

LCRA Transmission Services Corporation

Board Agenda

Tuesday, April 18, 2023

The Bevy Hotel Boerne

Mountain Laurel Room

101 Herff Road

Boerne, TX 78006

Earliest start time: 1 p.m.

Items From the Chair

1. Comments From the Public 4

Consent Items

2. Minutes of Prior Meeting 5

Action Items

3. Capital Improvement Projects Approval 9
4. Acquisition of Interests in Real Property – Use of Eminent Domain
in Kendall County 12

Executive Session

The Board may go into executive session on any item listed above, pursuant to Chapter 551 of the Texas Government Code, including, but not limited to, sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code.

Legal Notice

Legal notices are available on the Texas secretary of state website 72 hours prior to the meeting at the following link: <https://www.sos.texas.gov/open/index.shtml>

OVERVIEW OF LCRA TRANSMISSION SERVICES CORPORATION

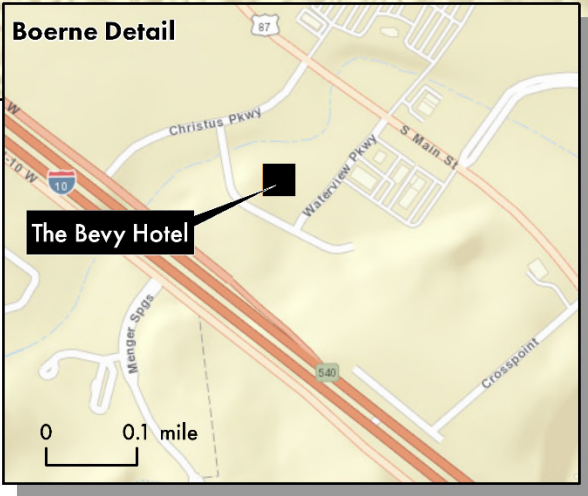
In connection with the implementation of retail competition in the electric utility industry in the state of Texas, LCRA was required by the Texas Legislature in its amendments to the Public Utility Regulatory Act (enacted in 1999 under state legislation known as Senate Bill 7, and referred to as SB 7) to unbundle its electric generation assets from its electric transmission and distribution assets. LCRA conveyed, effective Jan. 1, 2002, all of its existing electric transmission and transformation assets (collectively, the Transferred Transmission Assets) to the LCRA Transmission Services Corporation (LCRA TSC) pursuant to the terms of an Electric Transmission Facilities Contract (the Initial Contractual Commitment), dated Oct. 1, 2001.

LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and the right to collect revenues for, electric transmission and transformation services. LCRA TSC is an electric transmission service provider (a TSP) under the state's open-access electric transmission regulatory scheme within the approximately 85% area of the state covered by the Electric Reliability Council of Texas (ERCOT). In such capacity, LCRA TSC is entitled to receive compensation from all electric distribution service providers using the electric transmission system within ERCOT. As a TSP in the ERCOT region of the state, the rates that LCRA TSC will charge for transmission services are regulated by the Public Utility Commission of Texas (PUC) and determined pursuant to transmission cost of service rate proceedings filed with and approved by the PUC.

Within the framework of SB 7, LCRA TSC implements the electric transmission business of LCRA, including the expansion of electric transmission services outside of LCRA's traditional electric service territory. LCRA personnel are responsible for performing all of LCRA TSC's activities pursuant to a services agreement between LCRA TSC and LCRA. This includes procuring goods and services on behalf of LCRA TSC and is reflected in the LCRA Board agenda contracts.

Under the LCRA Master Resolution, defined as the LCRA Board resolution governing LCRA's outstanding debt, and certain provisions of state law, the LCRA Board is required to exercise control over all operations of LCRA TSC. This control includes approval of LCRA TSC's business plan and of the sale or disposition of any significant assets of LCRA TSC. The Board of Directors of LCRA TSC (LCRA TSC Board) is appointed by and serves at the will of the LCRA Board. The current membership of LCRA TSC Board is made up entirely of the existing LCRA Board.

The Bevy Hotel
Doubletree by Hilton
101 Herff Road
Boerne, TX 78006



FOR DISCUSSION

1. Comments From the Public

Summary

This part of the meeting is intended for comments from the public on topics under LCRA Transmission Services Corporation's jurisdiction but not related to an item on the Board of Directors agenda. No responses or action may be taken by the Board during public comments.

In order to address the Board, a member of the public is required to sign and complete the registration form at the entrance to the meeting room.

Any member of the public wishing to comment on an item listed on this agenda will be called to make comments at the appropriate time.

FOR ACTION (CONSENT)

2. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the March 22, 2023, meeting.

Board Consideration

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

Budget Status and Fiscal Impact

Approval of this item will have no budgetary or fiscal impact.

Summary

Staff presents the minutes of each meeting to the Board for approval.

Exhibit(s)

A – Minutes of March 22, 2023, meeting

EXHIBIT A

Minutes Digest
March 22, 2023

- 23-08 Approval of the Capital Improvement Project Authorization Request for the Gillespie County System Upgrade project.
- 23-09 Approval of the minutes of the Feb. 22, 2023, meeting.
- 23-10 Approval of an amendment to the fiscal year 2023 LCRA Transmission Services Corporation capital plan to increase authorization for capital spending in FY 2023 from \$488.7 million to \$750 million.
- 23-11 Adoption of a resolution authorizing the use of the power of eminent domain in Comal, DeWitt and Travis counties to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Comal to Hortontown (T119), Cuero to Luling (T542) and Elroy to Wolf Lane (T582) transmission lines.
- 23-12 Adoption of a resolution authorizing the use of the power of eminent domain in Gillespie County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement amendments for the Peach to Headwaters Transmission Line Addition project to provide for the reliable transmission of electric energy and communications and to facilitate broadband services on the Peach to Headwaters (T288) transmission line.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LCRA TRANSMISSION SERVICES CORPORATION
March 22, 2023

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation (LCRA TSC) convened in a regular meeting at 10:50 a.m. Wednesday, March 22, 2023, in Conference Rooms 504 and 505 of Building A at LCRA's Dalchau Service Center, 3505 Montopolis Drive, Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Timothy Timmerman, Chair
Stephen F. Cooper, Vice Chair
Michael L. "Mike" Allen
Joseph M. "Joe" Crane
Carol Freeman
Robert "Bobby" Lewis
Thomas Michael Martine
Margaret D. "Meg" Voelter
Martha Leigh M. Whitten
Nancy Eckert Yeary

Absent: Matthew L. "Matt" Arthur
Melissa K. Blanding
Laura D. Figueroa
Raymond A. "Ray" Gill Jr.
Thomas L. "Tom" Kelley

Chair Timmerman convened the meeting at 10:50 a.m.

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

The Board next took action on the consent agenda. Upon motion by Director Yeary, seconded by Director Voelter, the Board unanimously approved consent items 2 and 3 by a vote of 10 to 0 as follows:

23-08 Approval of the Capital Improvement Project Authorization Request for the Gillespie County System Upgrade project, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

23-09 Approval of the minutes of the Feb. 22, 2023, meeting [Consent Item 3].

23-10 Vice President and Chief Operating Officer Kristen Senechal presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit B], that the Board approve an amendment to the fiscal year 2023 LCRA

Transmission Services Corporation capital plan to increase authorization for capital spending in FY 2023 from \$488.7 million to \$750 million. Upon motion by Vice Chair Cooper, seconded by Director Allen, the recommendation was unanimously approved by a vote of 10 to 0.

23-11 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 Comal, DeWitt and Travis counties [attached hereto as Exhibit C]. Director Allen moved, seconded by Director Whitten, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Comal to Hortontown (T119), Cuero to Luling (T542) and Elroy to Wolf Lane (T582) transmission lines; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 10 to 0.

23-12 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 6 – Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County [attached hereto as Exhibit D]. Director Lewis moved, seconded by Director Yeary, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement amendments for the Peach to Headwaters Transmission Line Addition project to provide for the reliable transmission of electric energy and communications and to facilitate broadband services on the Peach to Headwaters (T288) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 10 to 0.

There being no further business to come before the Board, the meeting was adjourned at 10:58 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation
Approved: April 18, 2023

FOR ACTION

3. Capital Improvement Projects Approval

Proposed Motion

Approve the Capital Improvement Project Authorization Request for the projects and associated lifetime budgets as described in exhibits A and B.

Board Consideration

LCRA Transmission Services Corporation Board Policy T301 – Finance requires Board of Directors approval for projects exceeding \$1.5 million.

Budget Status and Fiscal Impact

- All projects recommended for Board approval are within the total annual budget approved in the fiscal year 2023 capital plan.
- Staff will monitor the FY 2023 forecast and will request a fiscal year budget increase if needed.
- The treasurer and chief financial officer will release funds as needed.
- Project costs will be funded through LCRA TSC regulated rates, subject to approval by the Public Utility Commission of Texas.

Summary

Staff recommends approval of the capital projects described in exhibits A and B. These projects meet legal requirements in the Public Utility Regulatory Act and PUC rules.

Project funds will pay for activities, including but not limited to project management, engineering, materials acquisition, construction and acquisition of necessary land rights. LCRA TSC representatives will perform all necessary regulatory, real estate, environmental and cultural due diligence activities.

Presenter(s)

Kristian M. Koellner
Vice President, Transmission Asset Optimization

Exhibit(s)

A – Project Cost Estimates and Cash Flow
B – Project Details

EXHIBIT A

Project Cost Estimates and Cash Flow

Dollars in millions

Project Name	FY 2022 and Prior	FY 2023	FY 2024	FY 2025	FY 2026	Lifetime
Service Reliability Projects						
Guadalupe-Hochheim Tap Fiber Upgrade	-	0.2	4.0	-	-	4.2
Paleface Substation Upgrade	0.1	0.1	1.4	-	-	1.6
Wolf Lane Substation Property Acquisition	-	0.1	1.4	-	-	1.5
System Capacity Projects						
Kohlenberg Easement Acquisition System Upgrade	-	0.2	2.9	-	-	3.1
Total	0.1	0.6	9.7	-	-	10.4

Note: Totals may not equal the sum of numbers shown due to rounding.

EXHIBIT B

Project Details

Project Name: Guadalupe to Hochheim Tap Fiber Upgrade

Project Number: 1027057

Lifetime Budget: \$4.2 million

Description: The project will increase the reliability of the LCRA TSC transport network across portions of Caldwell, DeWitt and Gonzales counties. The project scope includes installing 10.9 miles of optical ground wire and fiber splice cans between Guadalupe Substation and Hochheim Substation. The recommended project completion date is Dec. 31, 2023.

Project Name: Paleface Substation Upgrade

Project Number: 1026921

Lifetime Budget: \$1.6 million

Description: The project will increase the reliability of equipment at Paleface Substation in Travis County. The project scope includes replacing an existing capacitor bank with a new 138-kilovolt fuseless capacitor bank with circuit switcher and instrument transformers, building equipment foundations, and installing a new battery enclosure. The recommended project completion date is May 15, 2024.

Project Name: Wolf Lane Substation Property Acquisition

Project Number: 1030002

Lifetime Budget: \$1.5 million

Description: The project will increase the reliability of Wolf Lane Substation in Bastrop County. The project scope includes acquiring property adjacent to the existing Wolf Lane Substation for construction of an upgraded 138-kV ring bus, with survey work and related due diligence as needed. The recommended project completion date is June 30, 2024.

Project Name: Kohlenberg Easement Acquisition System Upgrade

Project Number: 1030001

Lifetime Budget: \$3.1 million

Description: The project will acquire property rights for the Henne to Kohlenberg Transmission Line Addition project in Comal County. The project scope includes due diligence work related to performing parcel and easement mapping and surveying new acquisitions, and acquiring easement rights and substation property. The recommended project completion date is June 30, 2024.

FOR ACTION

4. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Comfort to Cypress Creek (T121) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

LCRA utilizes LCRA Transmission Services Corporation 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 LCRA Broadband Program project.

Summary

LCRA TSC proposes to acquire communication rights, including the facilitation of broadband services, in Kendall County for the LCRA Broadband Program project. Paul Hornsby and Company 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 C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

- A – Vicinity Map
- B – Site Map
- C – Landowner List
- D – Resolution
- 1 – Property Descriptions

EXHIBIT A

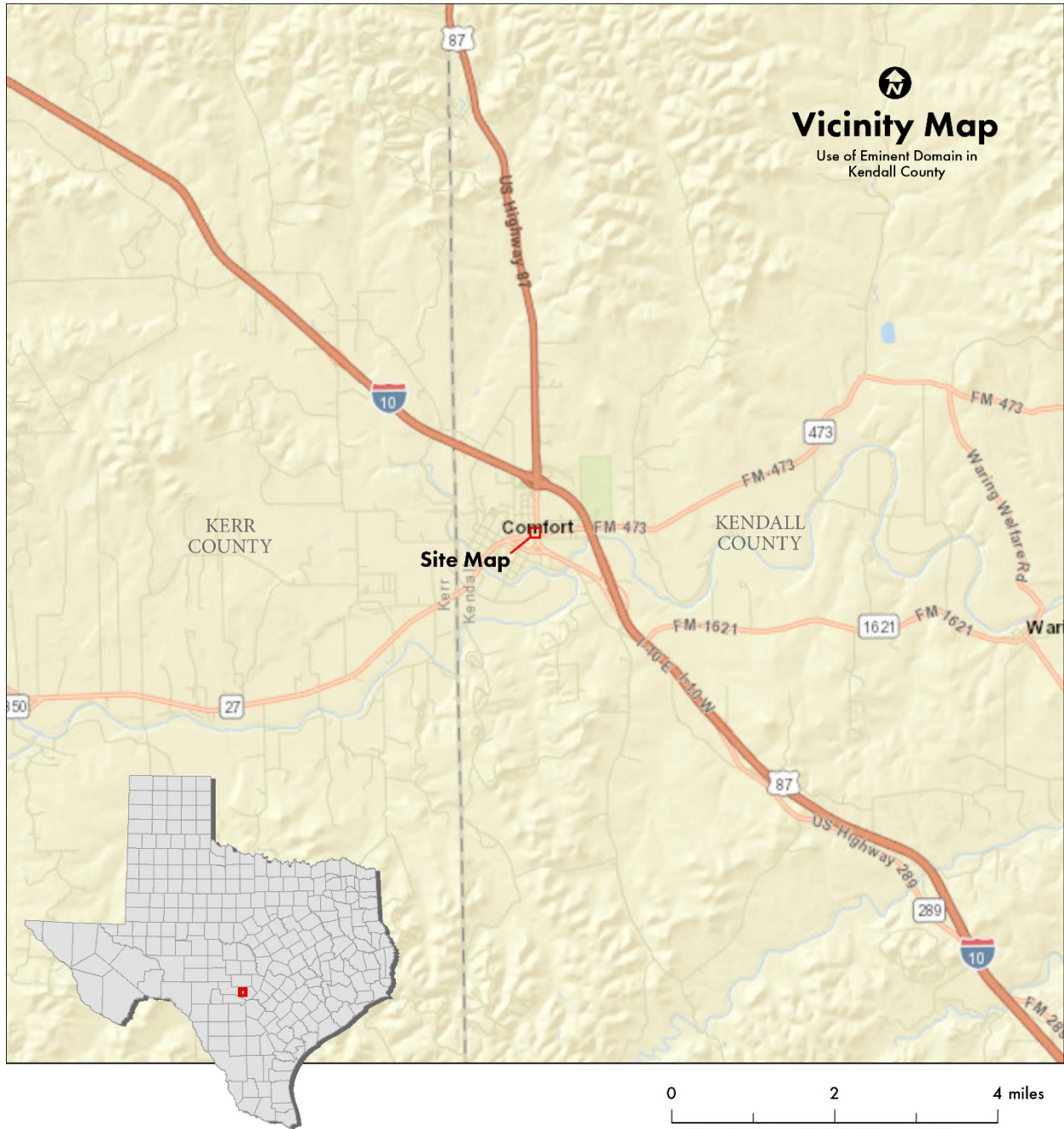


EXHIBIT B



Site Map
Use of Eminent Domain
in Kendall County



0 200 feet

- Existing Easement
- Kendall County Parcels

See Exhibit C Landowner List
for owner names and acreages.

EXHIBIT C

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_24119	James and Wendi Allerkamp	0.42 acre	Third-Party Communication	0.01 acre	Kendall	\$150.83

EXHIBIT D

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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 EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT AMENDMENTS NECESSARY TO PROVIDE, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE COMFORT TO CYPRESS CREEK (T121) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

**RESOLUTION
AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY
CONDEMNATION IN KENDALL COUNTY FOR TRANSMISSION LINE EASEMENT
AMENDMENTS.**

WHEREAS, LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of electric transmission line(s), communication lines, and appurtenances thereto in Kendall County; and

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

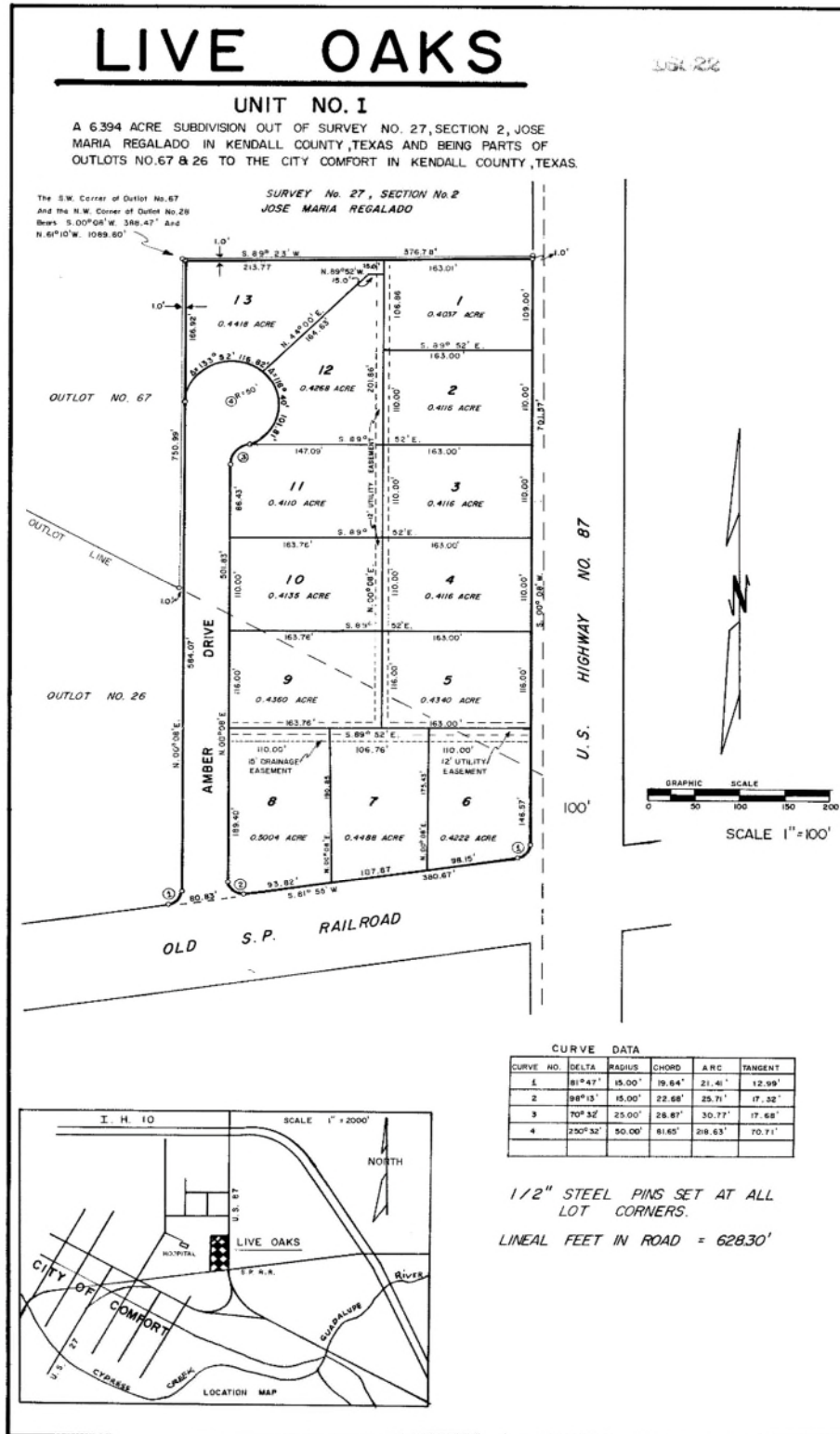
NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C, with the description of the location of and interest in the property LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and

EXHIBIT D

Page 2 of 2

LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

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



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To have and to hold all and singular the premises above mentioned unto the said Frits Ebell his heirs and assigns forever.
In testimony whereof, we have hereunto subscribed our names at Sisterdale, this 20th day March A.D. 1926.

The State of Texas.#

Fr. Ebell.
Emilie Ebell.

County of Kendall. # Personally appeared before me the undersigned authority, Friedrich Ebell, to me well known, who declared that he signed the instrument of writing on the reverse hereof for the purposes and consideration therein stated.

In testimony whereof, I hereunto sign my name and affix the impress of my official seal this 20th day of March 1926.

(Seal)

Albert Faltin, Notary Public,
Kendall Co. Texas.

The State of Texas.#

County of Kendall. # Personally appeared before me Emilie Ebell, wife of Friedrich Ebell parties to the instrument of writing on the reverse hereof and having been examined by me privily and apart from her husband, and having the same fully explained to her, the said Emilie Ebell acknowledged the same to be her act and deed and declared further that she has willingly signed the same and that she wished not to retract it.

In testimony whereof, I hereunto sign my name and affix the impress of my official seal this the 20th day of March 1926.

(Seal)

Albert Faltin, Notary Public,
Kendall Co. Texas.

Filed for record in my office the 28. October 1926 at 10:35 A.M. and recorded this 4th day of November 1926 at 9 A.M.

Otto Schuniger
.....
Co. Clk. Kendall Co. Texas.

.....
The State of Texas.#

County of Kendall. # Know all men by these Presents: That we, Otto Meyer of Kendall County, Texas, for and in consideration of the sum of Twelve & 50,000 dollars to us cash in hand paid by West Texas Utilities Company, a private corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed, and by these presents do hereby bargain, sell and convey unto the said West Texas Utilities Company, a private corporation its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, patrol maintain and repair its transmission line, including a private telephone line along said easement for said purposes, and including necessary poles and fixtures, and authority for cutting and trimming all trees along the line necessary to keep the wires cleared and with the right to set the necessary guy and brace poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows: Being Comfort outlots Nos. 26 and No. 67; said outlots being subdivisions out of original survey No. 27 in section No. 2, adjoining the town of Comfort in Kendall County, Texas. Said easement along which said line of transmission extends is described as follows: 1 anchor wire, about 90 ft south of Sap. Ry. Co. tract and about 35 ft west of the east line of Comfort outlet No. 26, also 1 anchor wire, about 100 feet north of the Sap. Ry. Co. tract and about 35 feet west of the east line of Comfort outlet No. 67, near the north line of outlet No. 26.

To have and to hold the above described easement, rights and privileges unto the said

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

Witness my hand this the 30. day of October A.D. 1926.

Otto Meyer.

The State of Texas.*

County of Kendall. # Before me, the undersigned authority on this day personally appeared Otto Meyer (widower) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 30th day of October A.D. 1926.

(Seal)

R.M. Flach, Notary Public,
Kendall Co. Texas.

Filed for record in my office the 5. November 1926 at 2 P.M. and recorded this 6. November 1926 at 3 P.M.

Otto Schwegel

Co. Clk. Kendall Co. Texas.

.....

State of Texas. #

County of Kendall. # KNOW ALL MEN BY THESE PRESENTS: That we, E.P. Johnson and wife, Josephine Johnson, and O.B. Johnson and wife Eunice Johnson, all of San Antonio, Bexar County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other valuable considerations to us in hand paid by Milburn White and wife Mattie Belle White, the receipt of which is hereby acknowledged and confessed, and the further consideration of the assumption and agreement to pay by the said Milburn White and wife Mattie Belle White of the balance remaining unpaid on one certain deed of trust note originally for the principal sum of \$1500.00 executed by Paul L. Loven and wife E. Loven, on October 11th 1921 (the date of said note being heretofore erroneously written as October 11th 1919, in a deed from C.A. Mangham Jr. and wife to the said E.P. Johnson and O.B. Johnson) said note payable to the Federal Land Bank of Houston, Texas, bearing interest at the rate of six per cent per annum, interest payable semi-annually, conditioned for the payment of said sum and interest on the amortization plan in sixty-nine semi-annual installments, the payment of said note being secured by deed of trust lien of even date therewith, on the property hereinafter described, said deed of trust being of record in Vol. 3 page 188 of the deed of trust records of Kendall County, Texas, there being a balance of \$1425.80 owing on the principal of said note, with interest paid to August 1st 1926, have bargained, sold and conveyed, and by these presents do grant, sell and convey unto the said Milburn White and wife Mattie Belle White, of San Antonio, Bexar County, Texas, all that certain tract or parcel of land lying and being situated in Kendall County, Texas, and described as follows to wit: A part of original survey No. 79 in the name of T W N G R R Co. and described by metes and bounds as follows: Beginning at the S.W. corner of said survey No. 79 T W N G R R Co. from which a clump of cedars bears N. 30 W. 4 vrs.; thence north with the west line of said survey No. 79, 160 3/4 vrs. to a corner from which a 6" cedar bears S. 51 1/2 E. 6.4 vrs. marked "A" thence east var. 3' 20", 1126 vrs. to corner; thence south 160 3/4 vrs to corner in south line

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