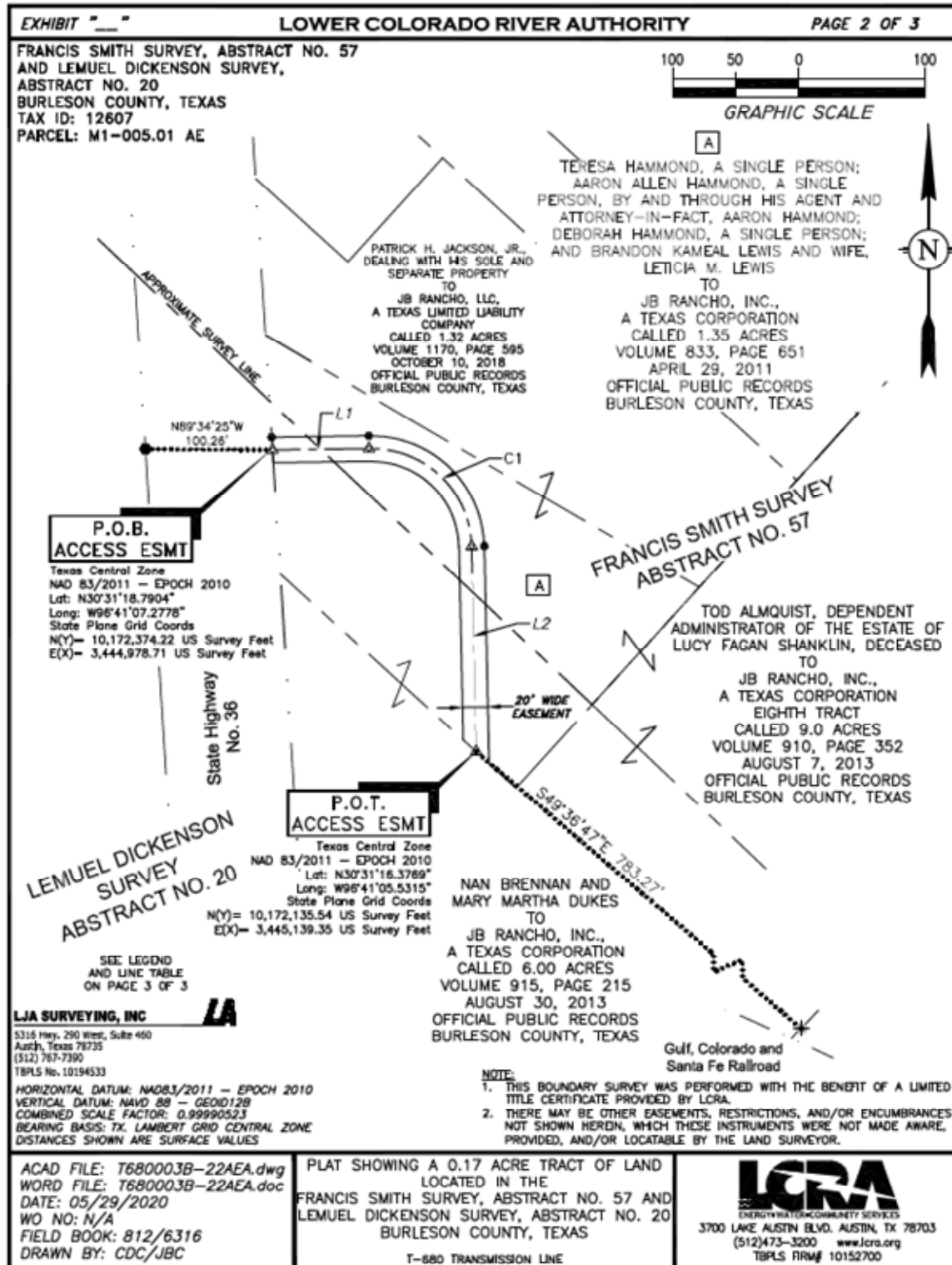
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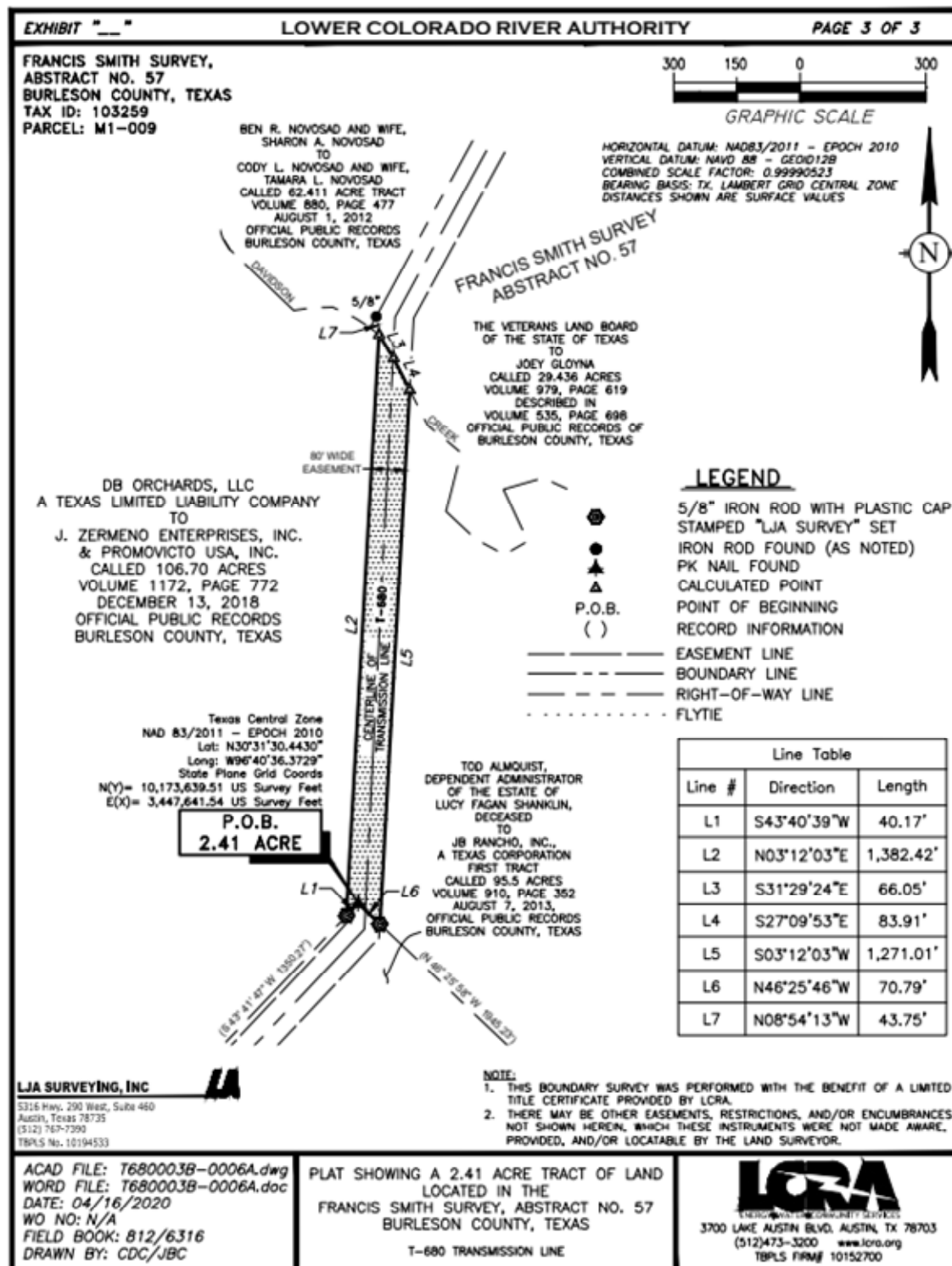
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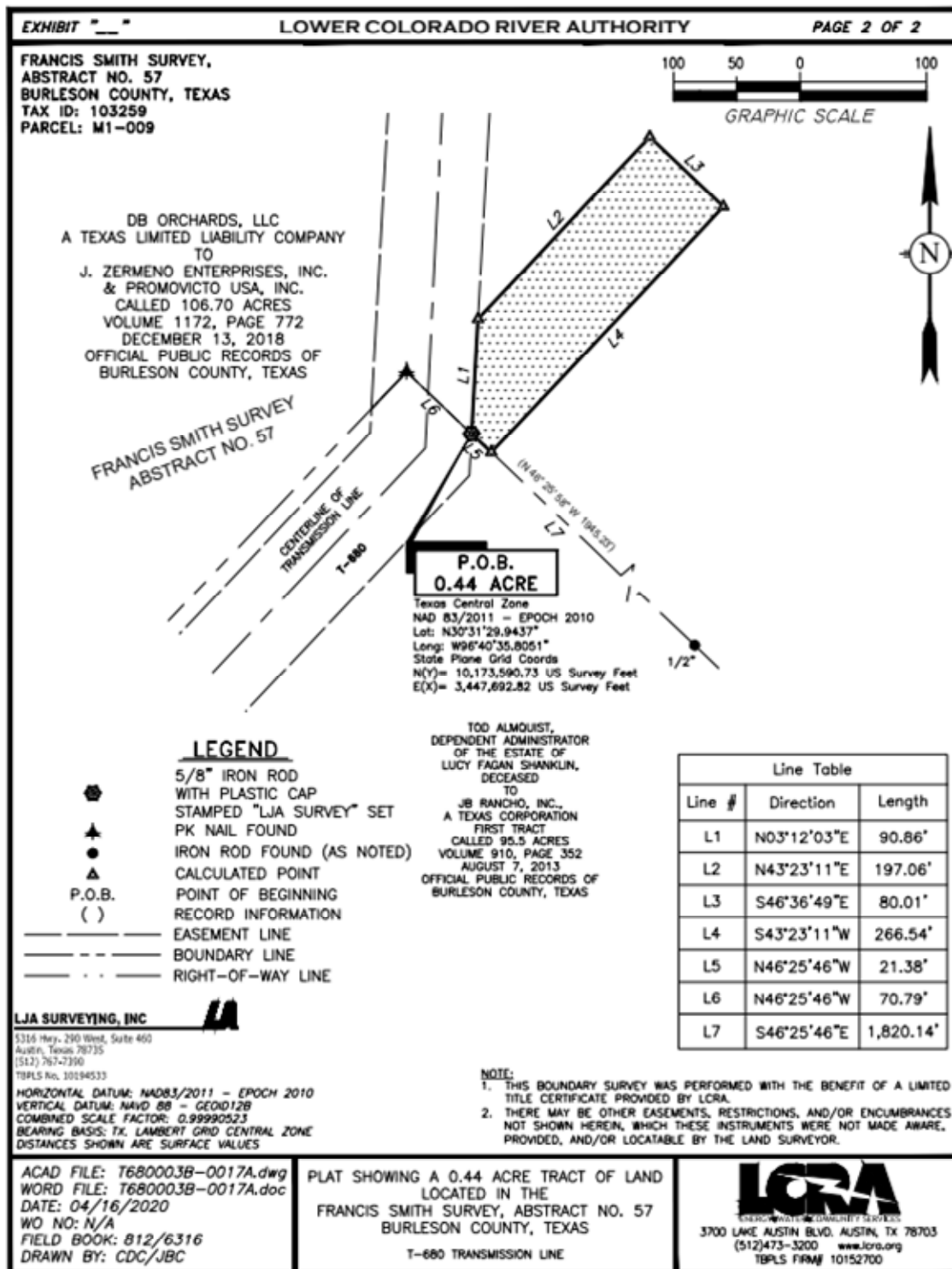
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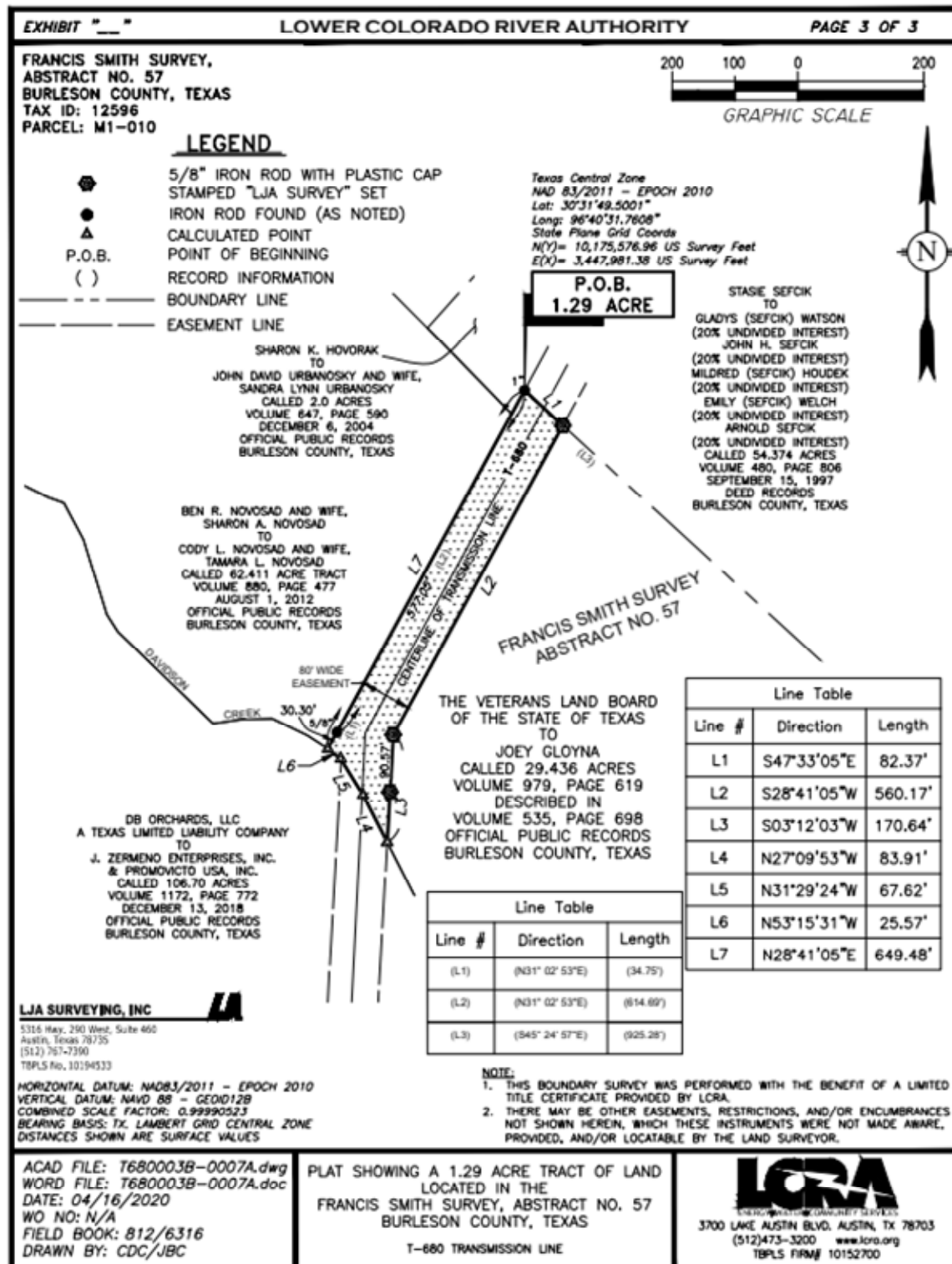
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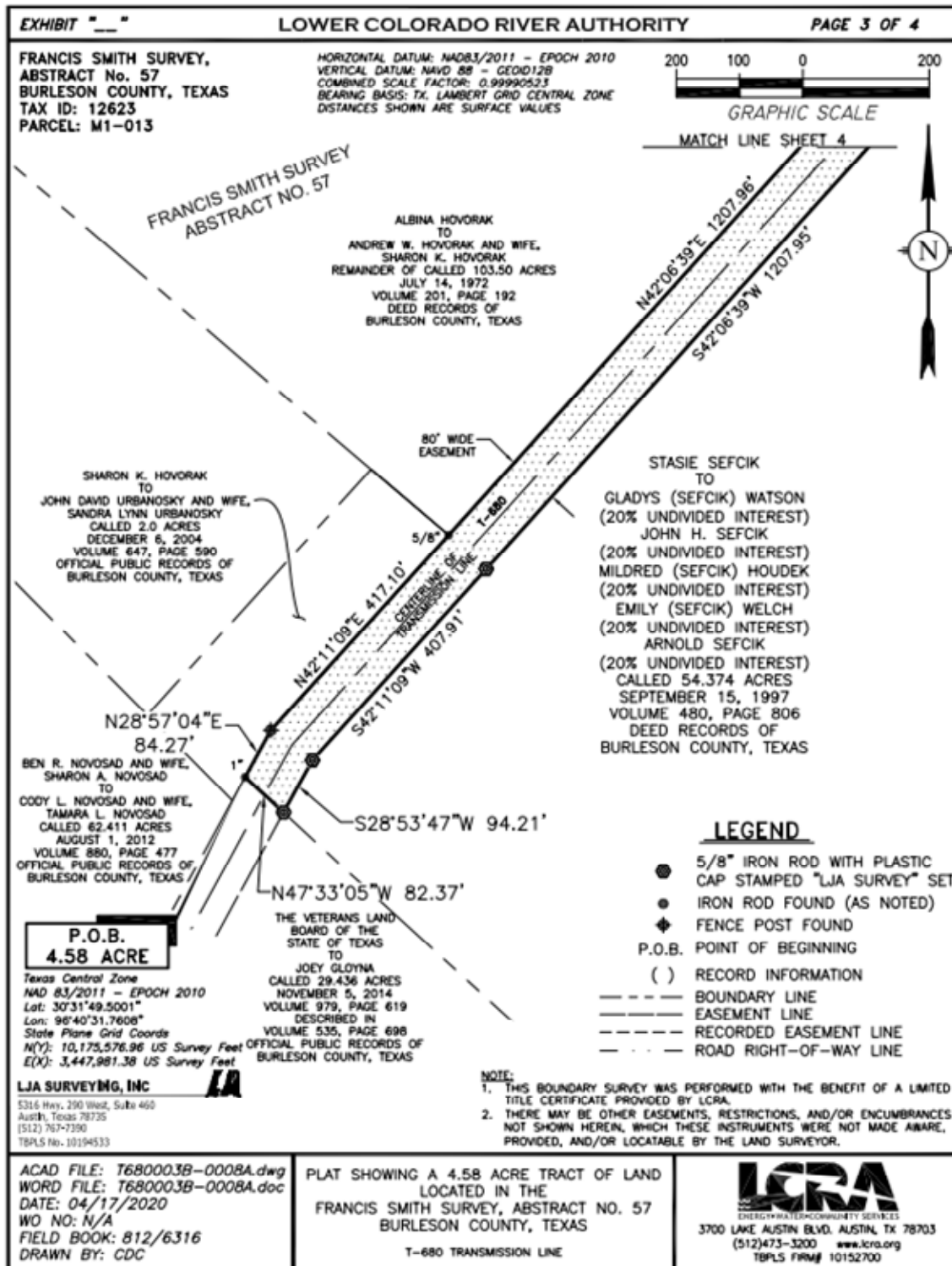
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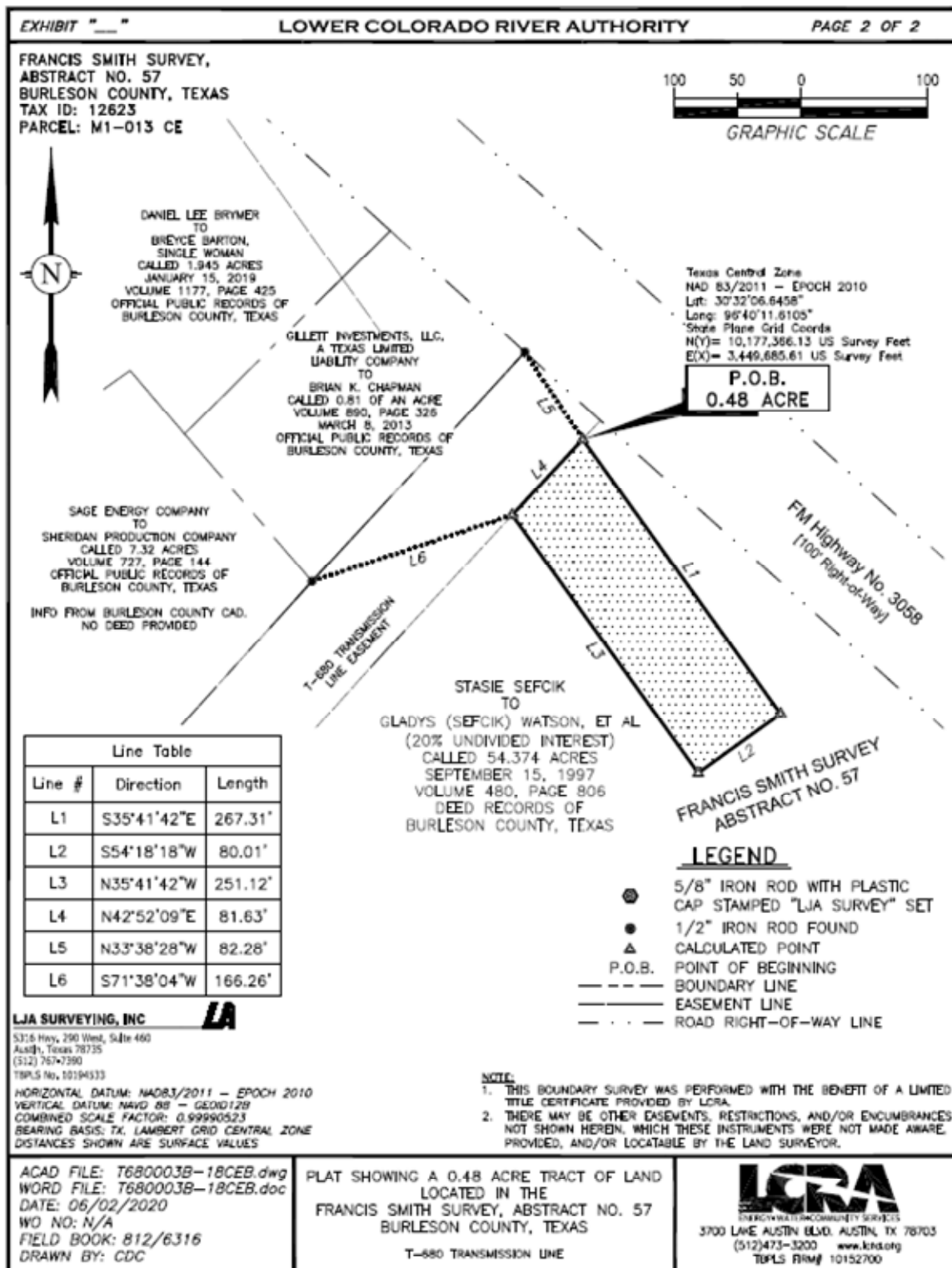






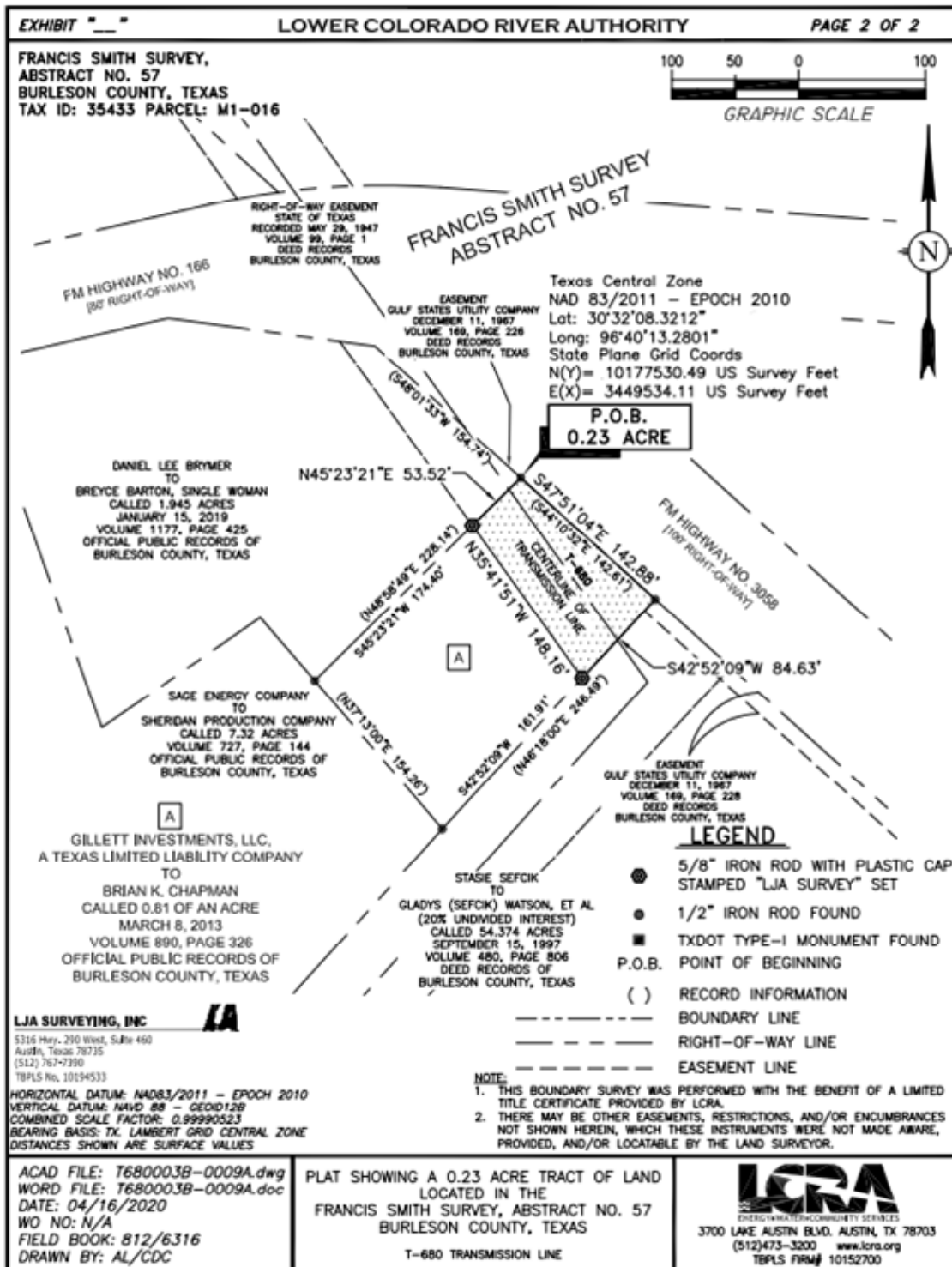
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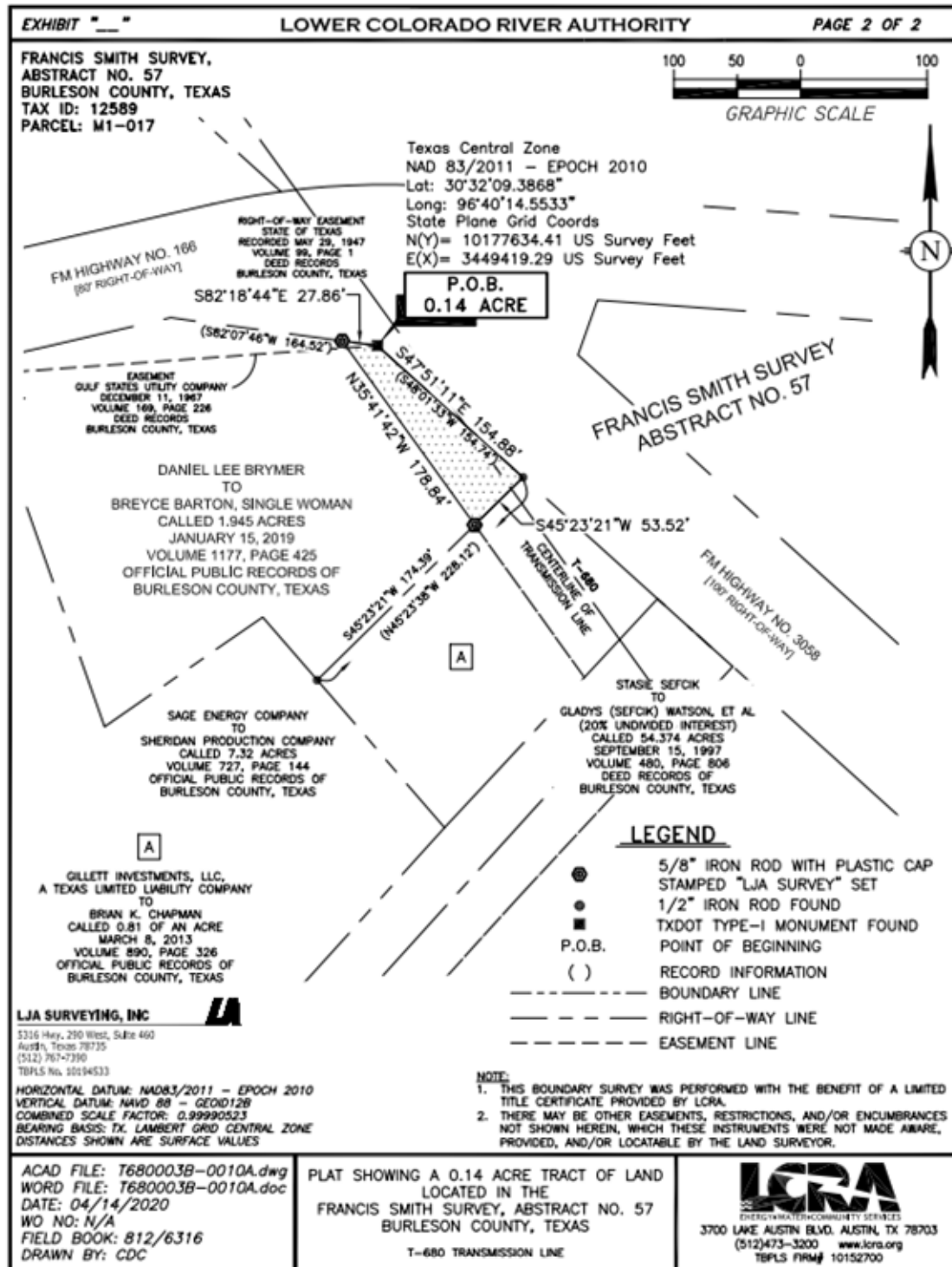
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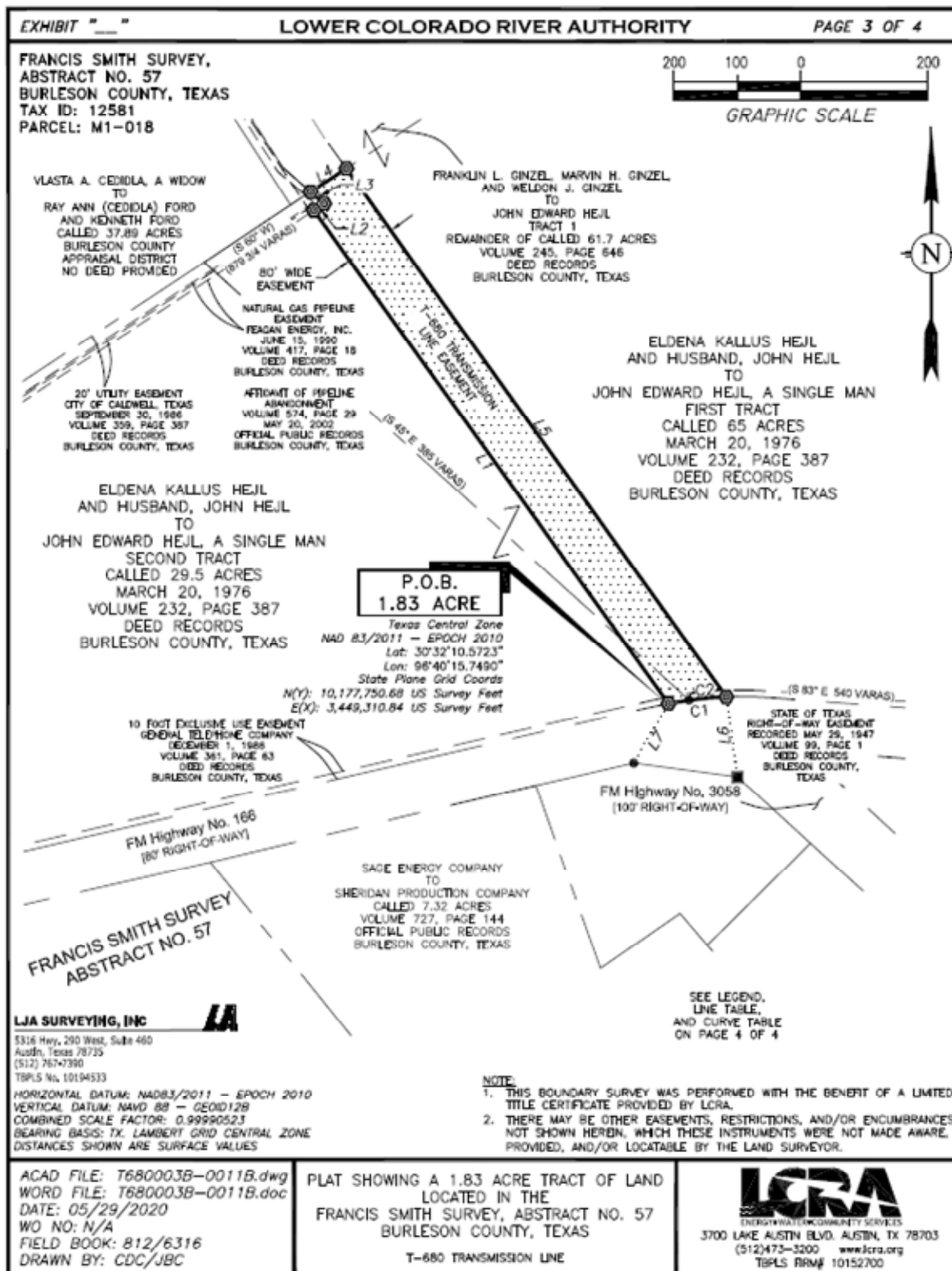
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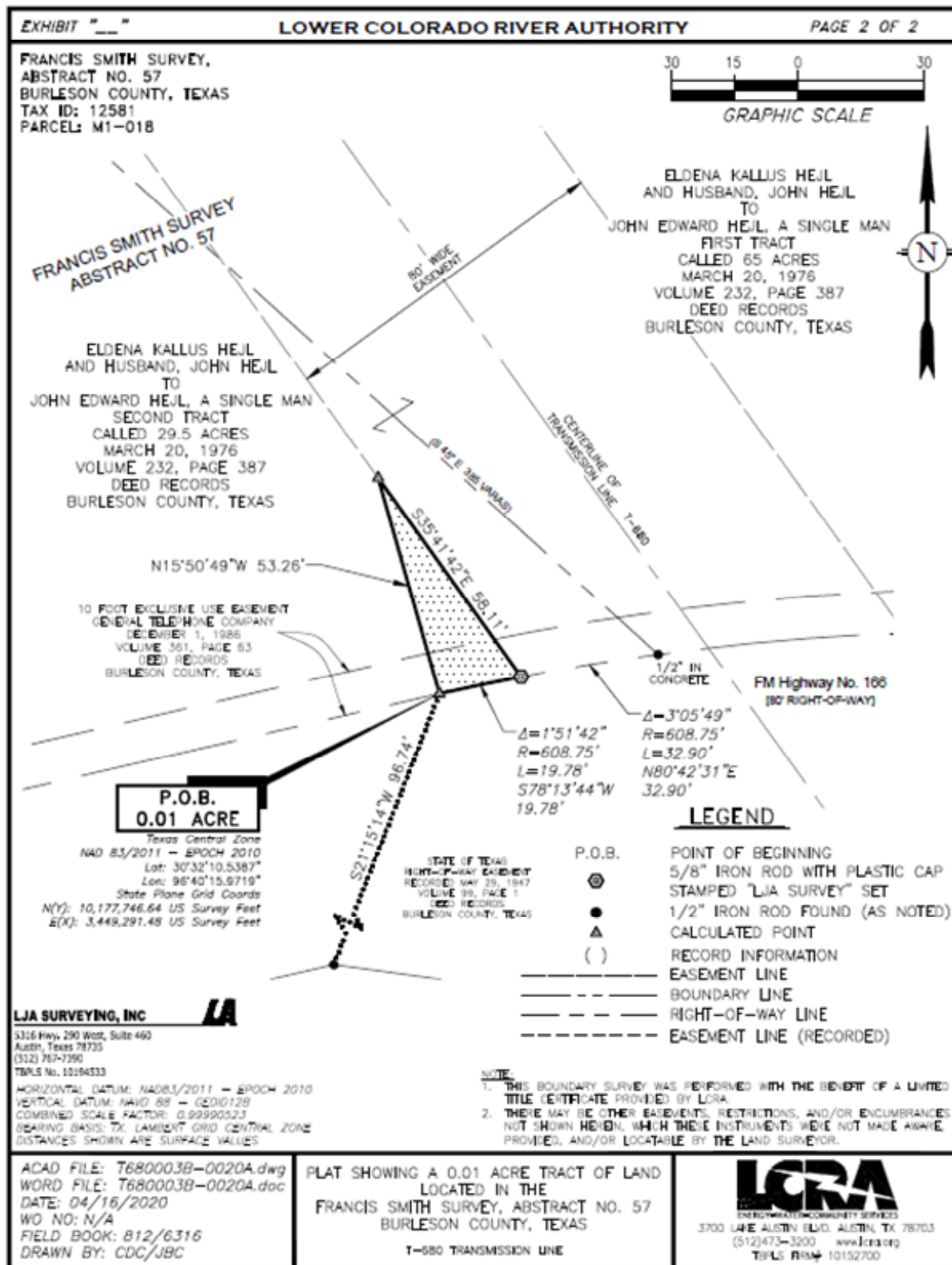
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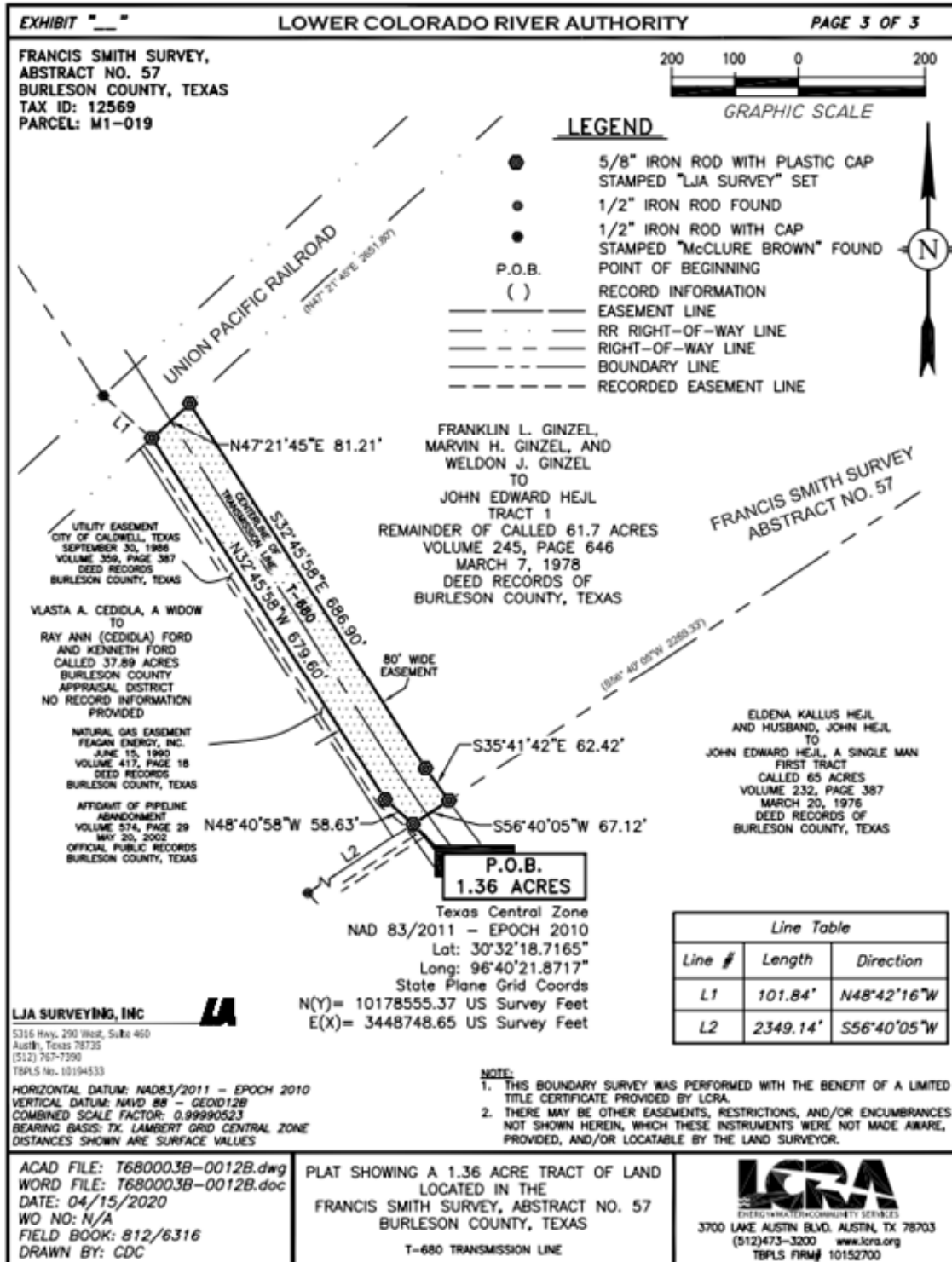
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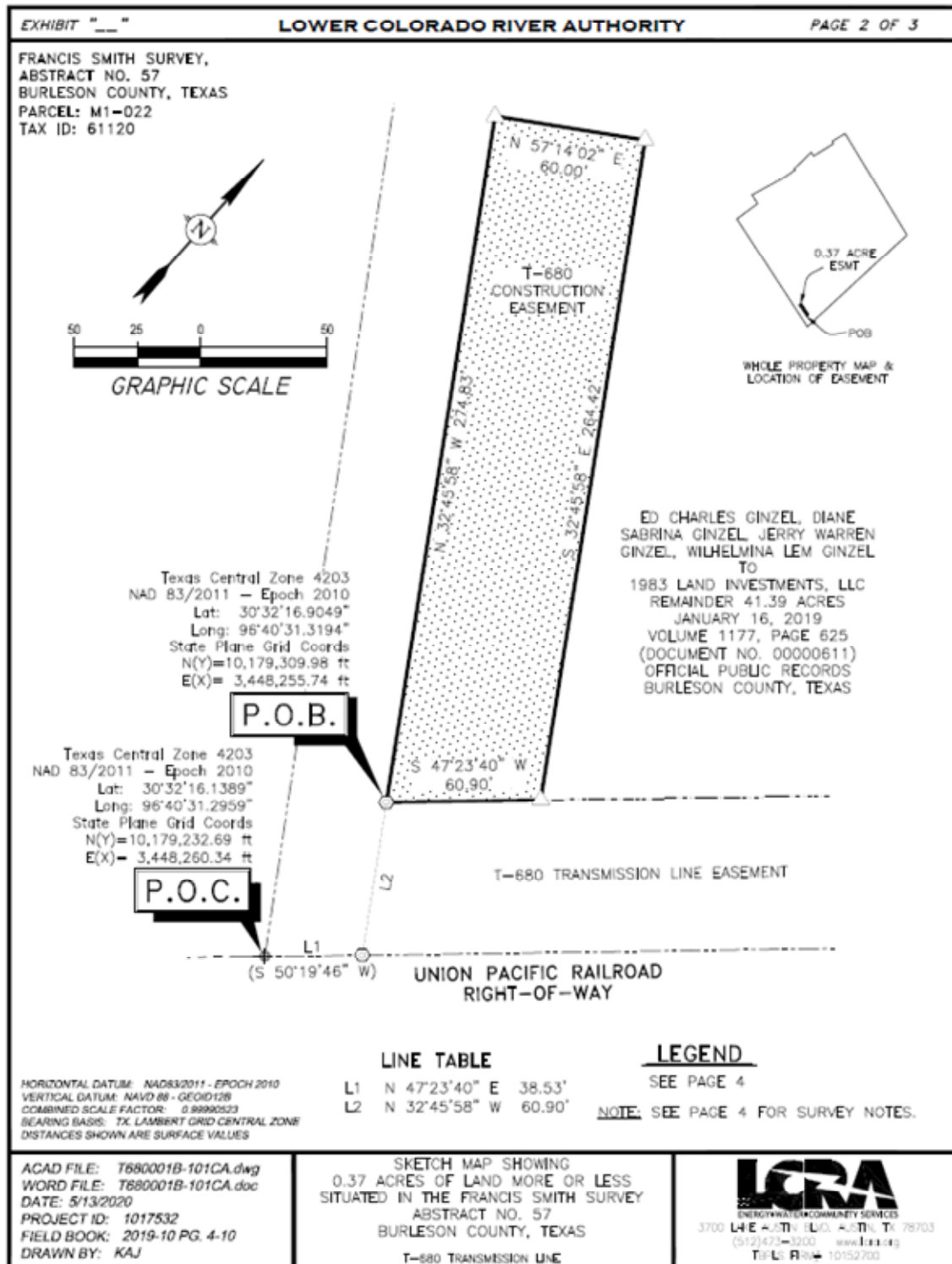
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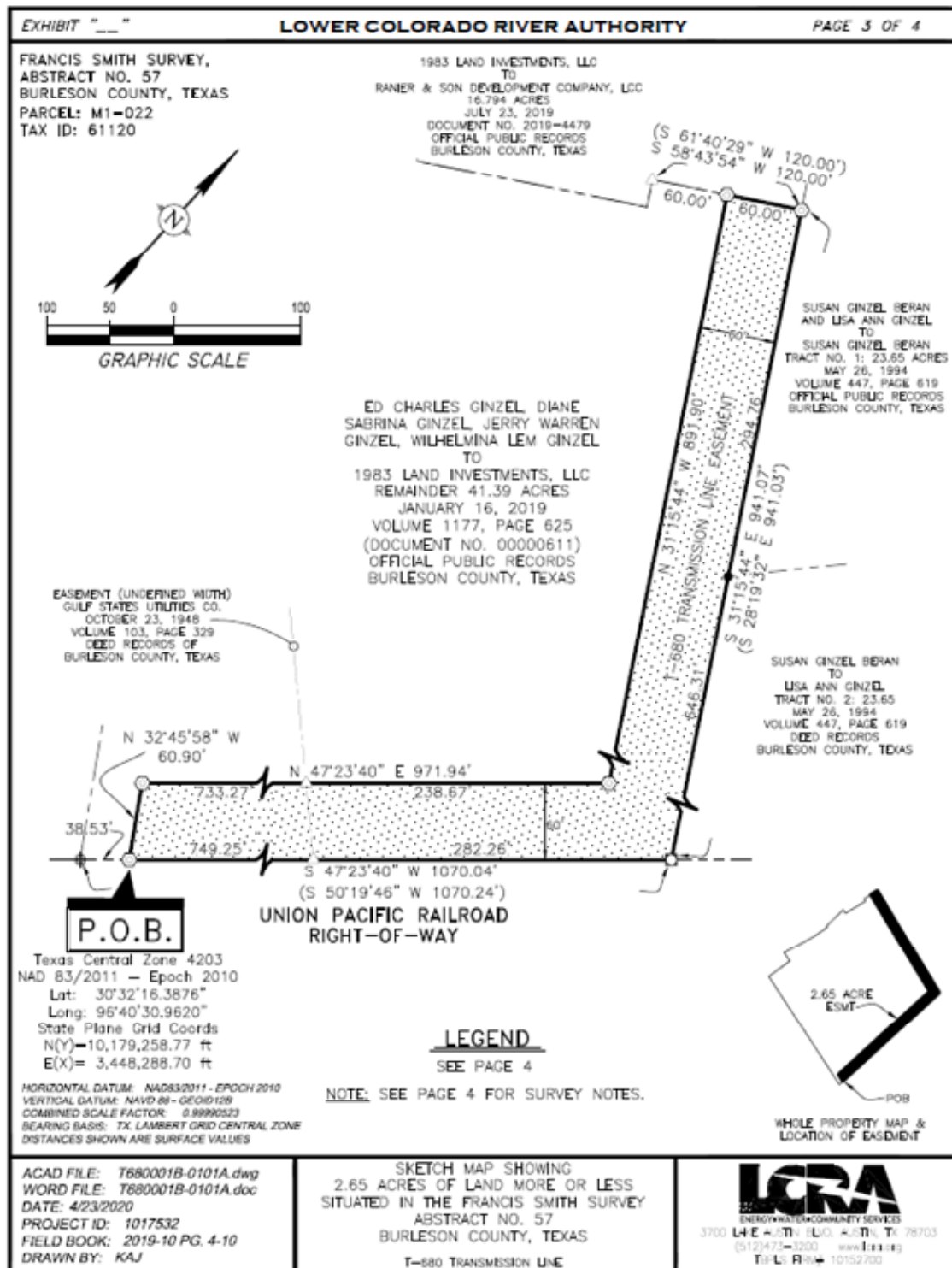
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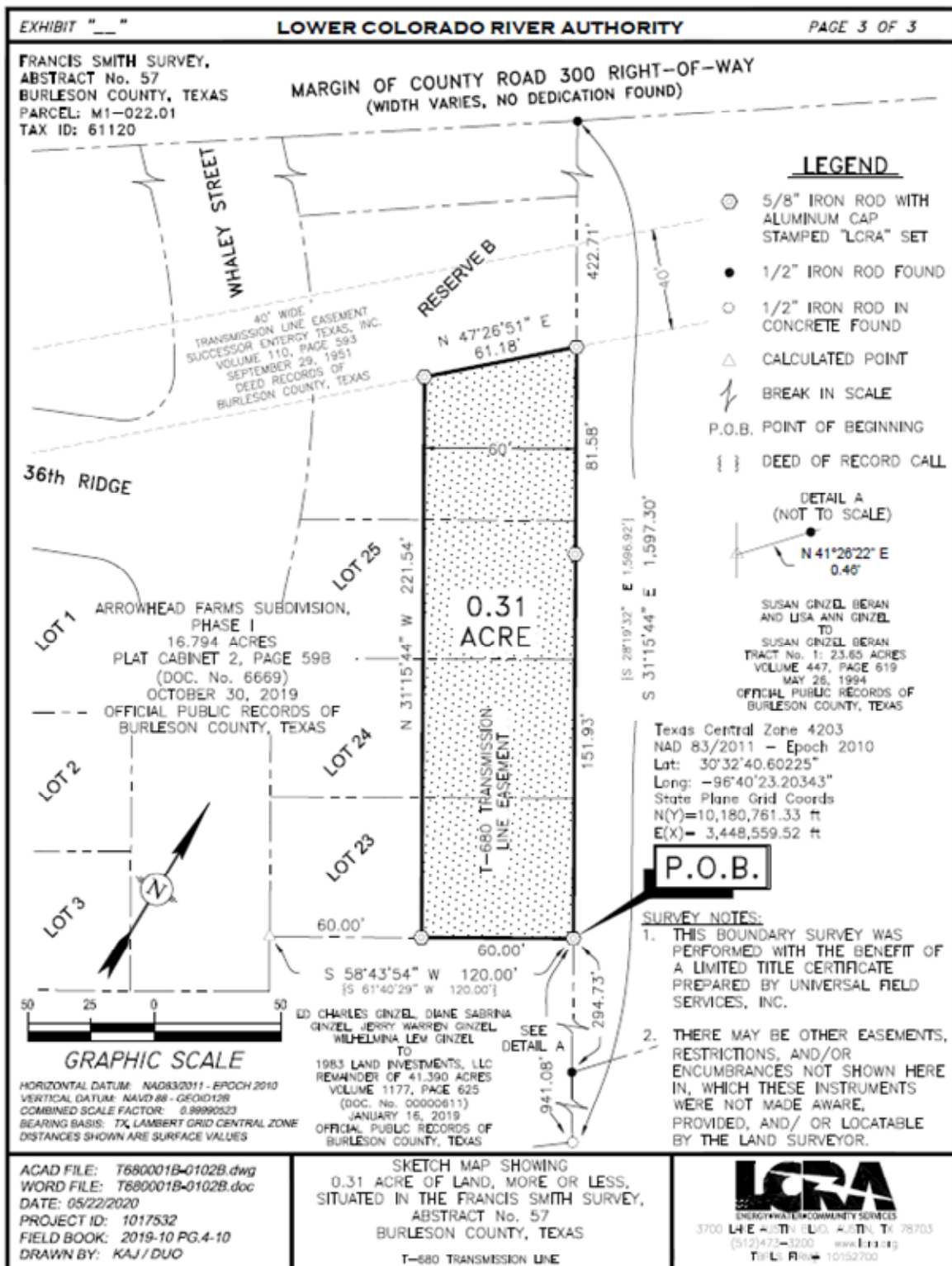
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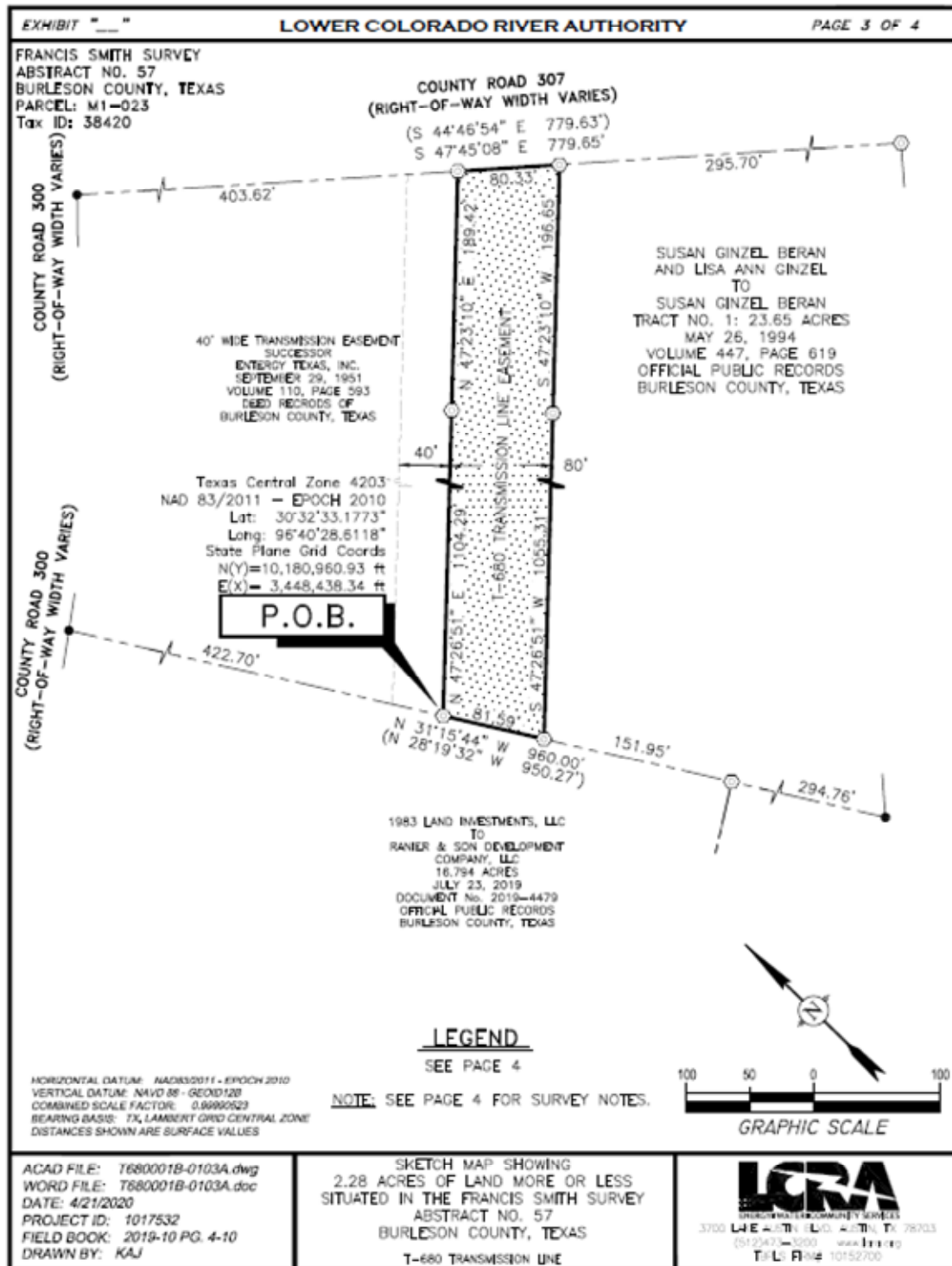
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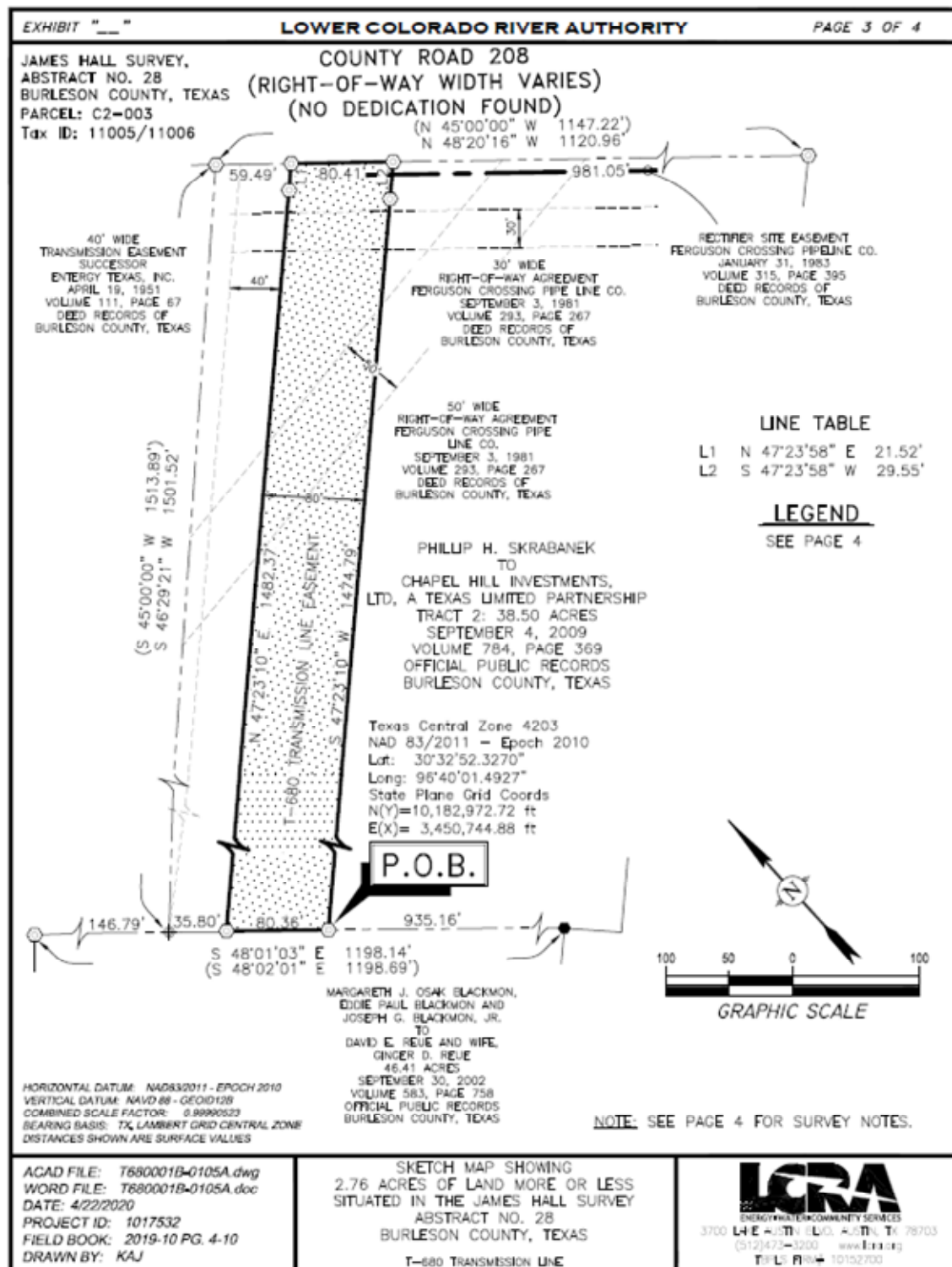






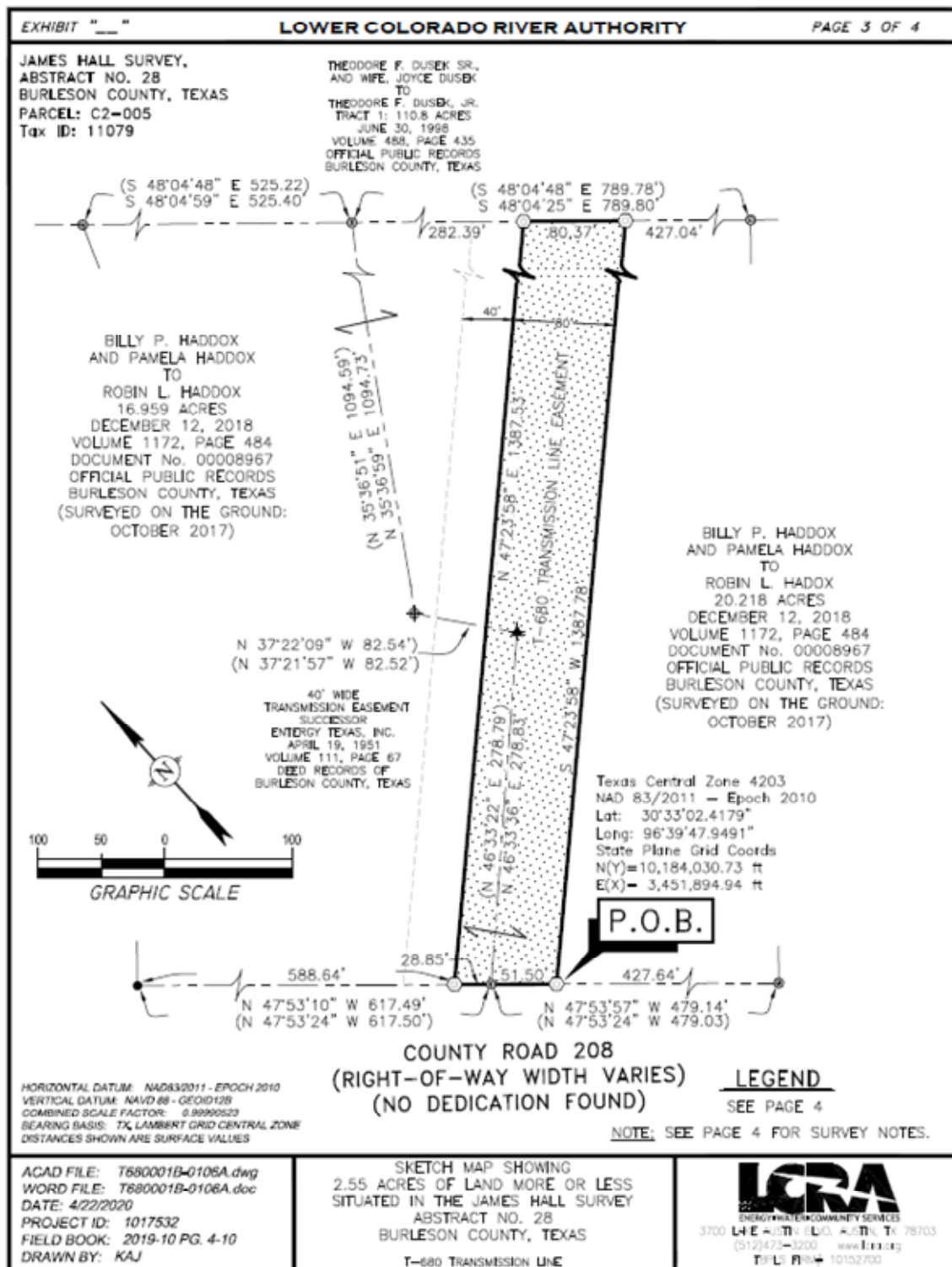
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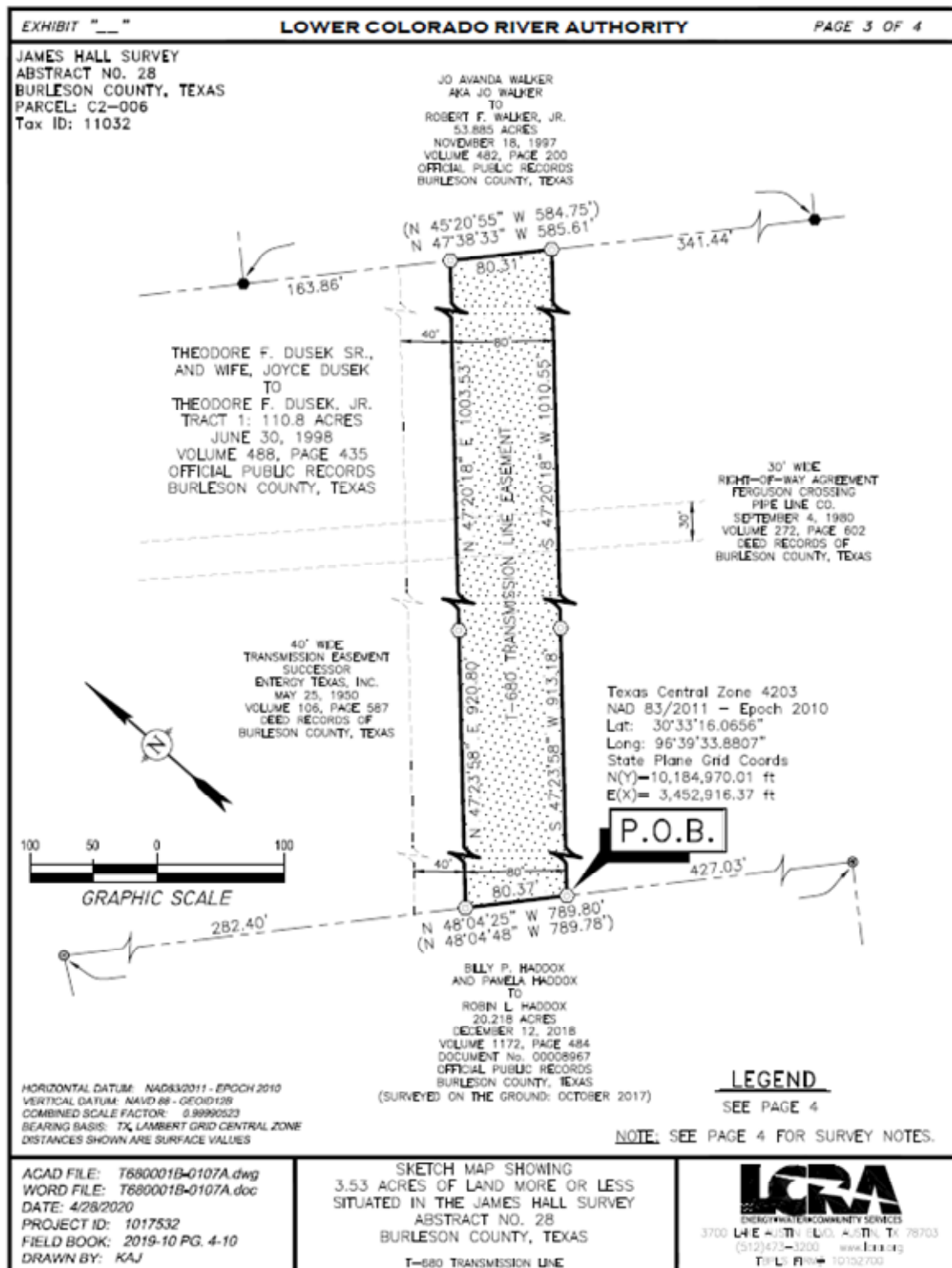
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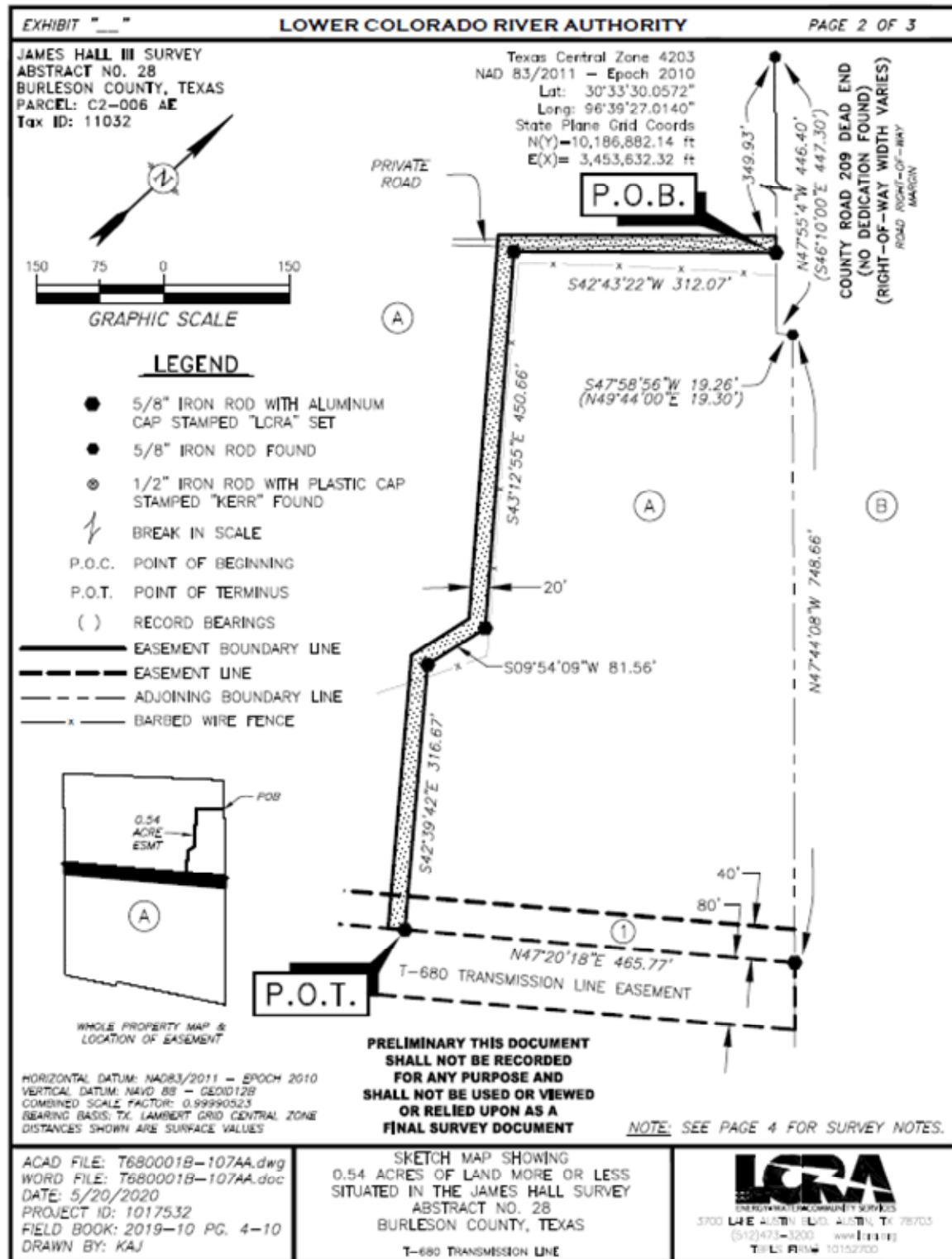
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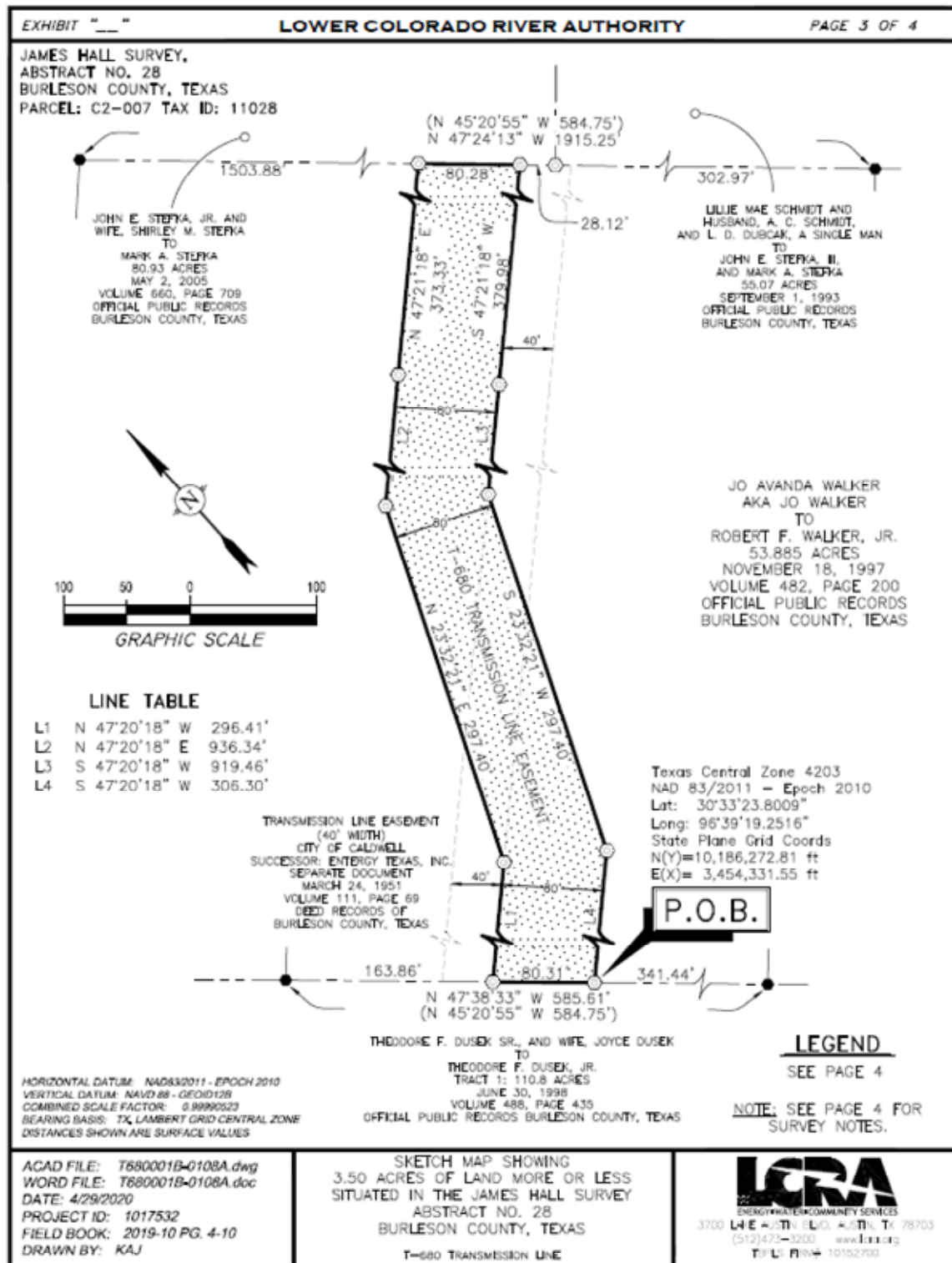
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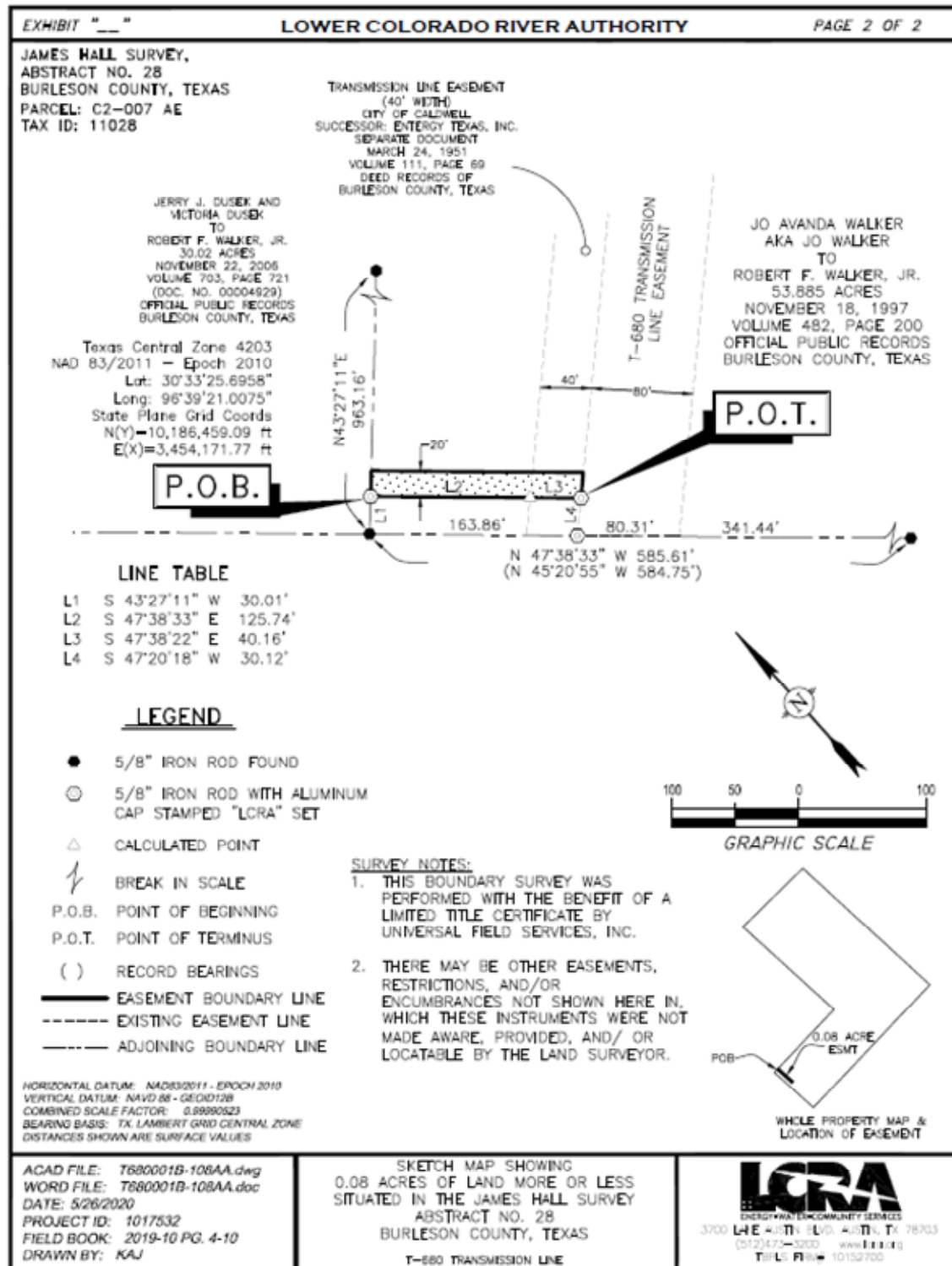
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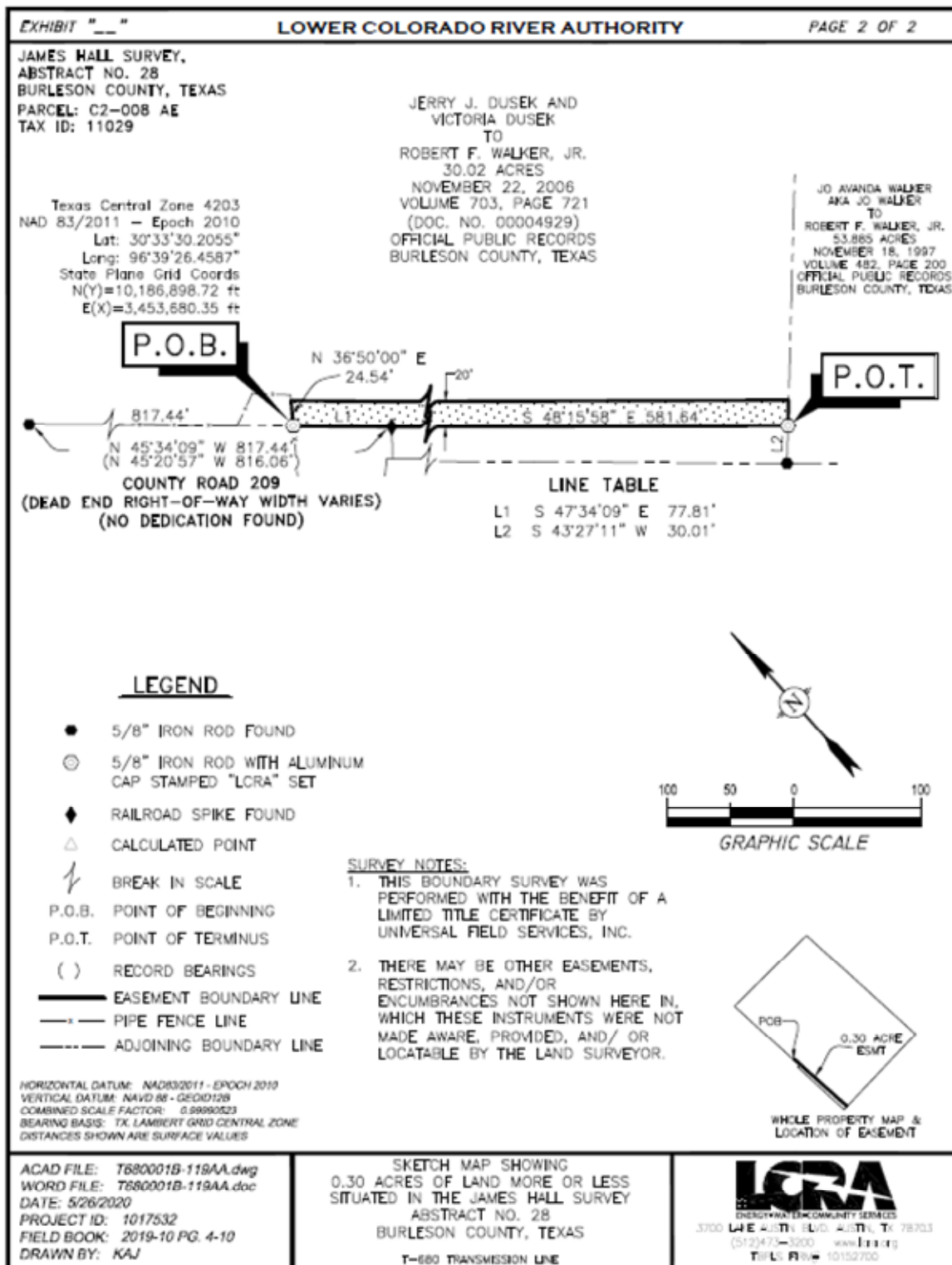
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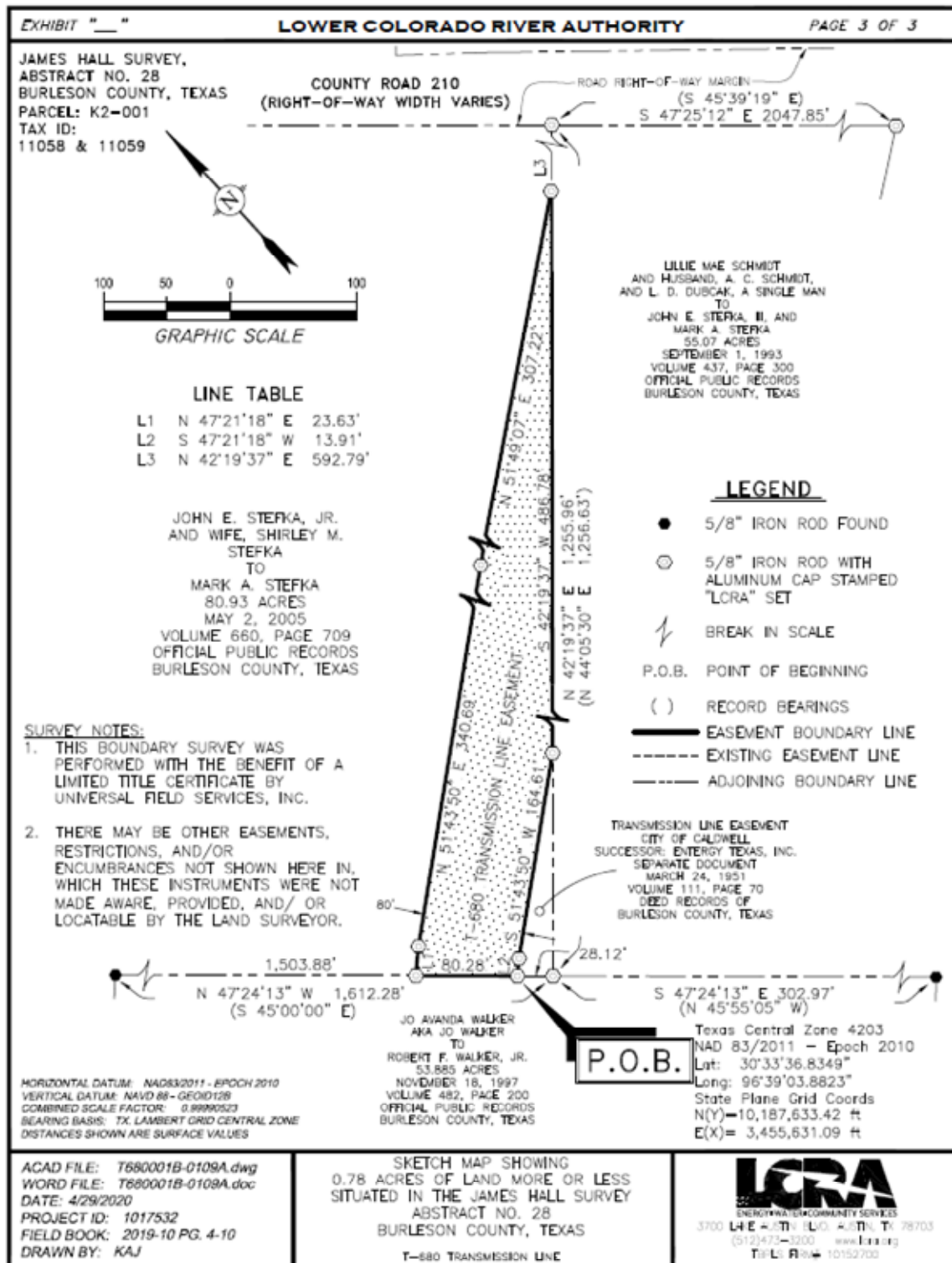
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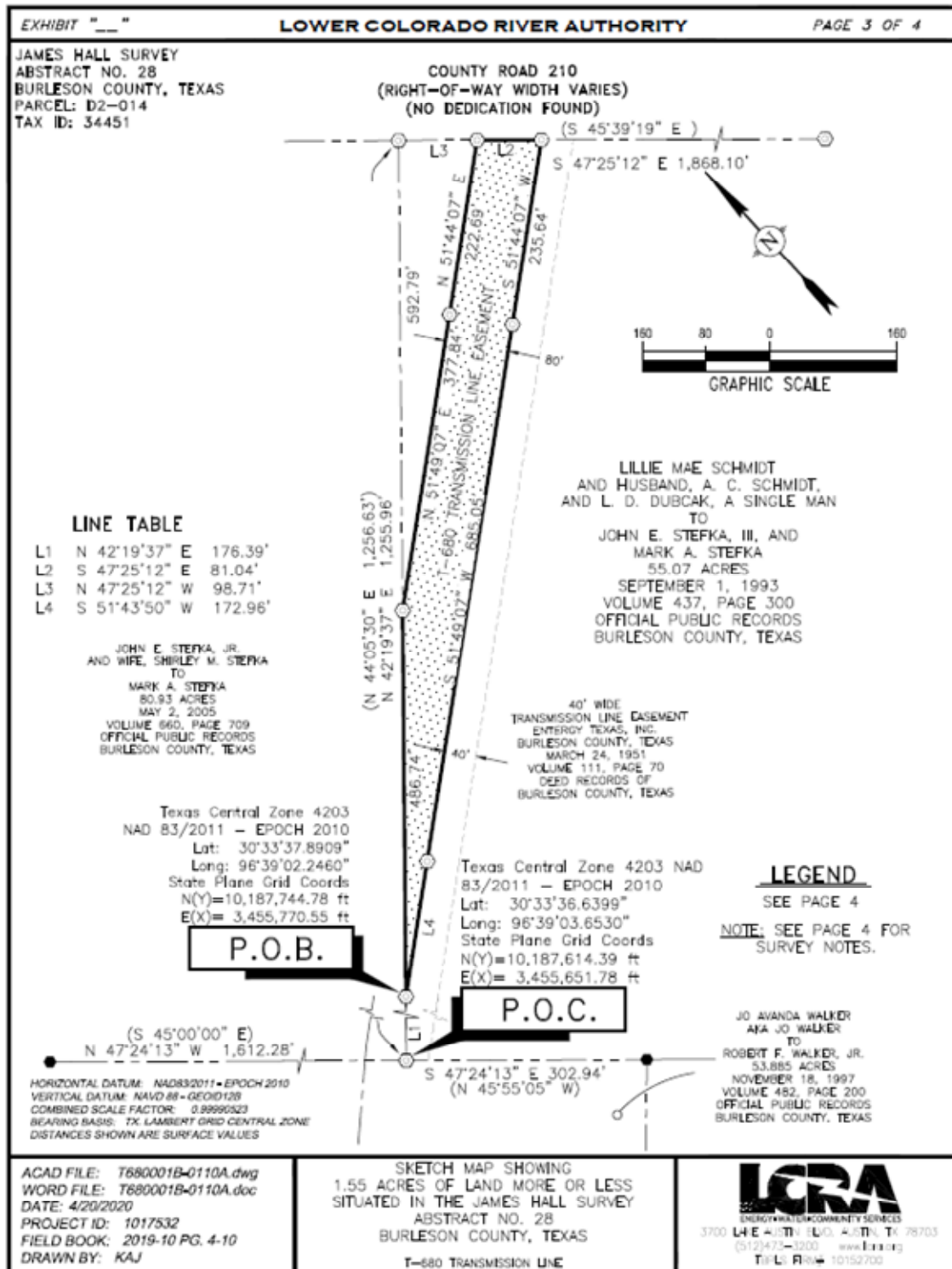
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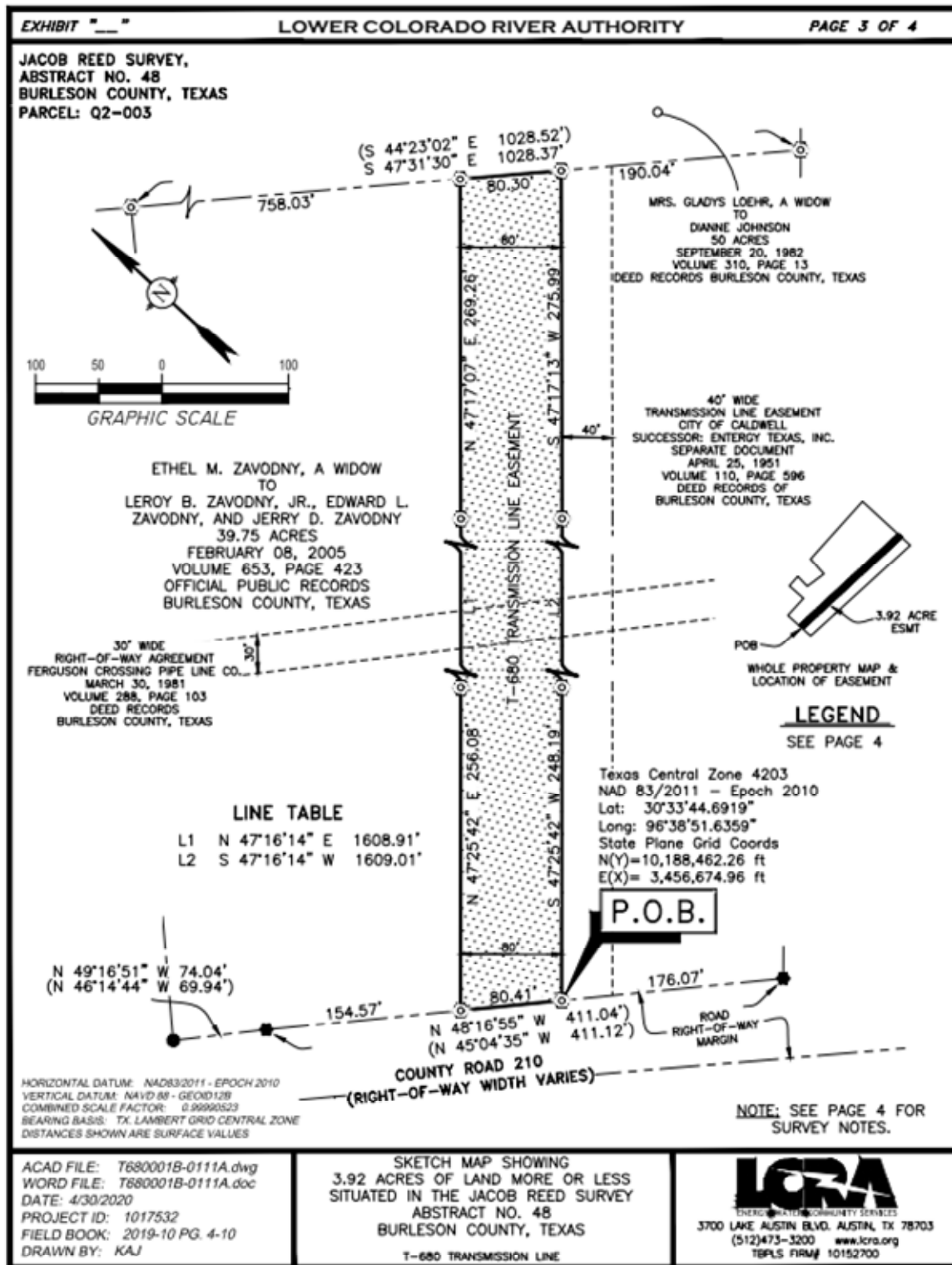
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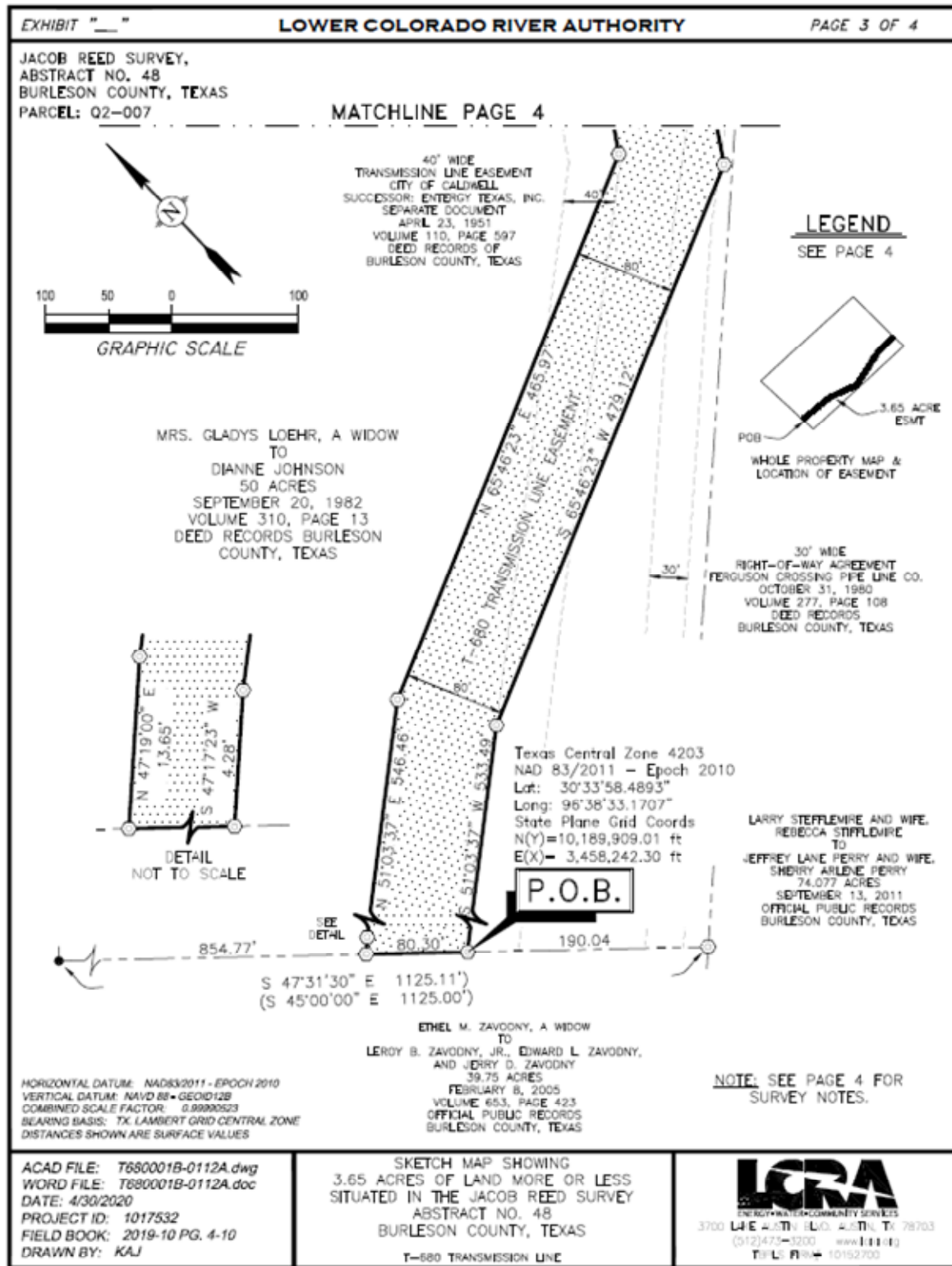
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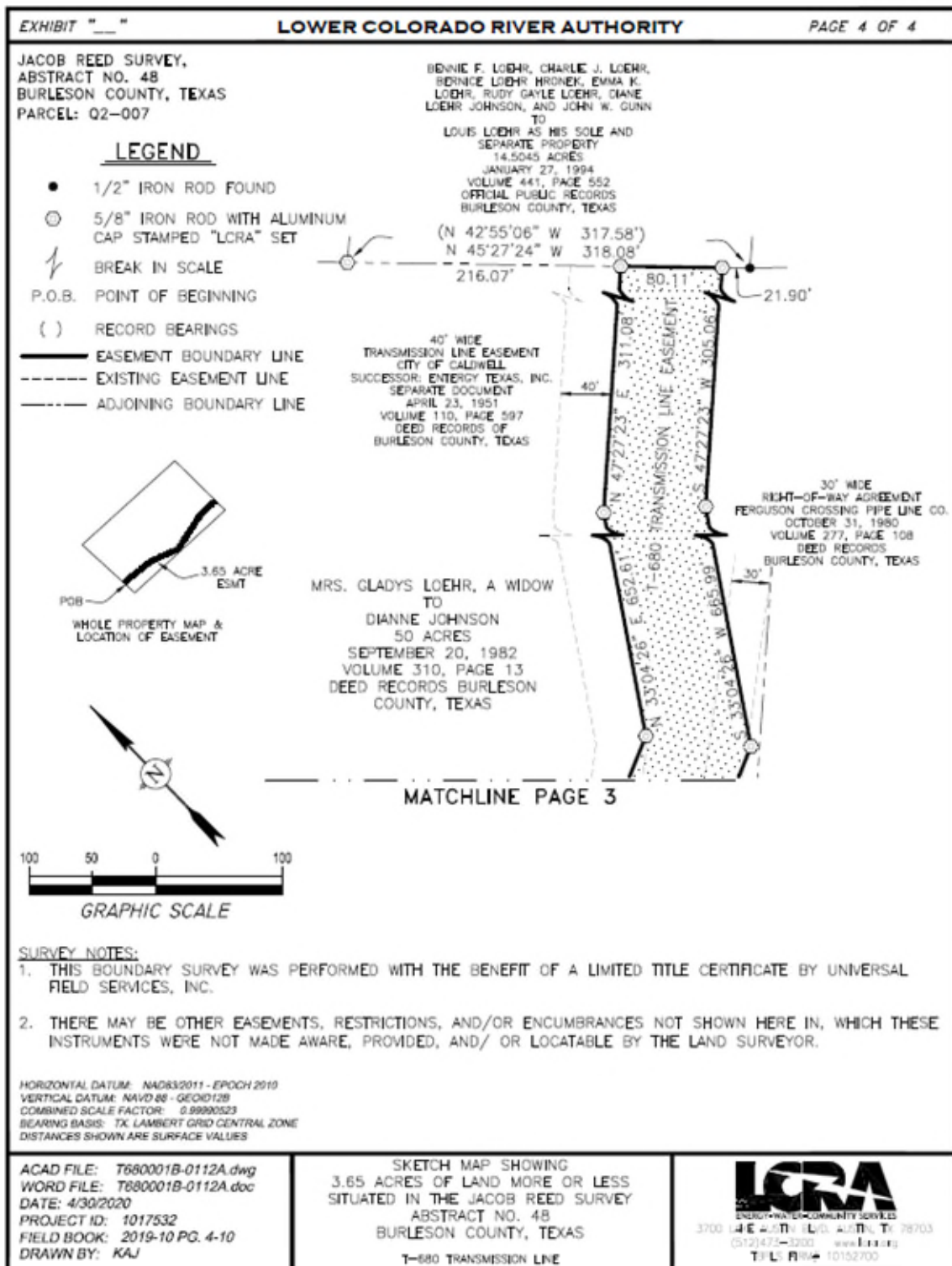
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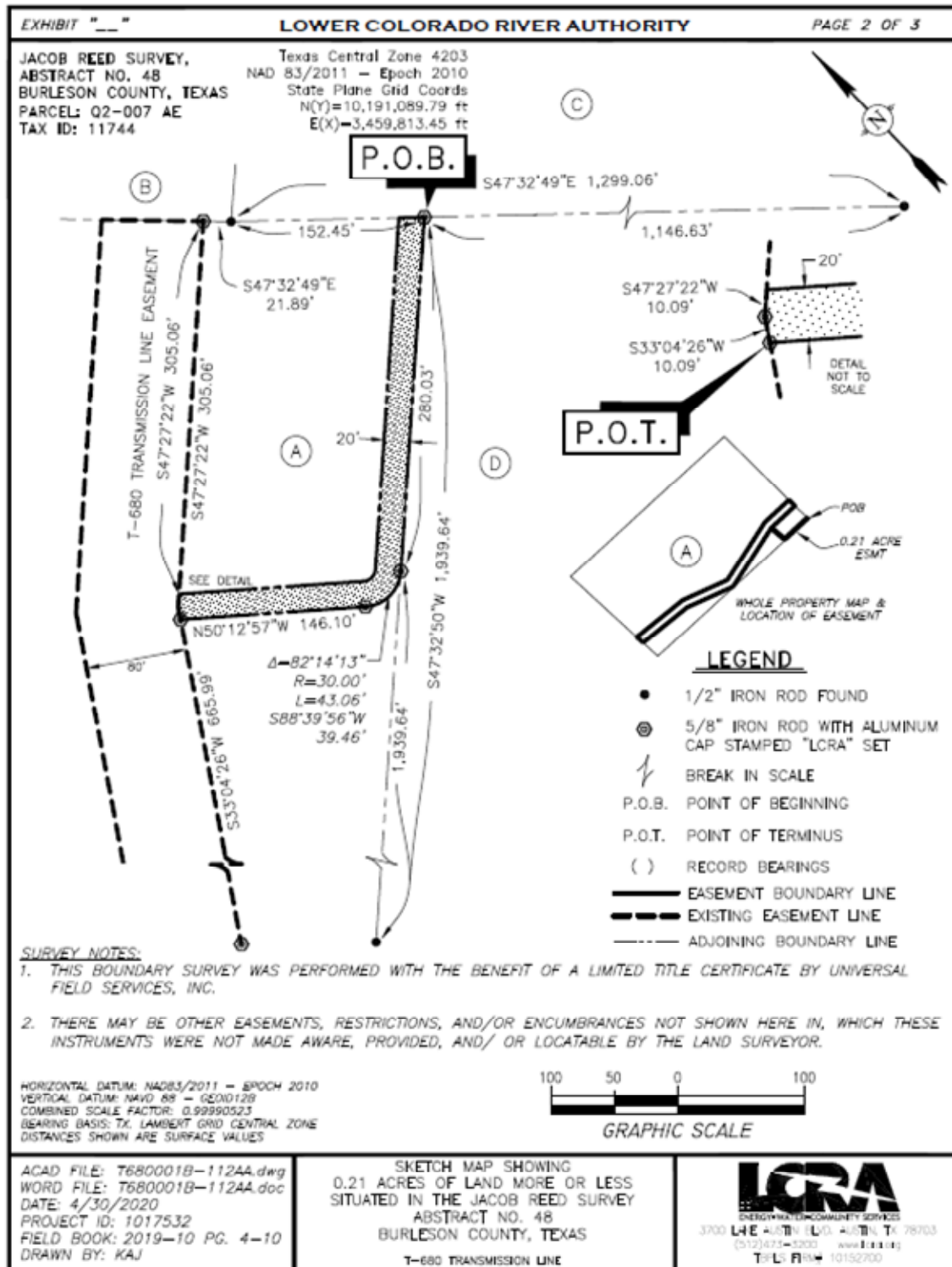
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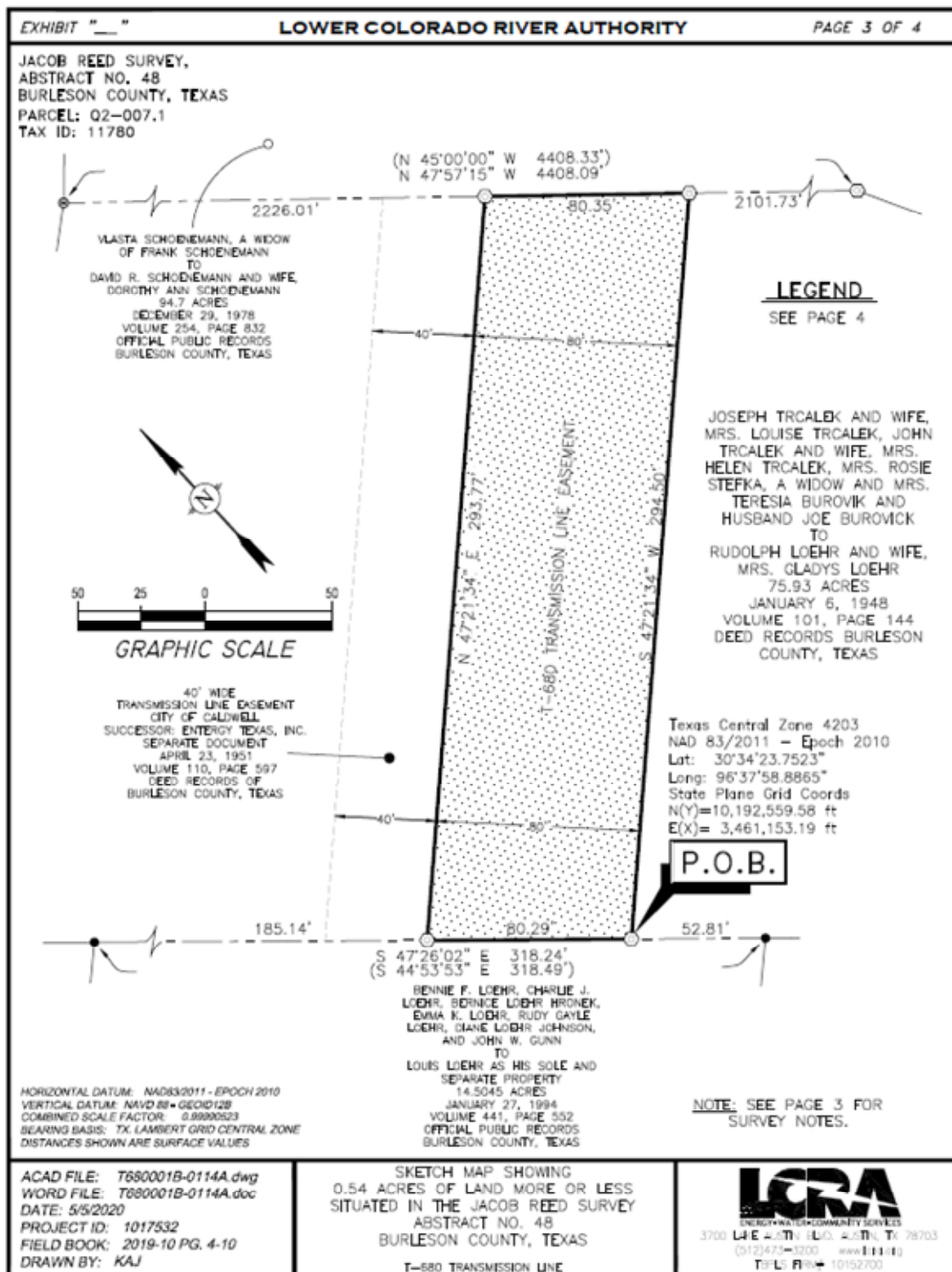
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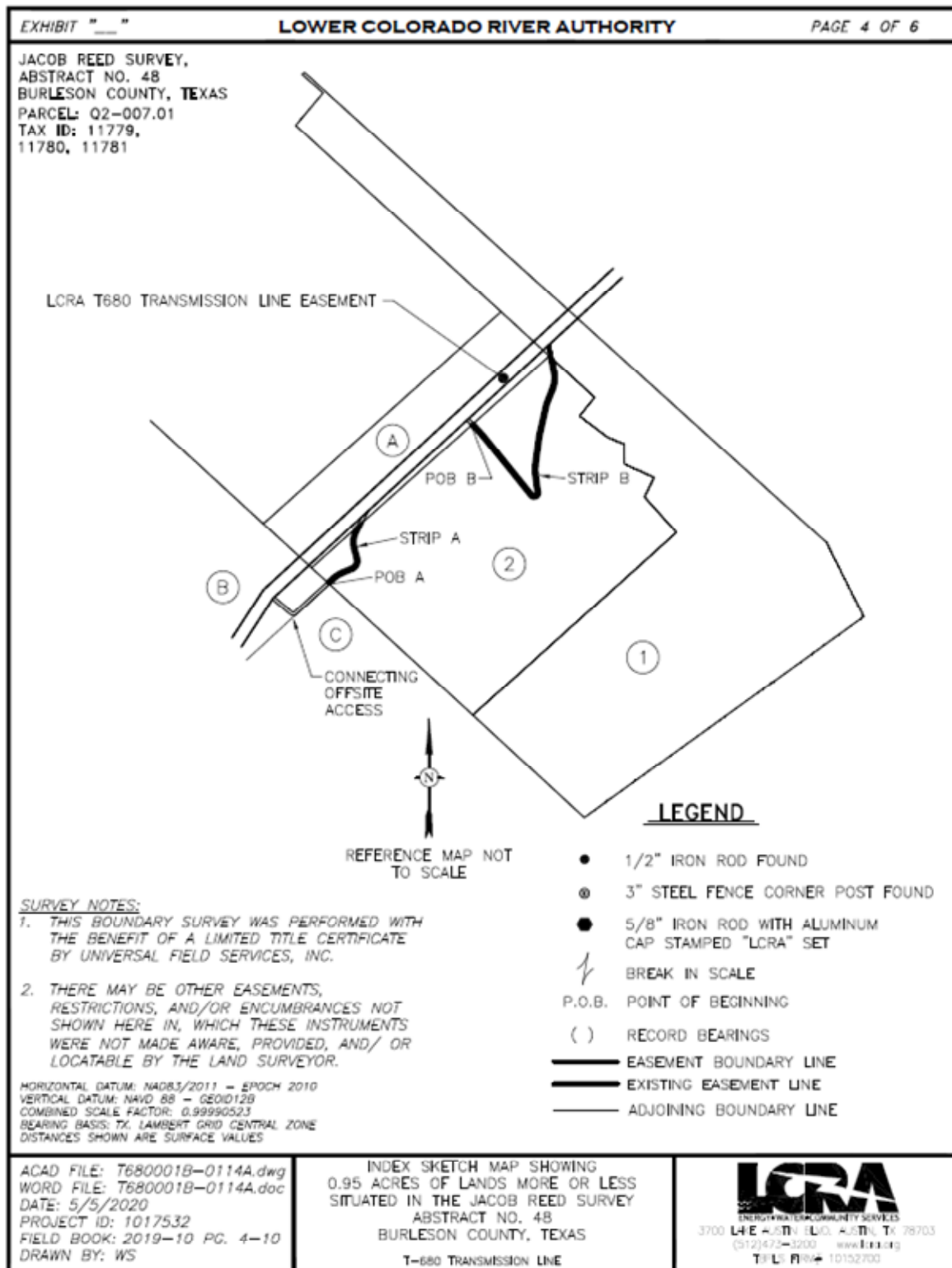
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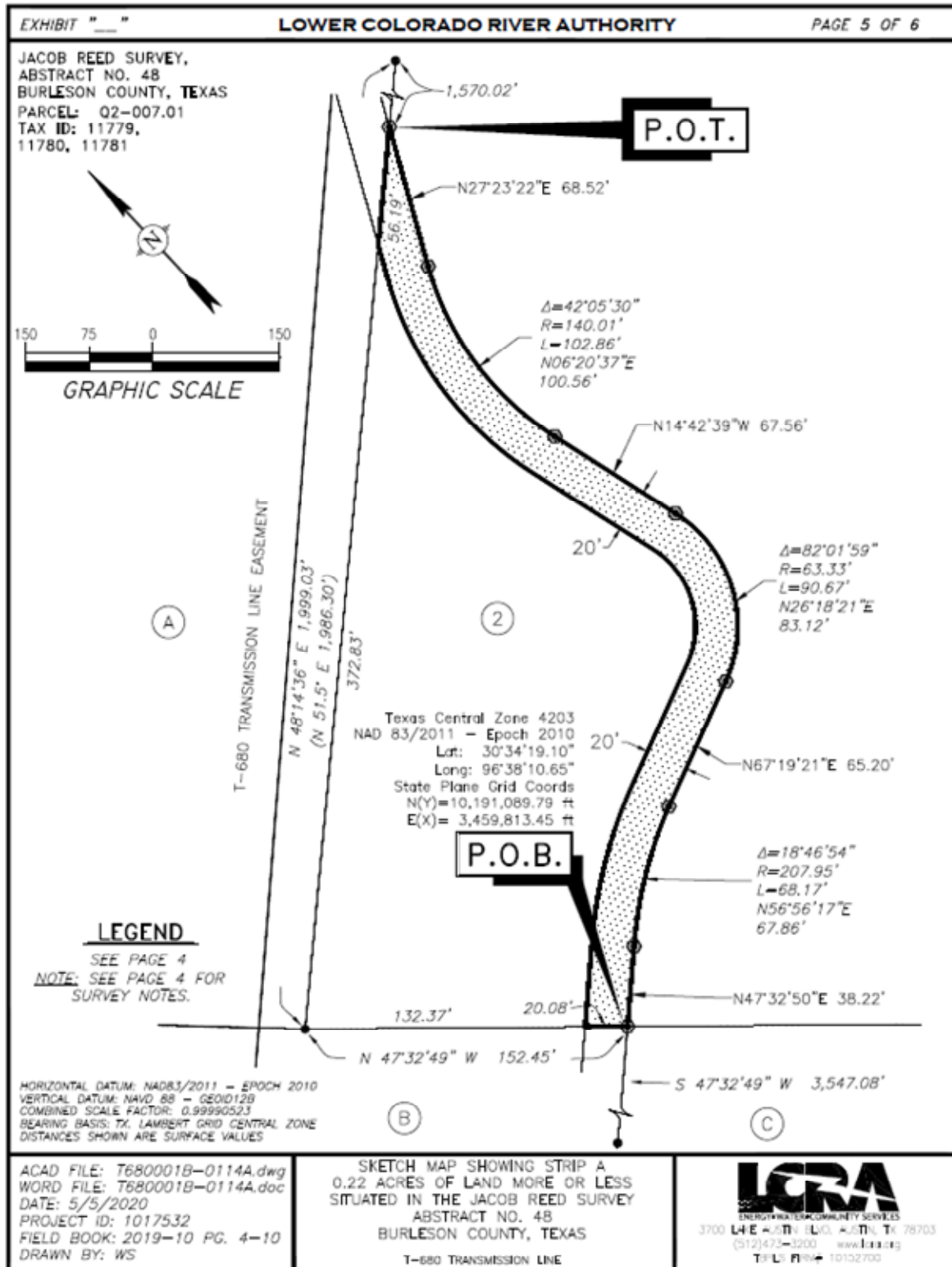
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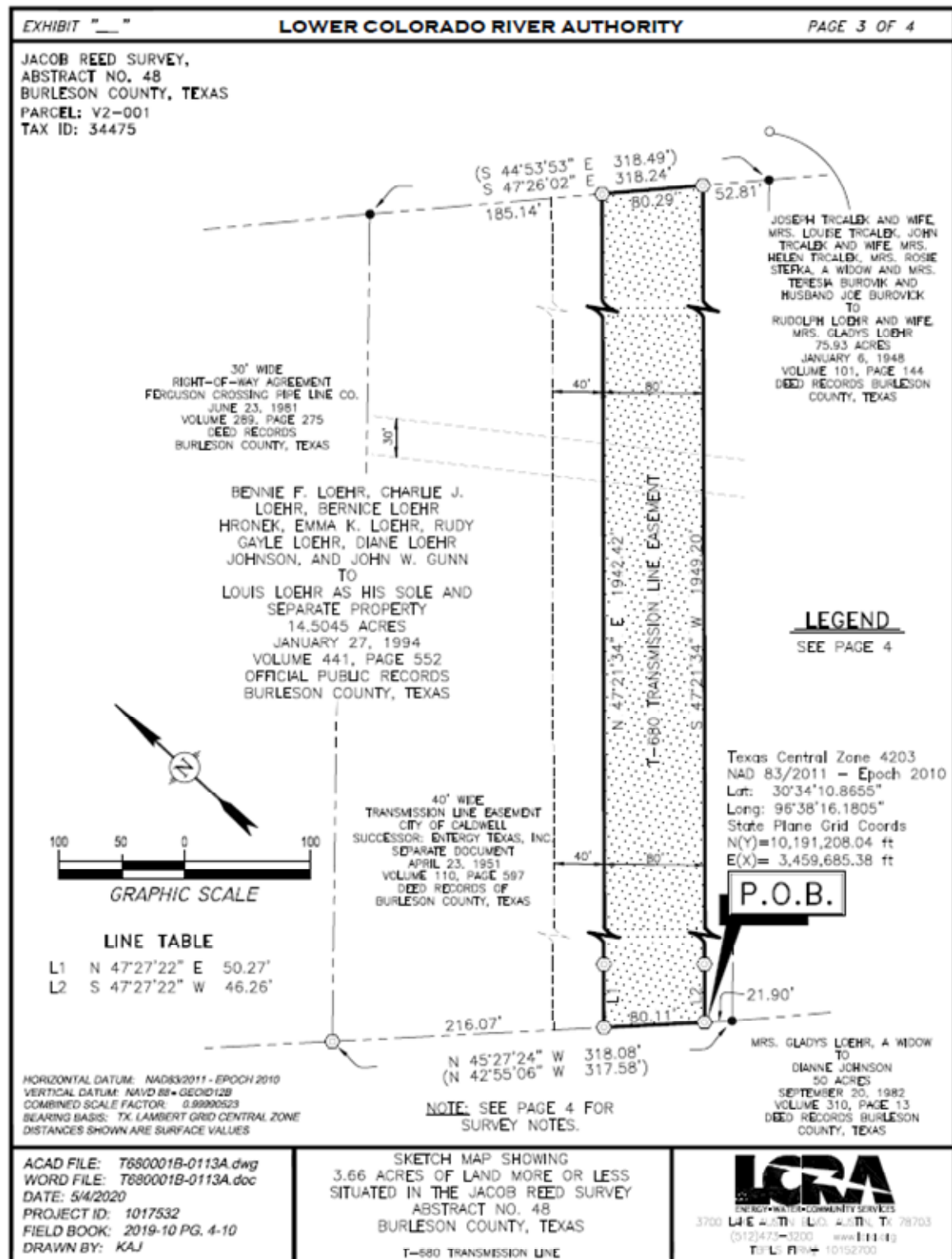


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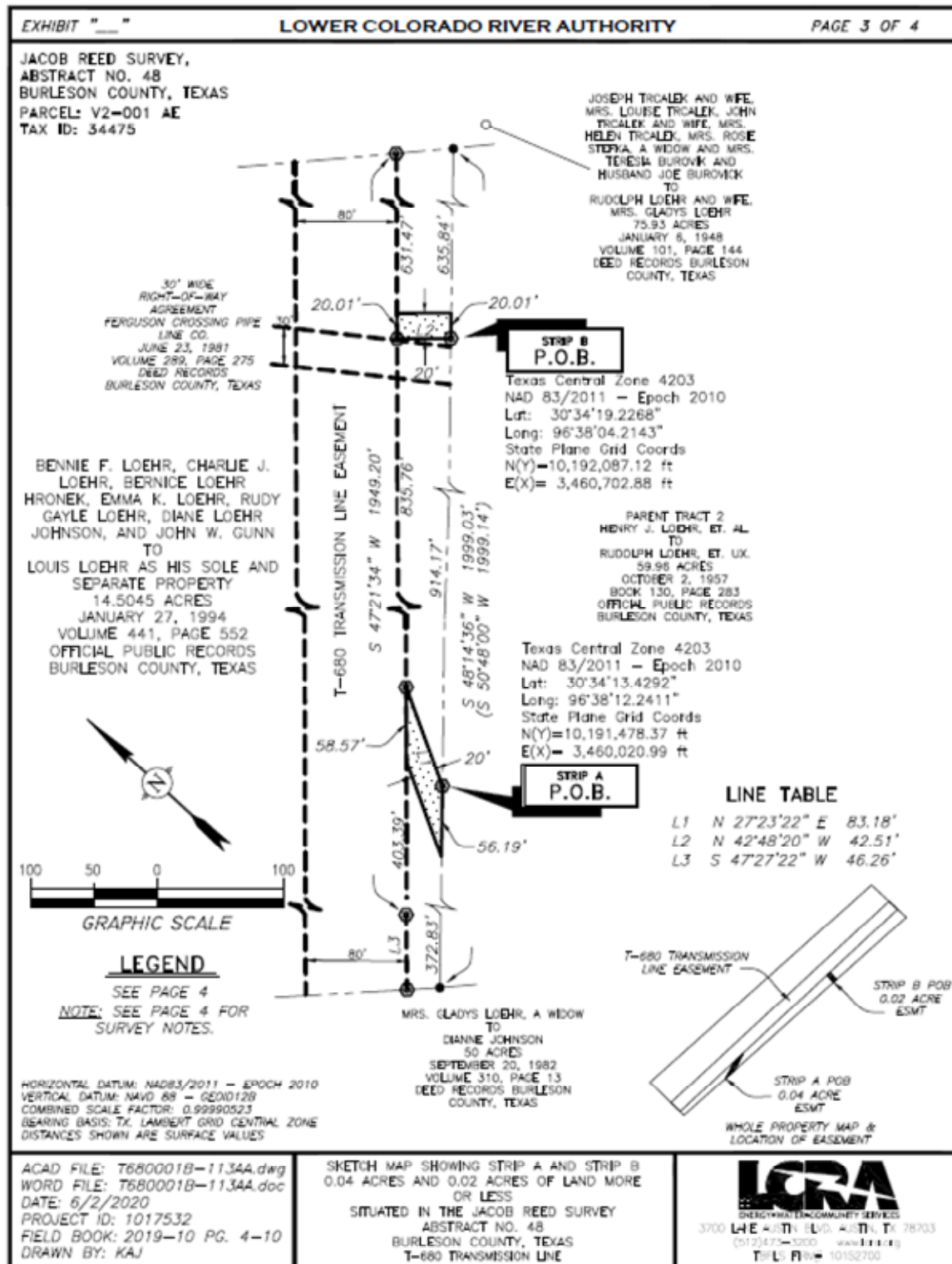
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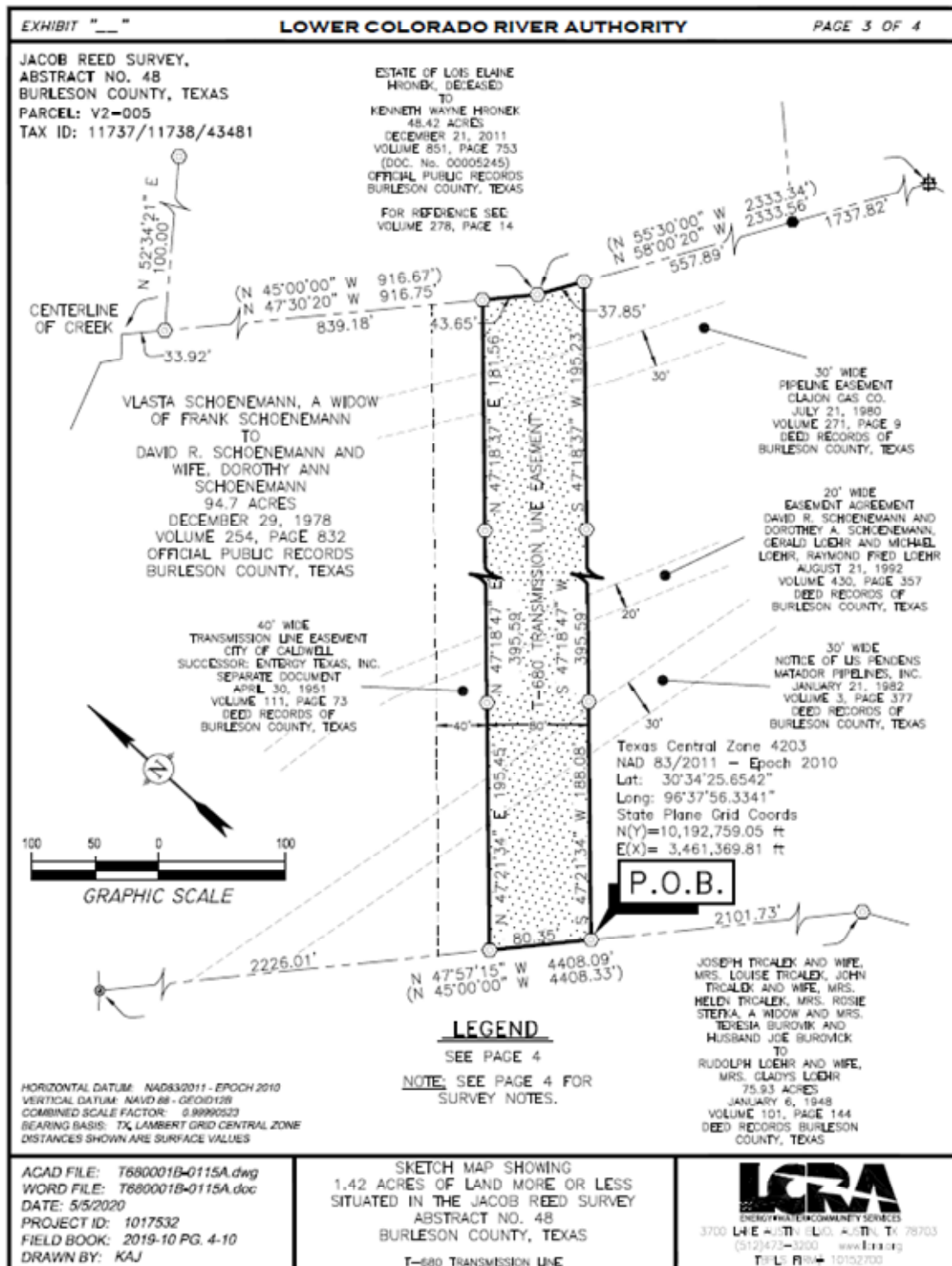
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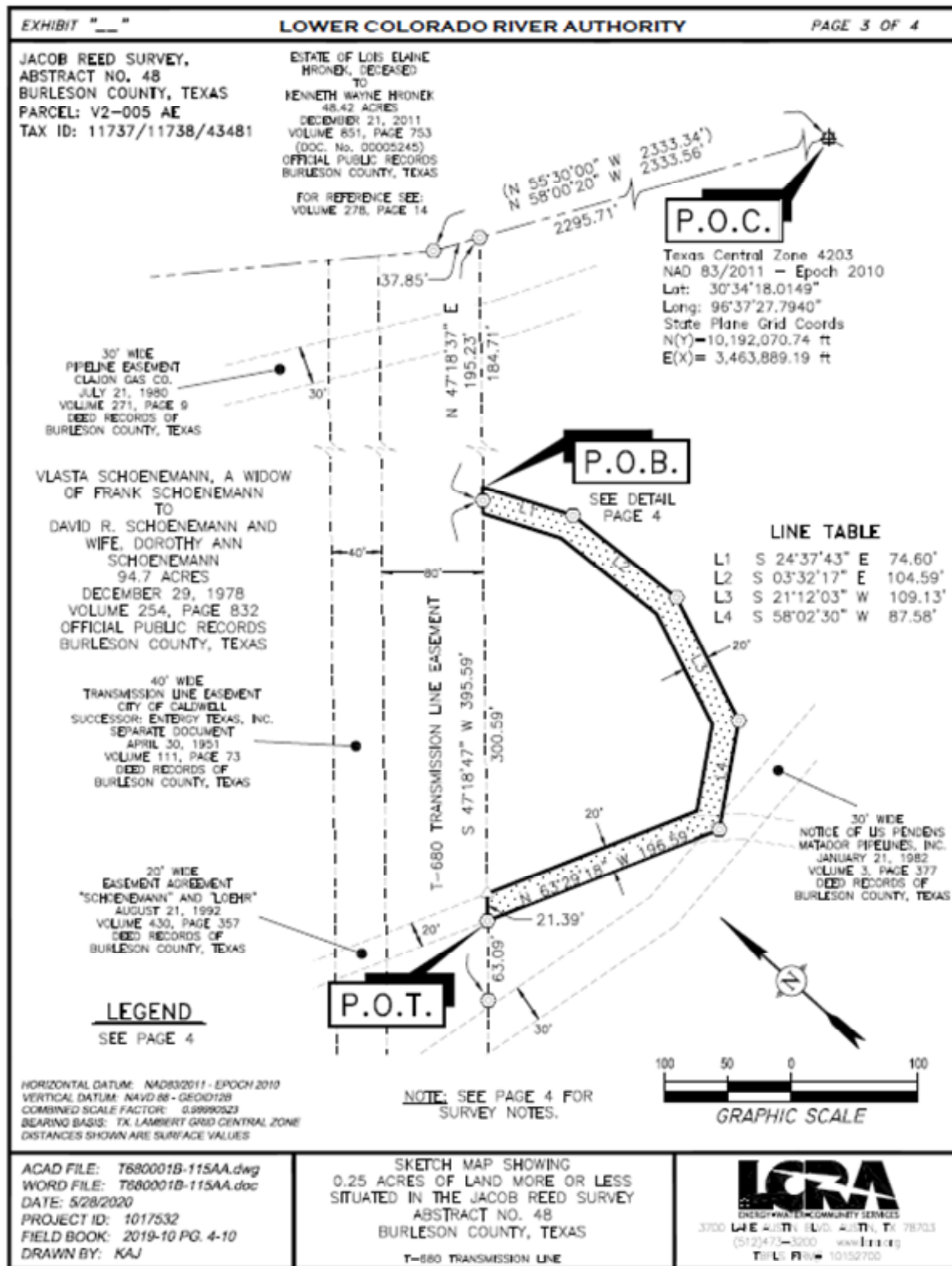
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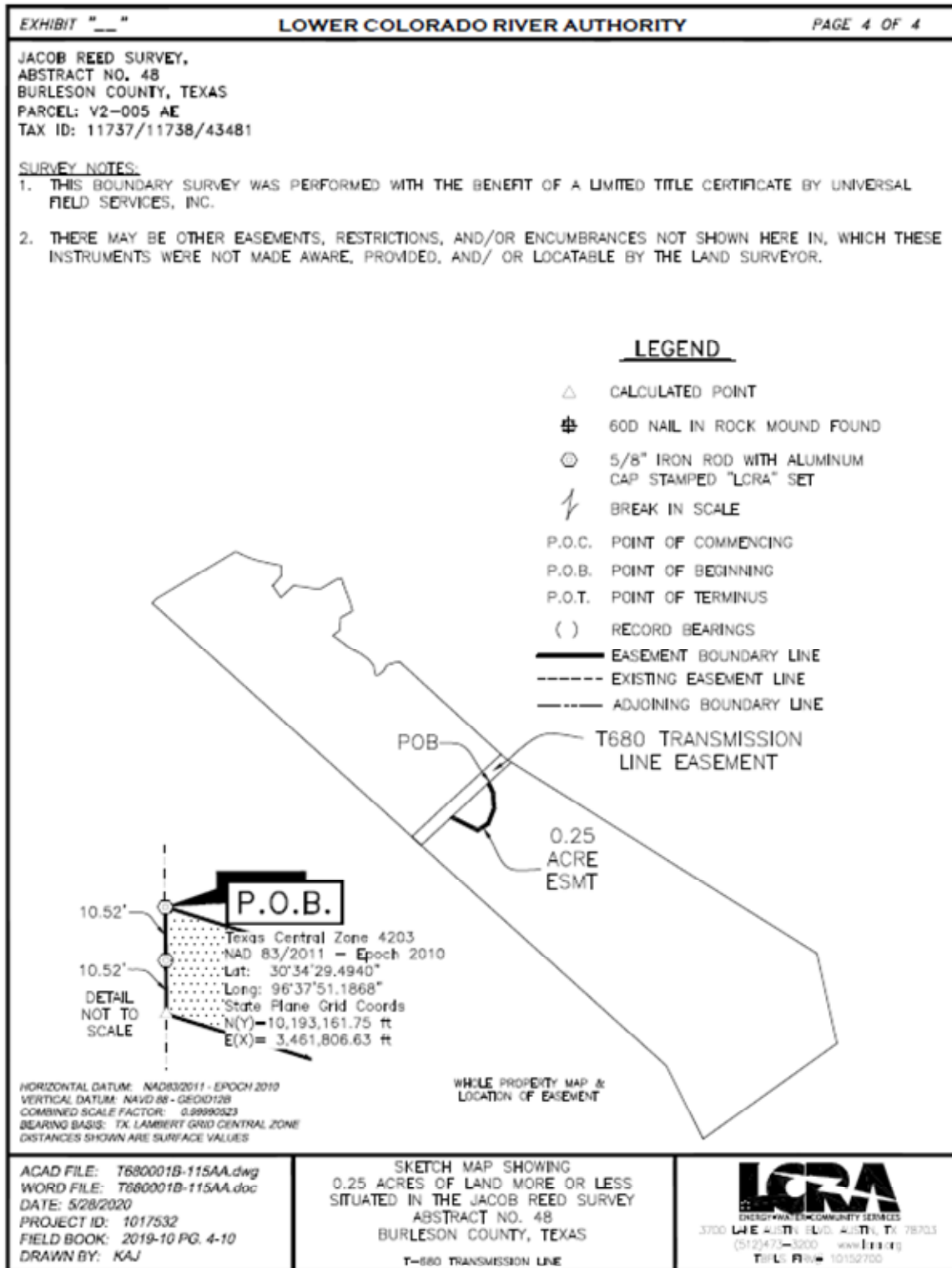
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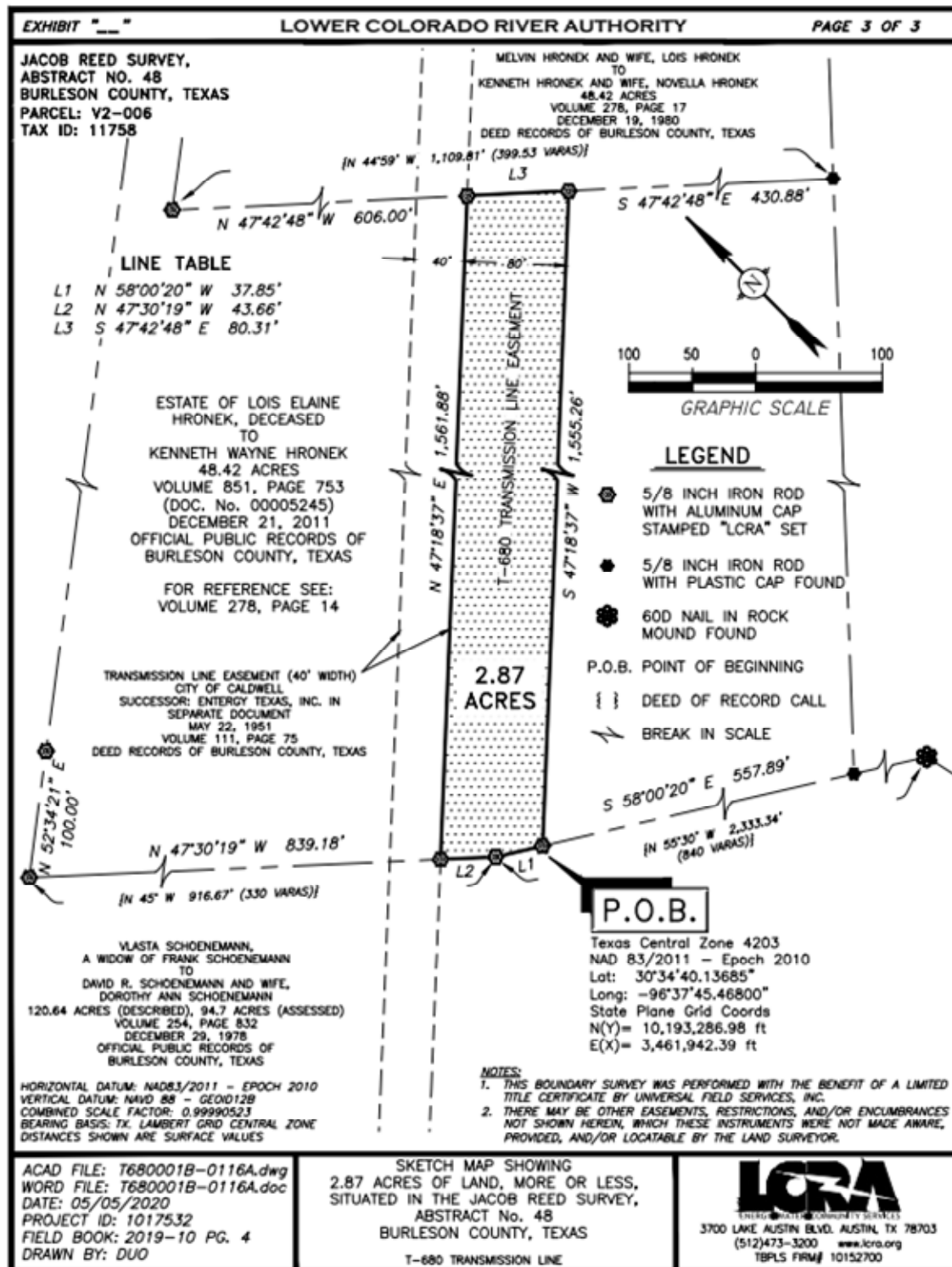
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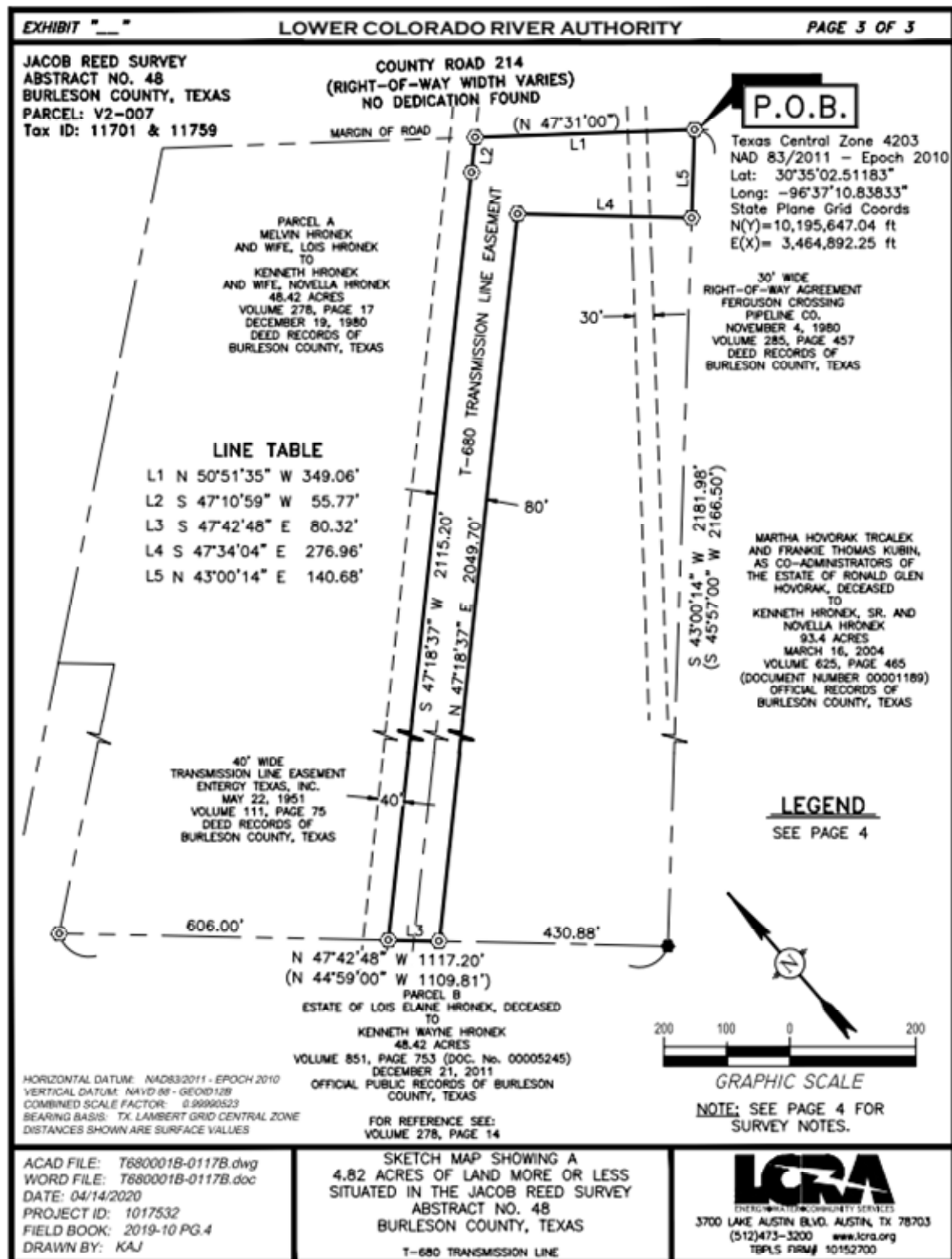
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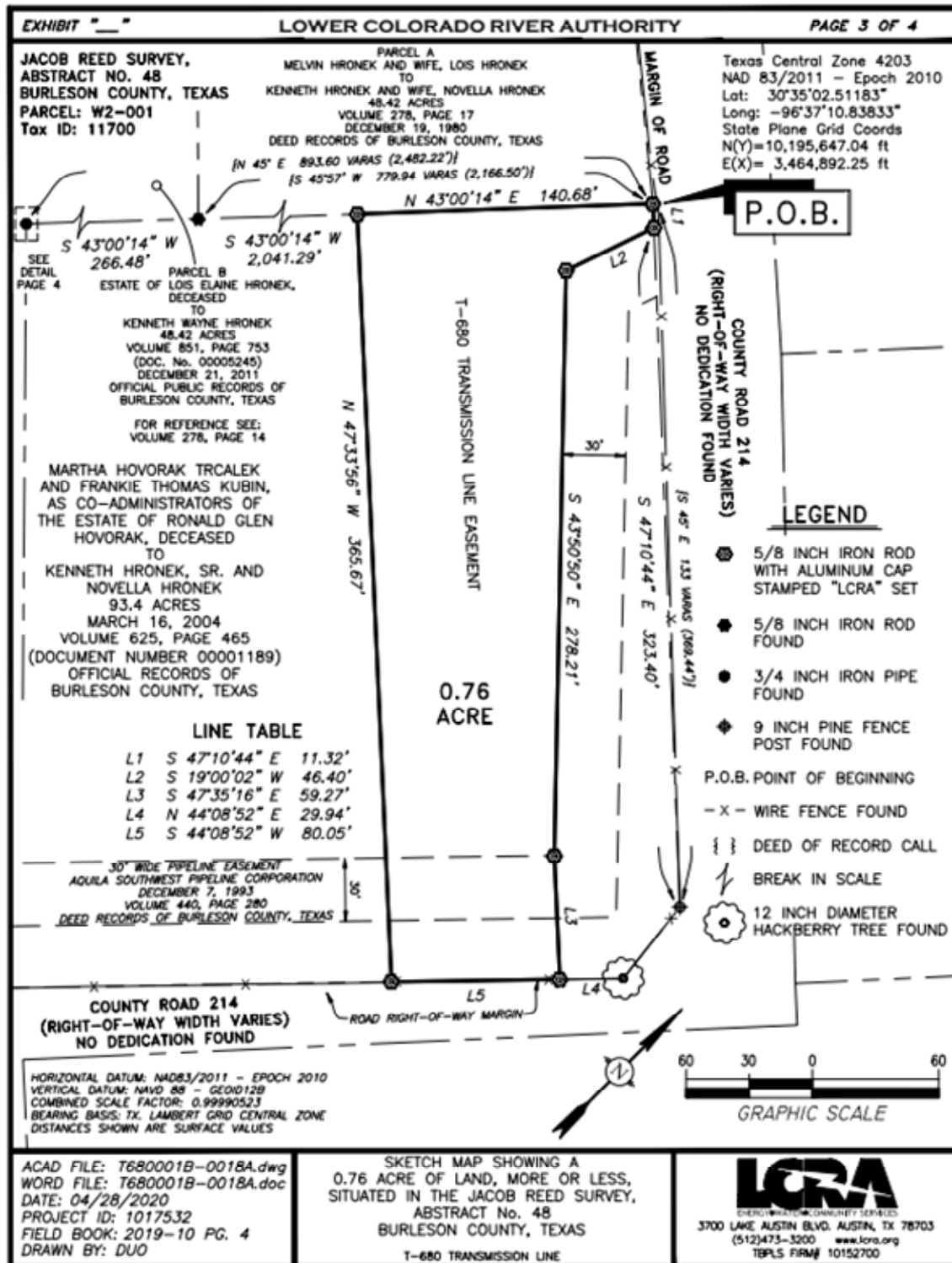
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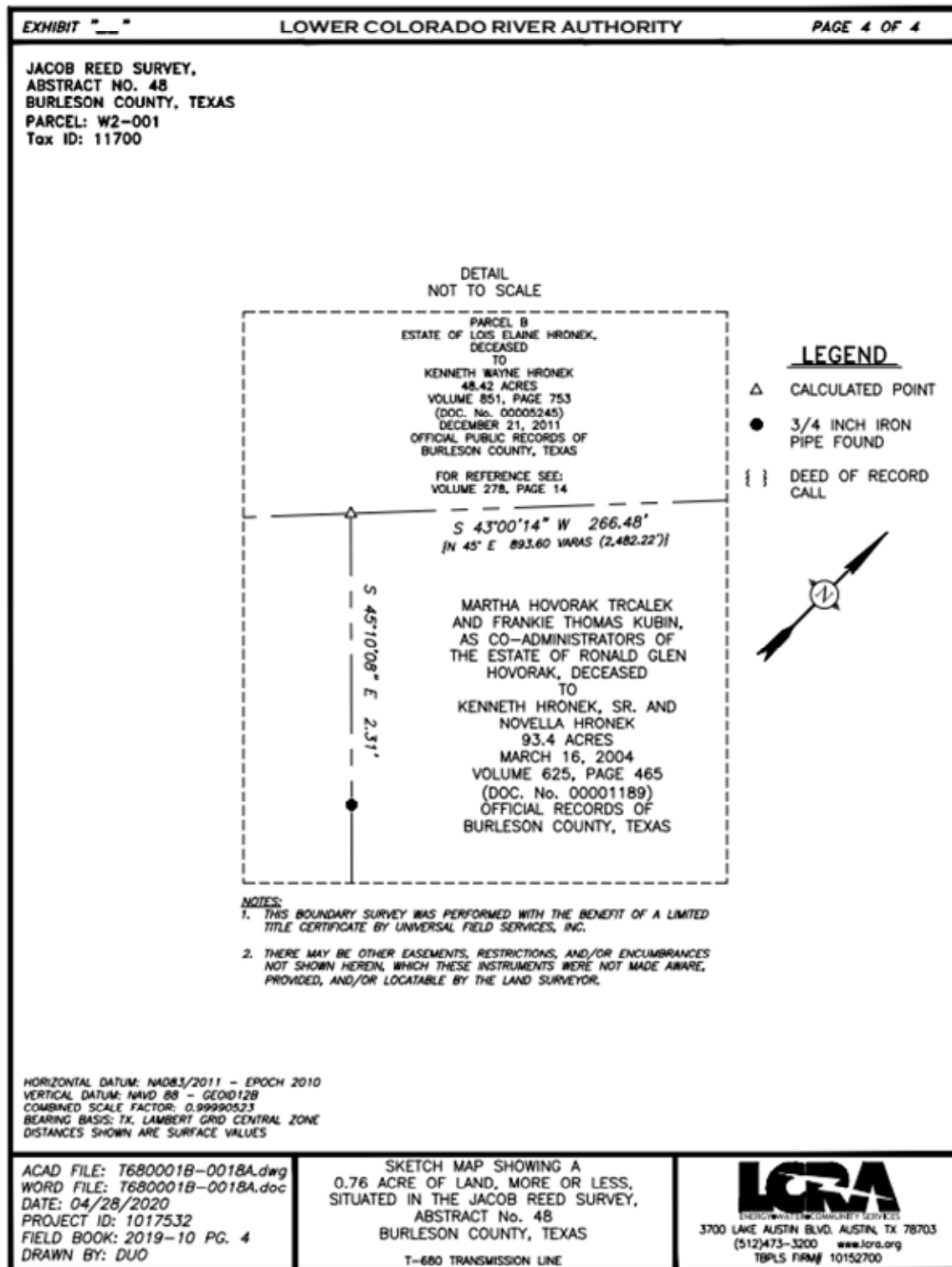
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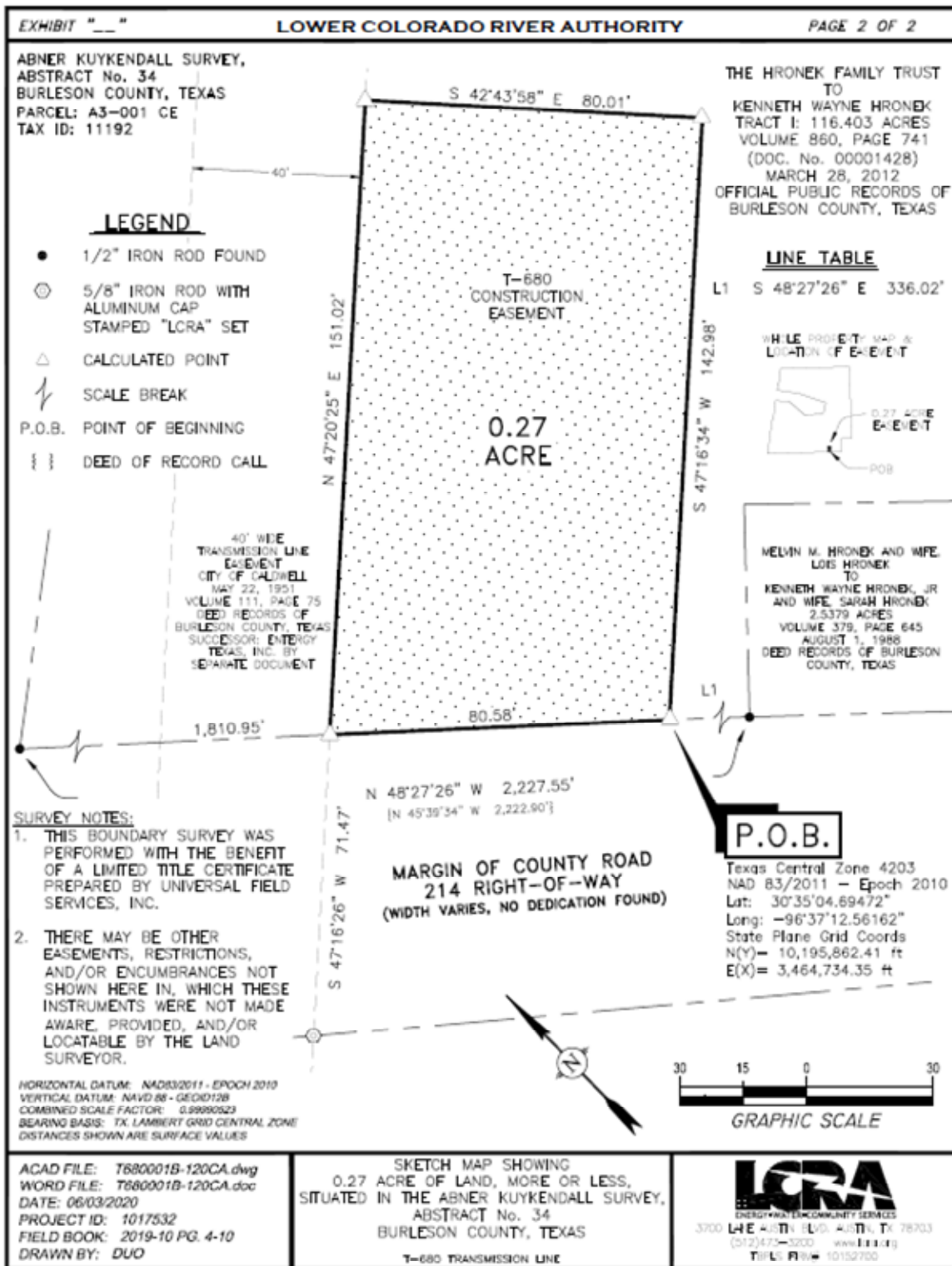
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