

LCRA Transmission Services Corporation

Board Agenda

Wednesday, Aug. 23, 2023
LCRA General Office Complex
Board Room – Hancock Building
3700 Lake Austin Blvd.
Austin, TX 78703
Earliest start time: 9 a.m.

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Executive Session

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

Legal Notice

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

OVERVIEW OF LCRA TRANSMISSION SERVICES CORPORATION

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

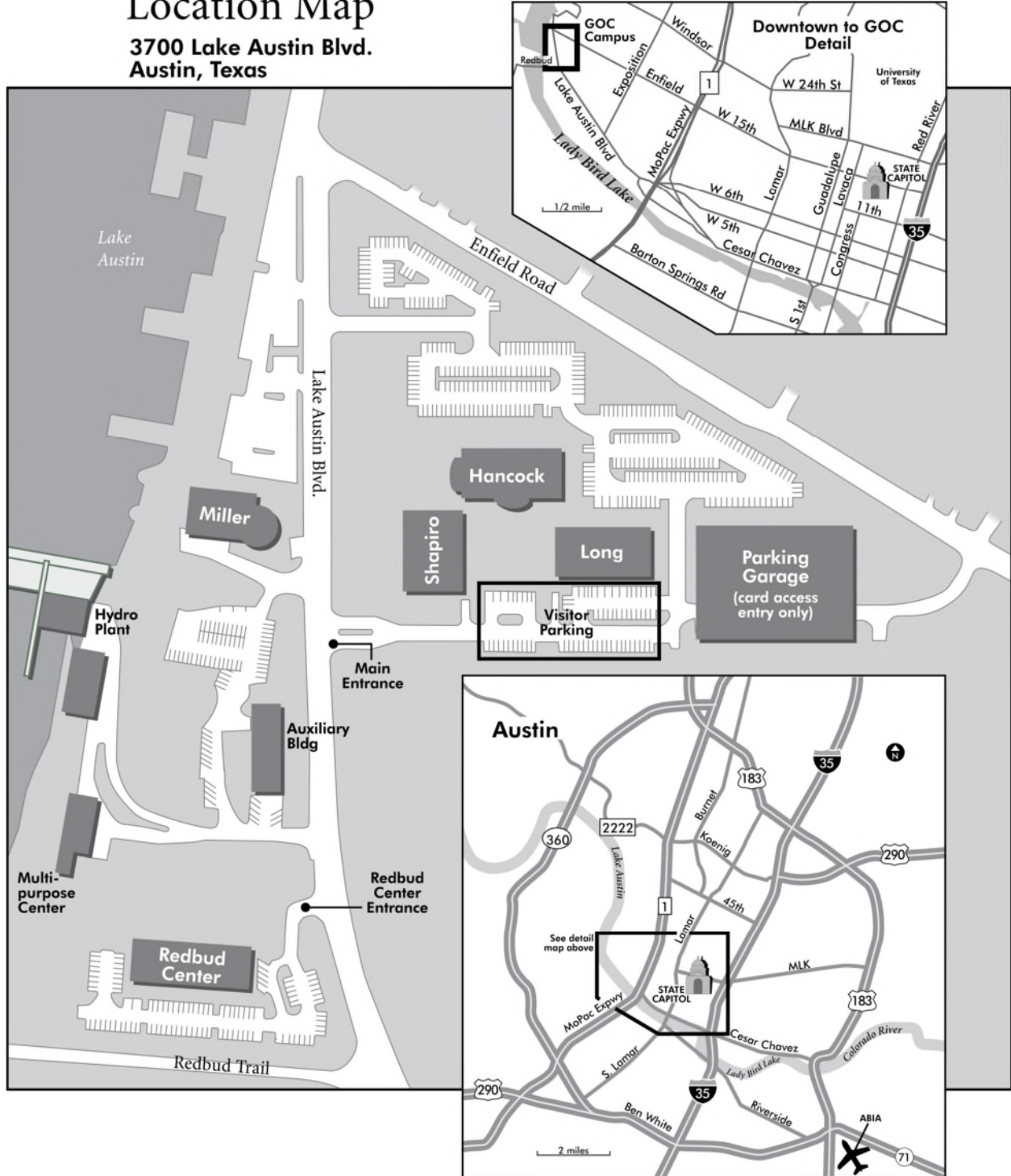
LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and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

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

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

LCRA General Office Complex Location Map

3700 Lake Austin Blvd.
Austin, Texas



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 DISCUSSION

2. Financial Report

Summary

The financial report for LCRA Transmission Services Corporation covers fiscal year 2023.

Presenter(s)

Jim Travis
Treasurer and Chief Financial Officer

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LCRA Transmission Services Corporation
Financial Highlights
June 2023

LCRA Transmission Services Corporation

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Key terms:

4CP – Four-month coincident peak is the average of the peak Electric Reliability Council of Texas electrical demands (measured in kilowatts) during the months of June, July, August and September of the previous calendar year.

ELOPPP – Extraordinary LCRA Optional Purchase Price Payment.

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

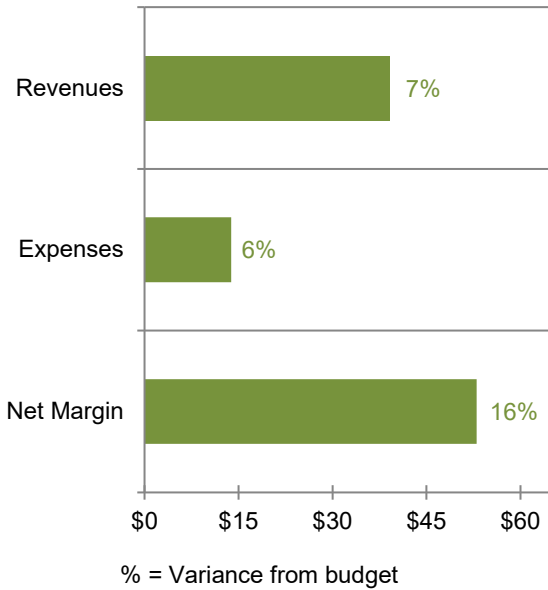
LCRA Transmission Services Corporation

June 30, 2023

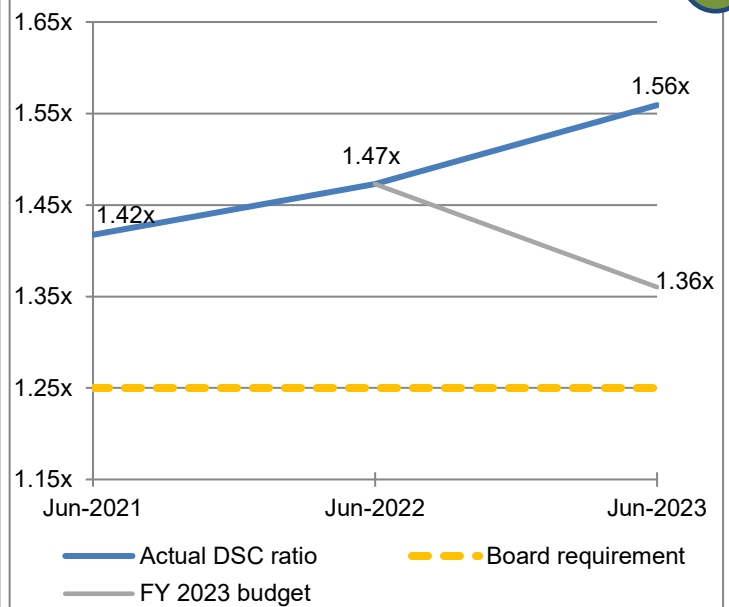
(Dollars in Millions)

Budget-to-Actual Highlights

Net Margin Fiscal Year-to-Date Variances



Debt Service Coverage



Key takeaway:

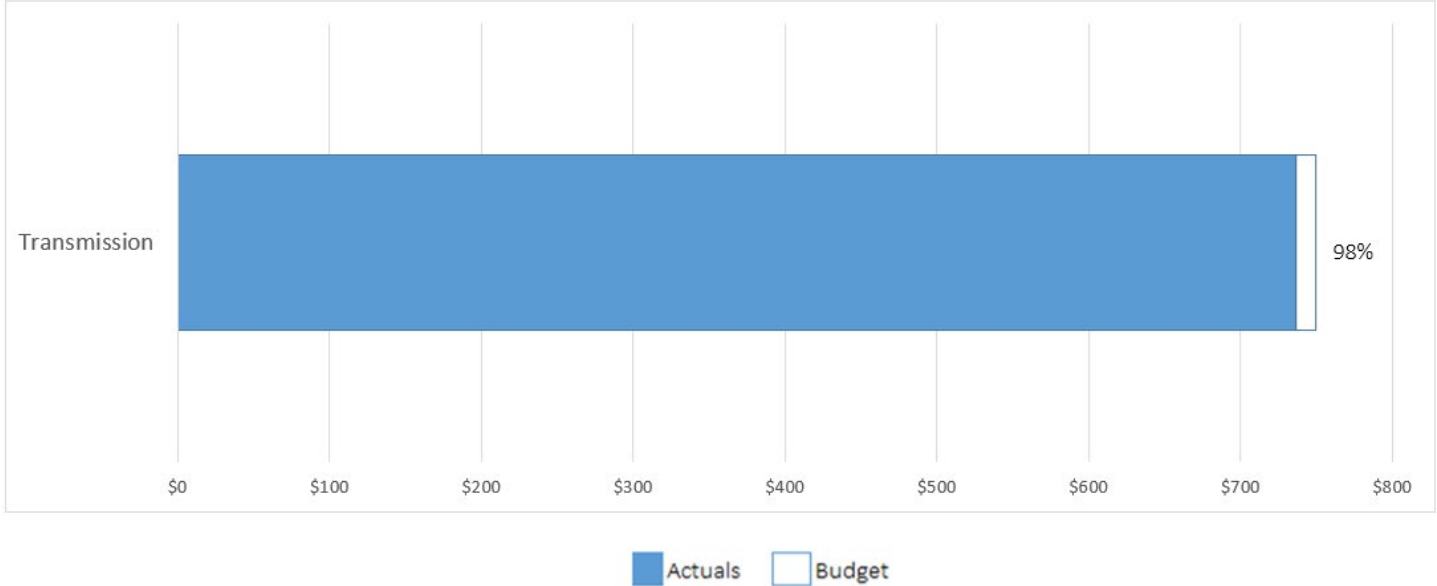
- Higher-than-budgeted cost of service, interest income and other revenues, combined with lower-than-budgeted expenses, primarily drove the year-end performance and higher-than-budgeted debt service coverage ratio.

LCRA Transmission Services Corporation

June 30, 2023

(Dollars in Millions)

Capital Performance



Key takeaways:

- LCRA TSC capital spending for FY 2023 was \$13.2 million under the amended capital plan budget of \$750 million.
- The LCRA TSC Board approved an increase of \$261.3 million to the FY 2023 LCRA TSC capital plan budget from \$488.7 million to \$750 million in March 2023.

General manager project approvals:

- For any project not previously authorized by the Board in the capital plan, authority is delegated to the president and chief executive officer 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 president and CEO to approve new generation interconnection projects and additional funding for capital projects expected to exceed their lifetime budgets by 10% and \$300,000.

The president and CEO approved the following five budget resets this quarter:

- Bastrop West-Bluebonnet Transmission Line Relocation from \$1.9 million to \$2.92 million.
- Easement Enhancement – FY 2023 System Upgrade from \$2.2 million to \$5.7 million.
- Settlers Substation Addition from \$1.5 million to \$2.23 million.
- Swiftex Substation Upgrade from \$3.95 million to \$4.73 million.
- Transmission Services Corporation – General Additions – FY 2023 from \$5 million to \$6 million.

The president and CEO approved the following six new projects this quarter:

- Environmental Permitting – FY 2024 System Upgrade for \$1.1 million.
- LCRA Transmission Services Corporation – Minor Capital – FY 2024 for \$300,000.
- Load Shed Relays – FY 2023 System Upgrade for \$1 million.
- McCamey Field Office Facility Acquisition for \$700,000.
- Pleasant Farms Interconnection Substation Upgrade for \$1 million.
- Telecommunications Operations Control Center Generator System Upgrade for \$1.5 million.

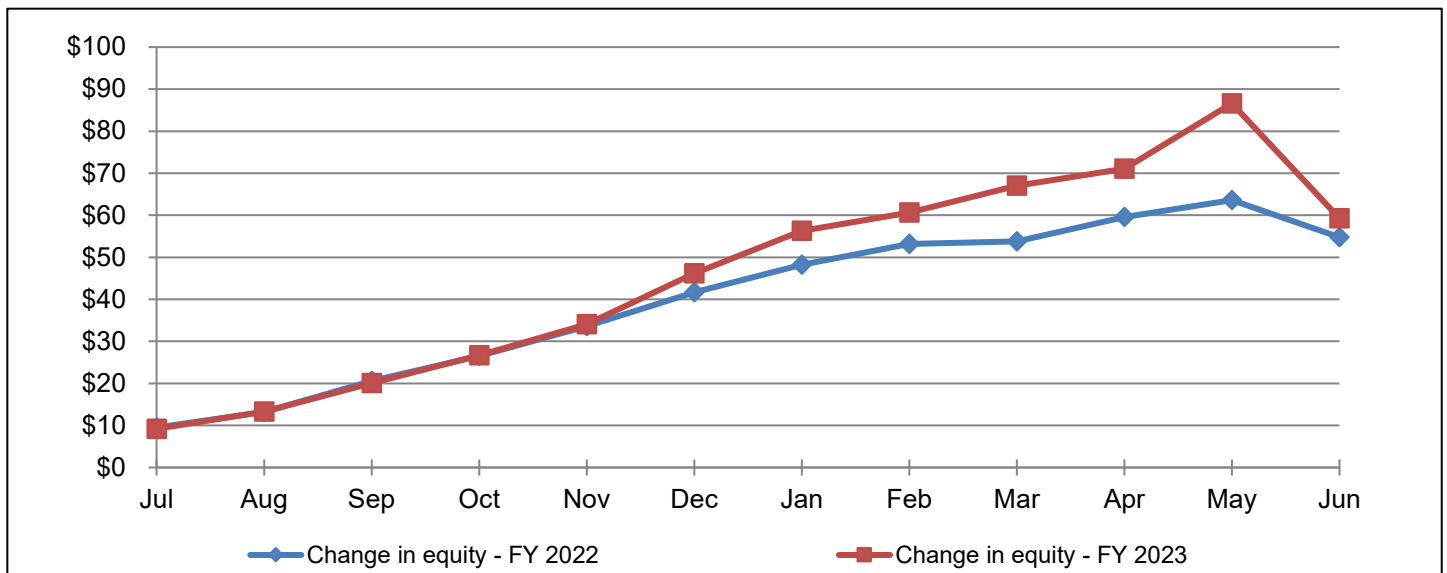
LCRA Transmission Services Corporation

June 30, 2023
(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.	✓

Income Statement Trends Cumulative Fiscal Year to Date



Key takeaway:

- Net income increased year over year primarily due to an increase in Transmission revenue and interest income on investments, partially offset by increases in depreciation expense and interest on debt.

LCRA Transmission Services Corporation

June 30, 2023

(Dollars in Millions)

Condensed Balance Sheets

	<u>June 30, 2023</u>	<u>June 30, 2022</u>
Assets		
Cash and cash equivalents	\$ 98.6	\$ 177.1
Current assets	198.3	183.3
Total current assets	<u>296.9</u>	<u>360.4</u>
Capital assets	4,253.1	3,711.1
Long-term assets	586.5	284.3
Total long-term assets	<u>4,839.6</u>	<u>3,995.4</u>
Total Assets	<u>\$ 5,136.5</u>	<u>\$ 4,355.8</u>
Liabilities		
Bonds, notes and loans payable	\$ 123.4	\$ 276.5
Current liabilities	238.0	170.3
Total current liabilities	<u>361.4</u>	<u>446.8</u>
Bonds, notes and loans payable	3,685.7	2,902.7
Long-term liabilities	144.2	120.5
Total long-term liabilities	<u>3,829.9</u>	<u>3,023.2</u>
Equity		
Total equity	<u>945.2</u>	<u>885.8</u>
Total Liabilities and Equity	<u>\$ 5,136.5</u>	<u>\$ 4,355.8</u>

Key takeaway:

- Assets and liabilities are trending higher compared with June 2022 due to construction activities related to the capital plan.

LCRA Transmission Services Corporation

June 30, 2023

(Dollars in Millions)

Condensed Statements of Revenues, Expenses and Changes in Equity

Fiscal Year to Date

	2023	2022
Operating Revenues		
Transmission	\$ 567.5	\$ 526.4
Transformation	17.9	17.1
Other	3.3	2.2
Total Operating Revenues	588.7	545.7
Operating Expenses		
Operations	162.6	157.1
Maintenance	17.2	15.0
Depreciation and amortization	132.9	123.5
Total Operating Expenses	312.7	295.6
Operating Income	276.0	250.1
Nonoperating Expenses		
Interest on debt	(112.7)	(98.5)
Other nonoperating expenses	(104.0)	(96.8)
Total Nonoperating Expenses	(216.7)	(195.3)
Change in Equity	59.3	54.8
Equity - Beginning of Period	885.9 ⁽¹⁾	831.0
Equity - End of Period	\$ 945.2	\$ 885.8 ⁽¹⁾

Keynote:

(1) Difference due to retroactive implementation of FY 2022 Governmental Accounting Standards Board Statement No. 96 activity. Impact was posted directly to equity account in June 2023 due to immateriality.

LCRA Transmission Services Corporation

June 30, 2023

(Dollars in Millions)

Condensed Statements of Cash Flows

	Fiscal Year to Date	
	2023	2022
Cash Flows From Operating Activities		
Received from customers	\$ 542.6	\$ 505.3
Payments	(124.8)	(172.1)
Net cash provided by operating activities	417.8	333.2
Cash Flows From Noncapital Financing Activities	(28.8)	(26.1)
Cash Flows From Capital and Related Financing Activities		
Purchase of property, plant and equipment	(729.7)	(406.2)
Debt principal payments	(102.2)	(137.3)
Other capital and financing activities	631.9	186.1
Net cash used in capital and financing activities	(200.0)	(357.4)
Cash Flows From Investing Activities		
Sale and maturity of investment securities	124.4	184.8
Purchase of investment securities	(221.1)	(189.5)
Note payments and interest received	14.0	1.5
Net cash used in investing activities	(82.7)	(3.2)
Net Increase in Cash and Cash Equivalents	106.3	(53.5)
Cash and Cash Equivalents - Beginning of Period	177.7	231.2
Cash and Cash Equivalents - End of Period	\$ 284.0	\$ 177.7

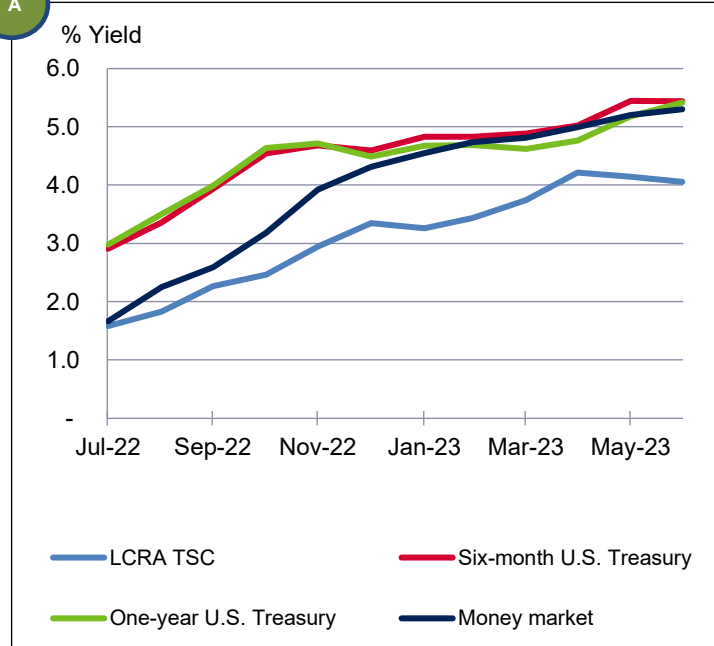
LCRA Transmission Services Corporation

June 30, 2023

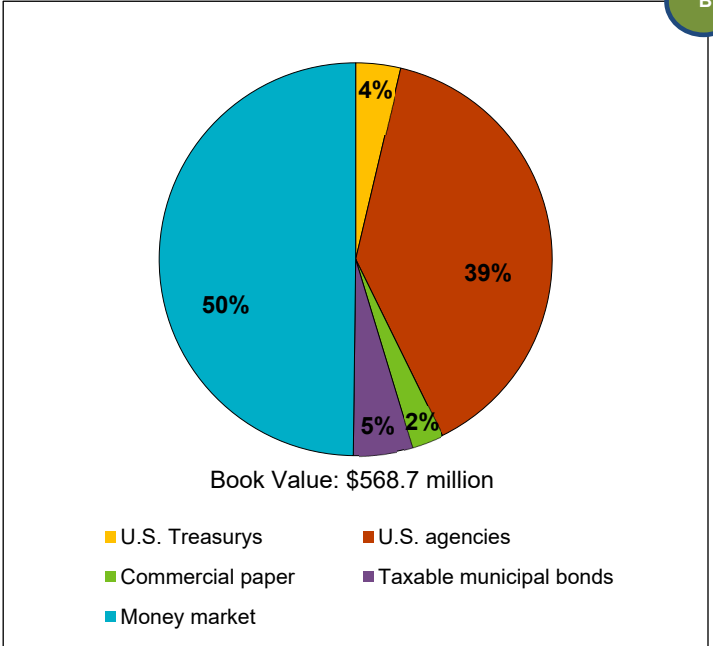
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Investments and Debt

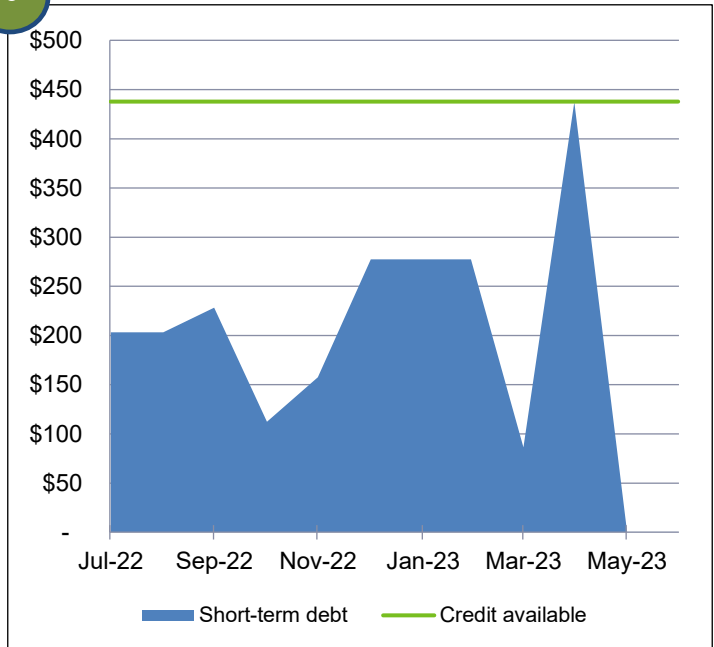
Investment Portfolio Yield



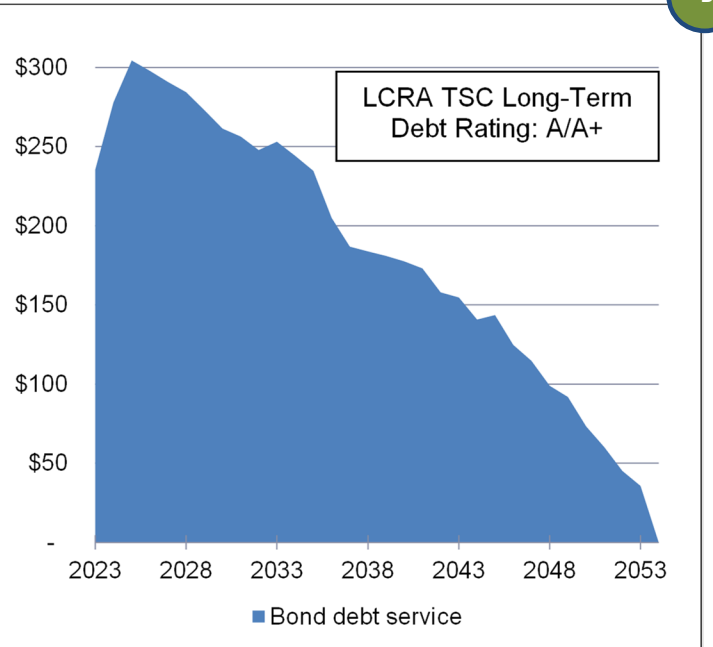
Investment Portfolio Composition



Short-Term Debt



Bond Debt Service



Key takeaways:

- The Federal Open Market Committee increased the funds rate by 25 basis points at both their March and May 2023 meetings while voting to pause action at the June 2023 meeting.
- The federal funds rate range is 5.00%-5.25%.
- Consumer Price Index (year over year) as of May 2023 was at 4%, which was 2% above the FOMC target.

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FOR ACTION (CONSENT)

3. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the June 21, 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 June 21, 2023, meeting

EXHIBIT A

Minutes Digest
June 21, 2023

- 23-21 Declaration of a 0.337-acre tract of land in Williamson County nonessential, and authorization for the president and chief executive officer or his designee to sell the property to the City of Georgetown.
- 23-22 Approval of the minutes of the May 24, 2023, meeting.
- 23-23 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: John Dumas Substation Property Acquisition and Upgrade; Altair-Garwood Transmission Line Overhaul; Cuero Substation Upgrade; Hallettsville-Mont Transmission Line Overhaul; Howard Lane-McNeil Transmission Line Storm Hardening; Lakeway-Marble Falls Transmission Line Storm Hardening; and Marshall Ford-Spicewood Transmission Line Storm Hardening.
- 23-24 Authorization for the president and chief executive officer or his designee to negotiate and purchase from LCRA approximately 17 acres of land in Caldwell County. Additionally, authorization for the president and chief executive officer, or his designee, to acquire a transmission easement from LCRA over two tracts totaling approximately 0.46 acre related to the proposed John Dumas Substation and an approximately 0.4-acre aerial transmission line easement to accommodate the existing T519 transmission line.
- 23-25 Adoption of a resolution authorizing the use of the power of eminent domain in Travis County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Marshall Ford to McNeil Storm Hardening project to provide for the continued reliable transmission of electric energy on the Marshall Ford to McNeil (T197) and the Spicewood to McNeil (T242) transmission lines.
- 23-26 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 rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) and Fredericksburg to Peach (T379) transmission lines.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LCRA TRANSMISSION SERVICES CORPORATION
Austin, Texas
June 21, 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 10:24 a.m. Wednesday, June 21, 2023, in the Board Room of the Hancock Building, at the principal office of the Lower Colorado River Authority, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Timothy Timmerman, Chair
Stephen F. Cooper, Vice Chair
Michael L. "Mike" Allen
Matthew L. "Matt" Arthur
Melissa K. Blanding
Joseph M. "Joe" Crane
Carol Freeman
Thomas L. "Tom" Kelley
Robert "Bobby" Lewis
Thomas Michael Martine
Hatch C. Smith Jr.
Margaret D. "Meg" Voelter
Martha Leigh M. Whitten
David R. Willmann
Nancy Eckert Yeary

Chair Timmerman convened the meeting at 10:24 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 Willmann, seconded by Director Smith, the Board unanimously approved consent items 2 and 3 by a vote of 15 to 0 as follows:

23-21 Declaration of a 0.337-acre tract of land in Williamson County nonessential (not necessary or convenient or of beneficial use to the business of LCRA TSC), and authorization for the president and chief executive officer or his designee to sell the property to the City of Georgetown, as recommended by staff in Consent Item 2 [attached hereto as Exhibit A].

23-22 Approval of the minutes of the May 24, 2023, meeting [Consent Item 3].

23-23 Vice President of Transmission Asset Optimization Kristian M. Koellner presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit B], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: John Dumas Substation Property Acquisition and Upgrade; Altair-Garwood Transmission Line Overhaul [The project number “1020844” shown on Exhibit B for this project was corrected to reflect “1020884.”]; Cuero Substation Upgrade; Hallettsville-Mont Transmission Line Overhaul; Howard Lane-McNeil Transmission Line Storm Hardening; Lakeway-Marble Falls Transmission Line Storm Hardening; and Marshall Ford-Spicewood Transmission Line Storm Hardening. Upon motion by Director Willmann, seconded by Vice Chair Cooper, the recommendation was unanimously approved by a vote of 15 to 0.

23-24 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 5 [attached hereto as Exhibit C], that the Board authorize the president and chief executive officer or his designee to negotiate and purchase from LCRA approximately 17 acres of land in Caldwell County. Additionally, authorize the president and chief executive officer or his designee to acquire a transmission easement from LCRA over two tracts totaling approximately 0.46 acre related to the proposed John Dumas Substation and an approximately 0.4-acre aerial transmission line easement to accommodate the existing T519 transmission line. Upon motion by Director Martine, seconded by Director Whitten, the recommendation was unanimously approved by a vote of 15 to 0.

23-25 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 6 – Acquisition of Interests in Real Property – Use of Eminent Domain in Travis County [attached hereto as Exhibit D]. Director Lewis moved, seconded by Director Voelter, 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 Marshall Ford to McNeil Storm Hardening project to provide for the continued reliable transmission of electric energy on the Marshall Ford to McNeil (T197) and the Spicewood to McNeil (T242) 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 15 to 0.

23-26 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 7 – Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County [attached hereto as Exhibit E]. Vice Chair Cooper moved, seconded by Director Smith, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA’s expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) and Fredericksburg to Peach (T379) 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 15 to 0.

There being no further business to come before the Board, the meeting was adjourned at 10:49 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation
Approved: Aug. 23, 2023

FOR ACTION

4. Capital Improvement Projects Approval

Proposed Motion

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

Board Consideration

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

Budget Status and Fiscal Impact

- All projects recommended for Board approval are within the total annual budget approved in the fiscal year 2024 capital plan.
- Staff will monitor the FY 2024 forecast and will request a fiscal year budget increase if needed.
- The treasurer and chief financial officer will release funds as needed.
- Project costs will be funded through LCRA TSC regulated rates, subject to approval by the Public Utility Commission of Texas.

Summary

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

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

Presenter(s)

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 2023 and Prior	FY 2024	FY 2025	FY 2026	FY 2027	Lifetime
Service Reliability Projects						
Easement Enhancement – FY 2024 System Upgrade	-	2.0	6.6	-	-	8.6
Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade	0.3	3.5	-	-	-	3.8
Schulenburg Substation Upgrade	1.0	4.9	-	-	-	5.9
Wolf Lane Substation Upgrade	2.6	13.3	-	-	-	15.9
System Capacity Projects						
Cedar Hill Power Transformer Substation Upgrade	0.2	5.0	-	-	-	5.2
Harris Branch Substation Upgrade	0.5	1.7	3.0	2.5	-	7.7
Total	4.6	30.4	9.6	2.5	-	47.1

EXHIBIT B

<h3>Project Details</h3>

Project Name: Easement Enhancement – FY 2024 System Upgrade

Project Number: 1029993

Lifetime Budget: \$8.6 million

Description: The project is related to LCRA TSC right-of-way easements on multiple transmission lines in Bastrop, Caldwell, Guadalupe, Hays, Llano and Mason counties. The project scope includes a review of right-of-way easements and the acquisition of new easements or the amendment of existing easements to meet LCRA TSC operational needs and design standards. The recommended project completion date is June 30, 2025.

Project Name: Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade

Project Number: 1026639

Lifetime Budget: \$3.8 million

Description: The project will increase transmission service reliability at substations in Colorado, Gillespie and Travis counties. The project scope includes replacing circuit breakers, switches, and associated surge arrestors at Fredericksburg, Glidden and Manchaca substations. The recommended project completion date is May 15, 2024.

Project Name: Schulenburg Substation Upgrade

Project Number: 1027277

Lifetime Budget: \$5.9 million

Description: The project will increase the reliability of substation equipment at Schulenburg Substation in Fayette County. The project scope includes replacing circuit breakers, circuit switchers, transmission switches and mobile switches; lightning protection upgrades; and wildlife mitigation improvements. The recommended project completion date is May 15, 2024.

Project Name: Wolf Lane Substation Upgrade

Project Number: 1026526

Lifetime Budget: \$15.9 million

Description: The project will increase the reliability of substation equipment at Wolf Lane Substation in Bastrop County. The project scope includes reconfiguring the 138-kV bus with an improved bus design, addressing substation grading concerns, replacing equipment structures and obsolete equipment, and installing a new control enclosure. The recommended project completion date is May 15, 2024.

Project Name: Cedar Hill Power Transformer Substation Upgrade

Project Number: 1028694

Lifetime Budget: \$5.2 million

Description: The project will increase transformation capacity and service reliability at the 138-kV Cedar Hill Substation in Bastrop County. The project scope includes upgrading the transformer and installing two additional distribution feeder bays to meet future load service needs. In addition, LCRA TSC will increase substation equipment reliability by replacing the circuit switcher, potential transformers and surge arrestors, and installing low-side mobile switches. The recommended project completion date is Dec. 31, 2023.

Project Name: Harris Branch Substation Upgrade

Project Number: 1028566

Lifetime Budget: \$7.7 million

Description: The project will increase transformation capacity and service reliability at the 138-kV Harris Branch Substation in Travis County. The project scope includes upgrading two power transformers with higher capacity units and supporting equipment. In addition, LCRA TSC will increase substation equipment reliability by replacing the static wire with active air terminals, upgrading the station service, and installing a second battery enclosure. The recommended project completion date is May 15, 2026.

FOR ACTION

5. Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Wolf Lane Substation property acquisition; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

The acquisition costs were included in the Board-approved budget for the Wolf Lane Substation Property Acquisition.

Summary

LCRA TSC proposes to acquire a substation site in fee in Bastrop County for the Wolf Lane Substation Property Acquisition. CBRE, Inc. performed an independent appraisal of the interests in real property to be acquired to determine just compensation to the landowners.

Staff made 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 landowners.

Staff has provided to the Board a description of the specific property to be acquired and will attach the description(s) 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
Vice President, Real Estate Services

Exhibit(s)

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

EXHIBIT A

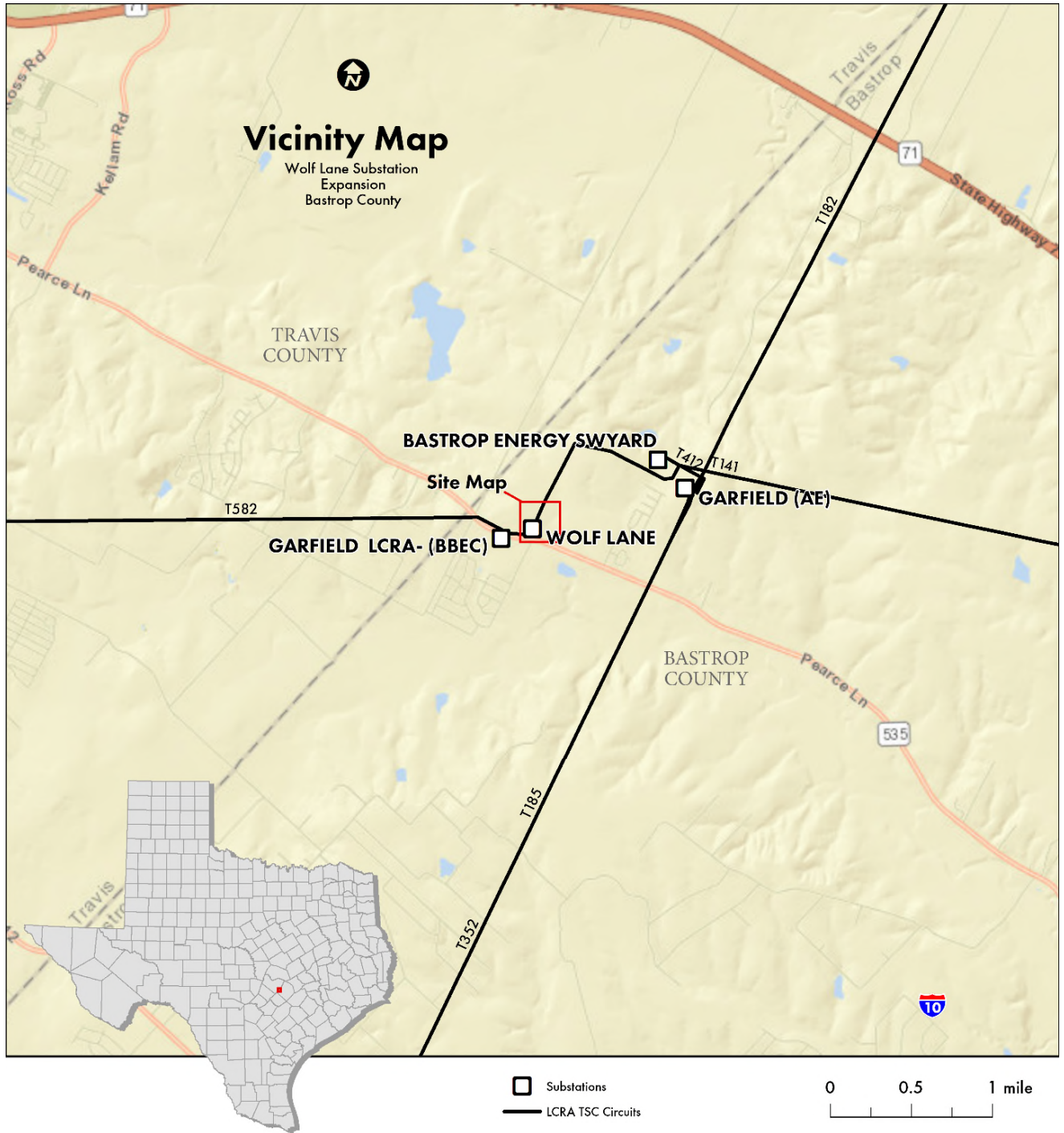


EXHIBIT B



— LCRA TSC Transmission Lines

Note: All acreages are approximate.

EXHIBIT C

Tract ID	Landowners	Approximate Parent Tract Acreage	Land Rights	Approximate Acquisition Acreage	County	Approximate Value
22339	6682 FM 535 Associates, LLC	189.167 acres	Fee Simple	10.001 acres	Bastrop	\$522,773

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTY DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE WOLF LANE SUBSTATION PROPERTY ACQUISITION; 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 BASTROP COUNTY FOR AND 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 purposes of construction, operation and maintenance of an electric substation site in Bastrop 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 Wolf Lane Substation Acquisition project, with the description of the location of and interests in the property 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 Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation

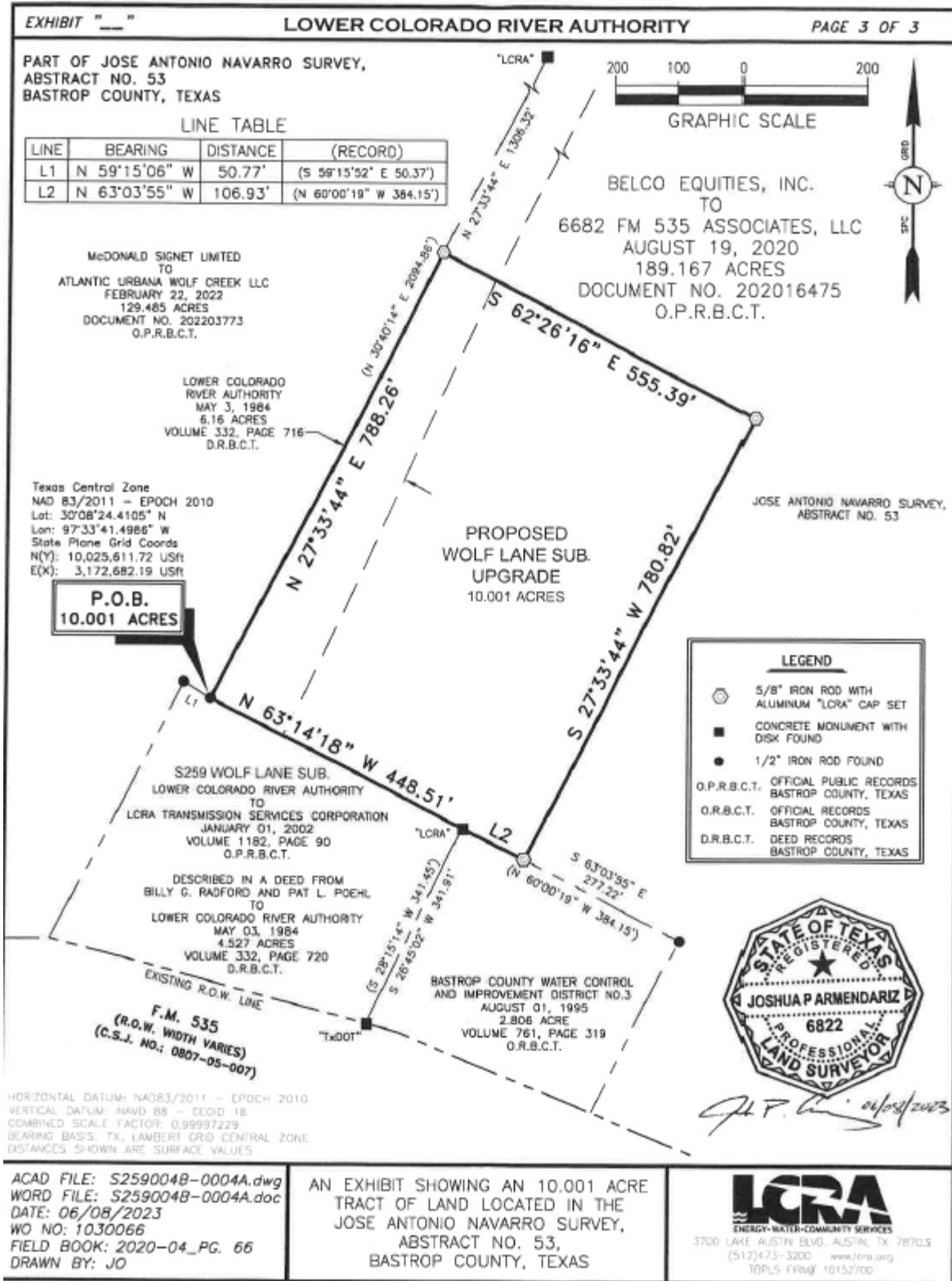
EXHIBIT D

Page 2 of 2

proceedings against the owners 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

6. Acquisition of Interests in Real Property – Use of Eminent Domain in Travis 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 Howard Lane (AE) to McNeil Transmission Line Storm Hardening project to provide for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project.

Summary

LCRA TSC proposes to acquire easement rights in Travis County for the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project. Paul Hornsby and Company performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

LCRA TSC will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

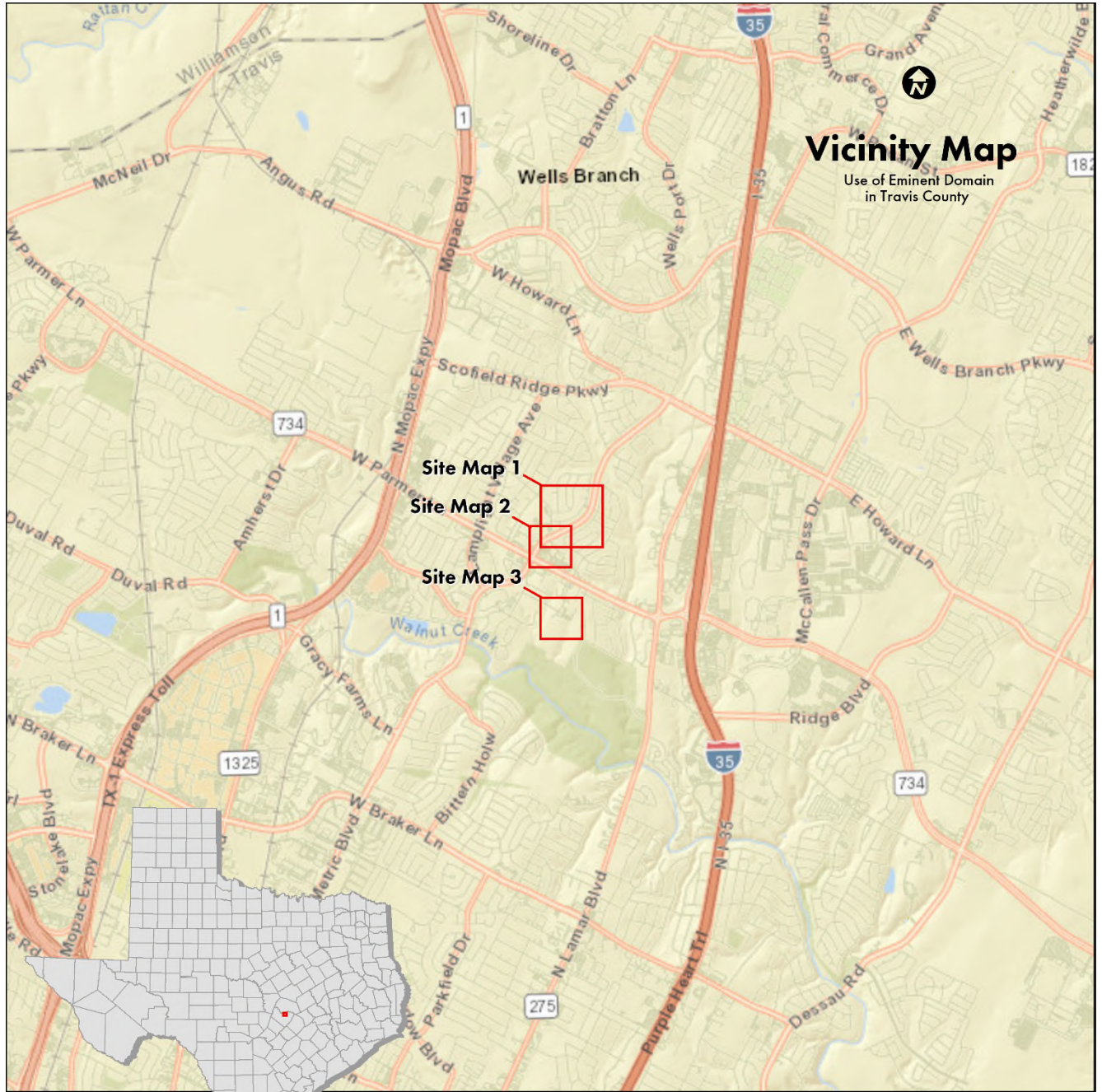
Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

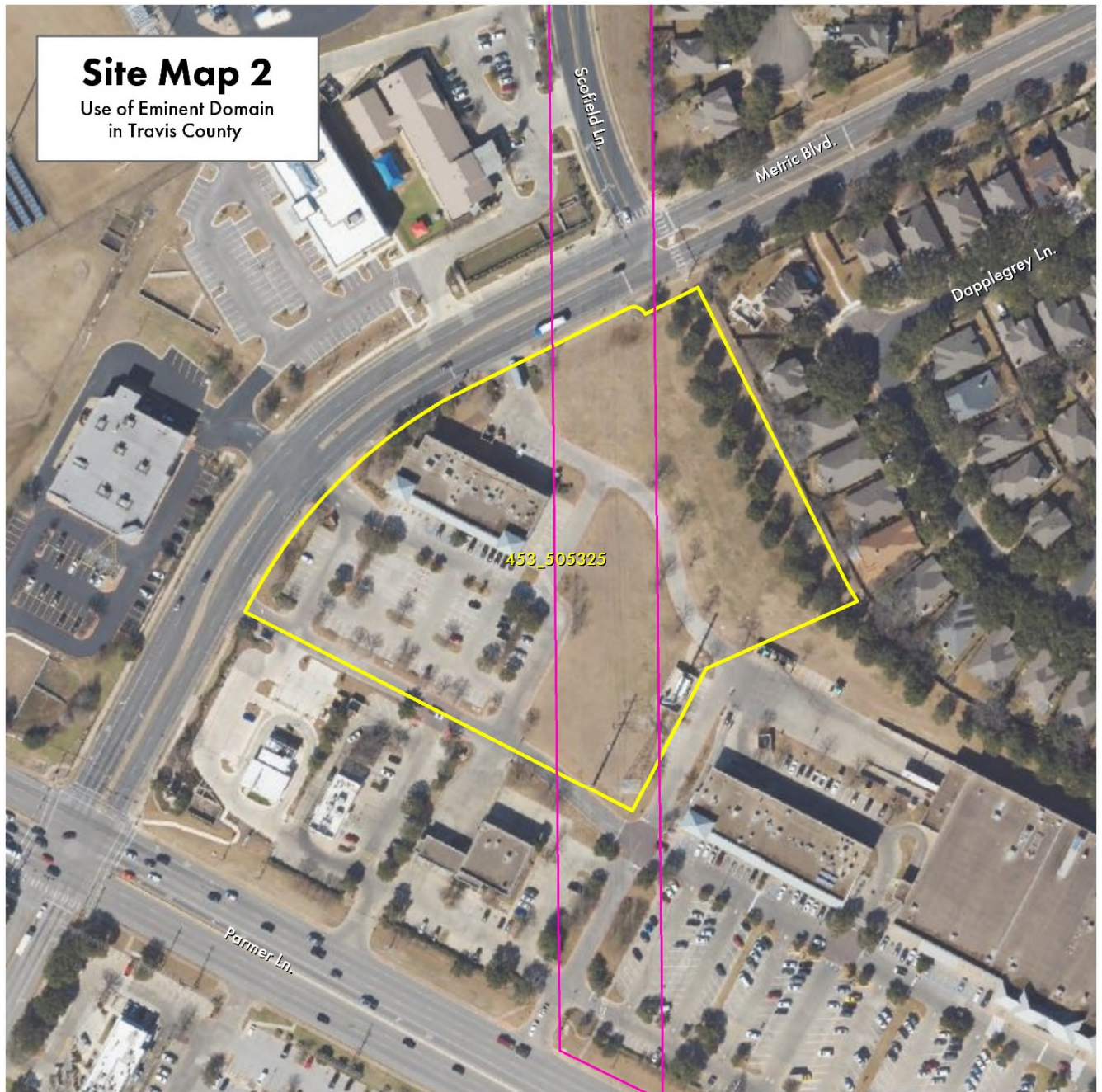
Exhibit(s)

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

EXHIBIT A



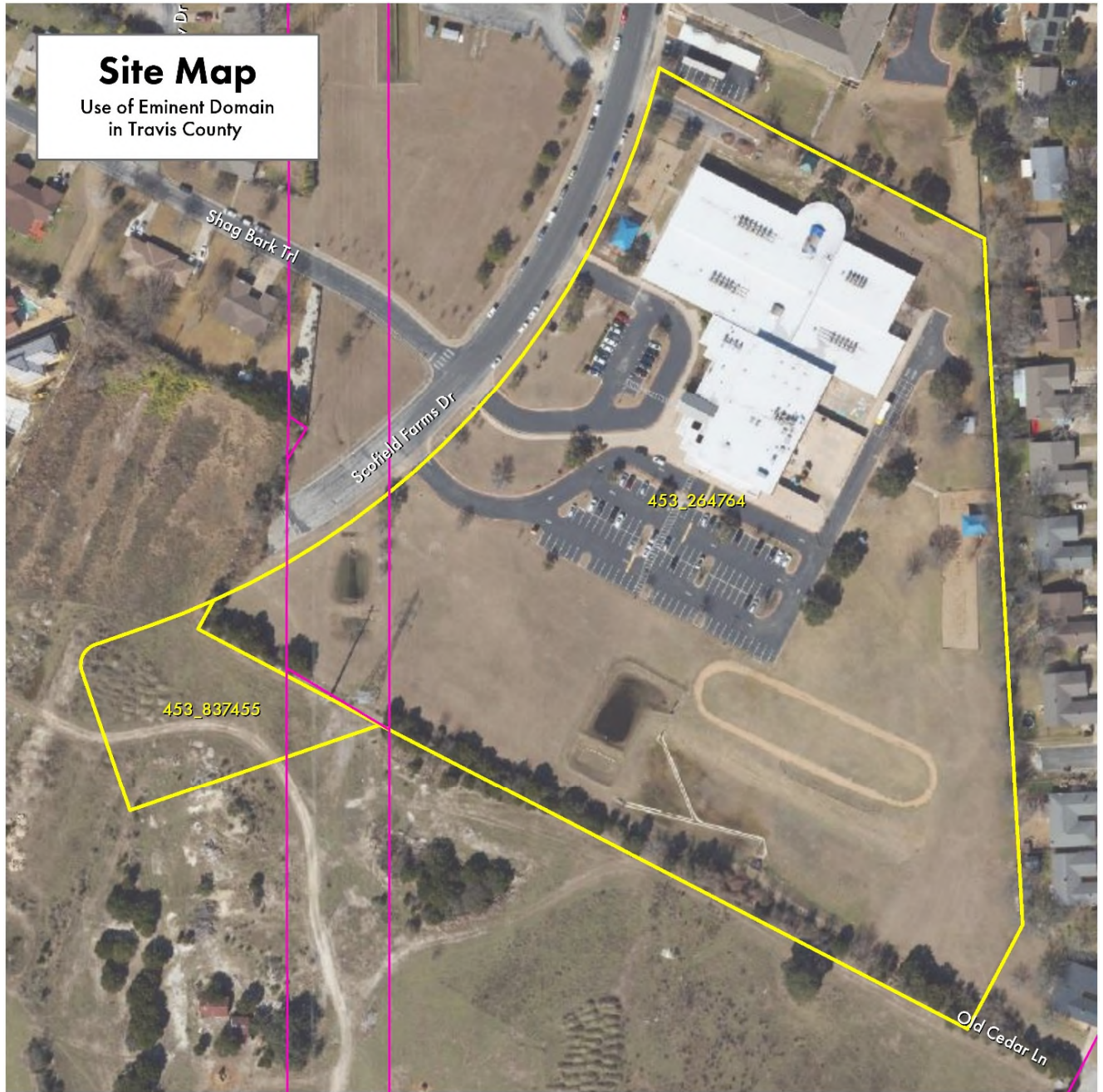




0 200 feet

Existing Easements
Travis County Parcels

See Exhibit C Landowner List
for owner names and acreages.



0 200 feet

- Existing Easements
- Travis 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
453_505 325	Inland American Austin Scofield LP	225.67 acres	Easement Amendment	1.56 acres	Travis	\$24,538
453_362 554	Scofield Residential Owners Association, Inc.	225.67 acres	Easement Amendment	0.42 acre	Travis	\$6,098
453_837 455	Cearley Tract Development Inc	33.4 acres	Easement Amendment	0.12 acre	Travis	\$1,663
453_264 764	Pflugerville ISD	115.37 acres	Easement Amendment	0.61 acre	Travis	\$12,829

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE HOWARD LANE (AE) TO MCNEIL TRANSMISSION LINE STORM HARDENING PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE MCNEIL TO HOWARD LANE (T163) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN TRAVIS COUNTY FOR ELECTRIC TRANSMISSION LINE EASEMENTS.

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

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

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission lines, with the description of the location of and interest in the properties LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s)

EXHIBIT D

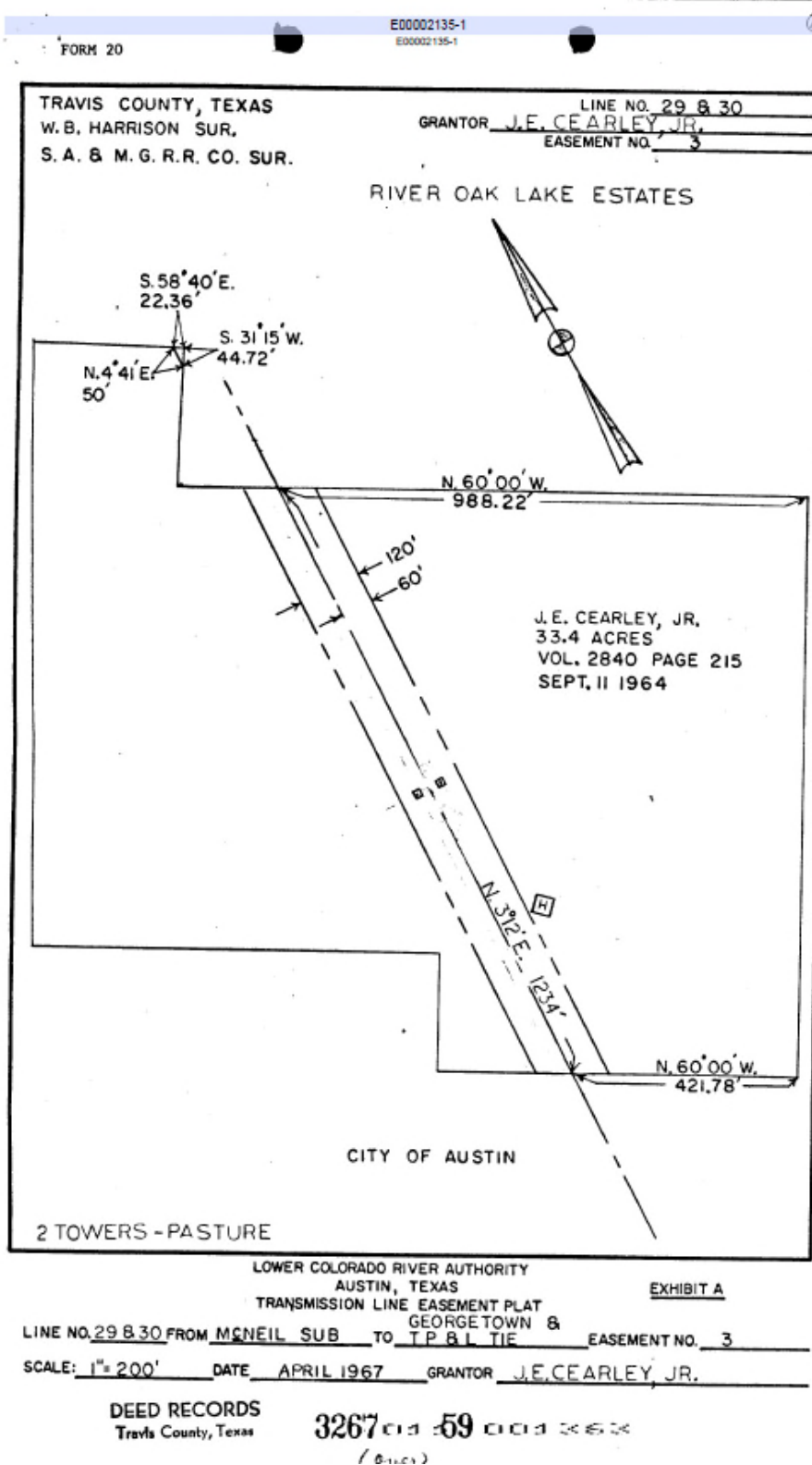
Page 2 of 2

would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

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

EXHIBIT 1

Page 3 of 4



FOR ACTION

7. Acquisition of Interests in Real Property – Use of Eminent Domain in Wharton 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 Nada to Ricebird Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Nada to Ricebird (T588) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Nada to Ricebird Transmission Line Overhaul project.

Summary

LCRA TSC proposes to acquire easement rights in Wharton County for the Nada to Ricebird Transmission Line Overhaul project. CBRE Group Inc. performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

LCRA TSC will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

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

EXHIBIT A

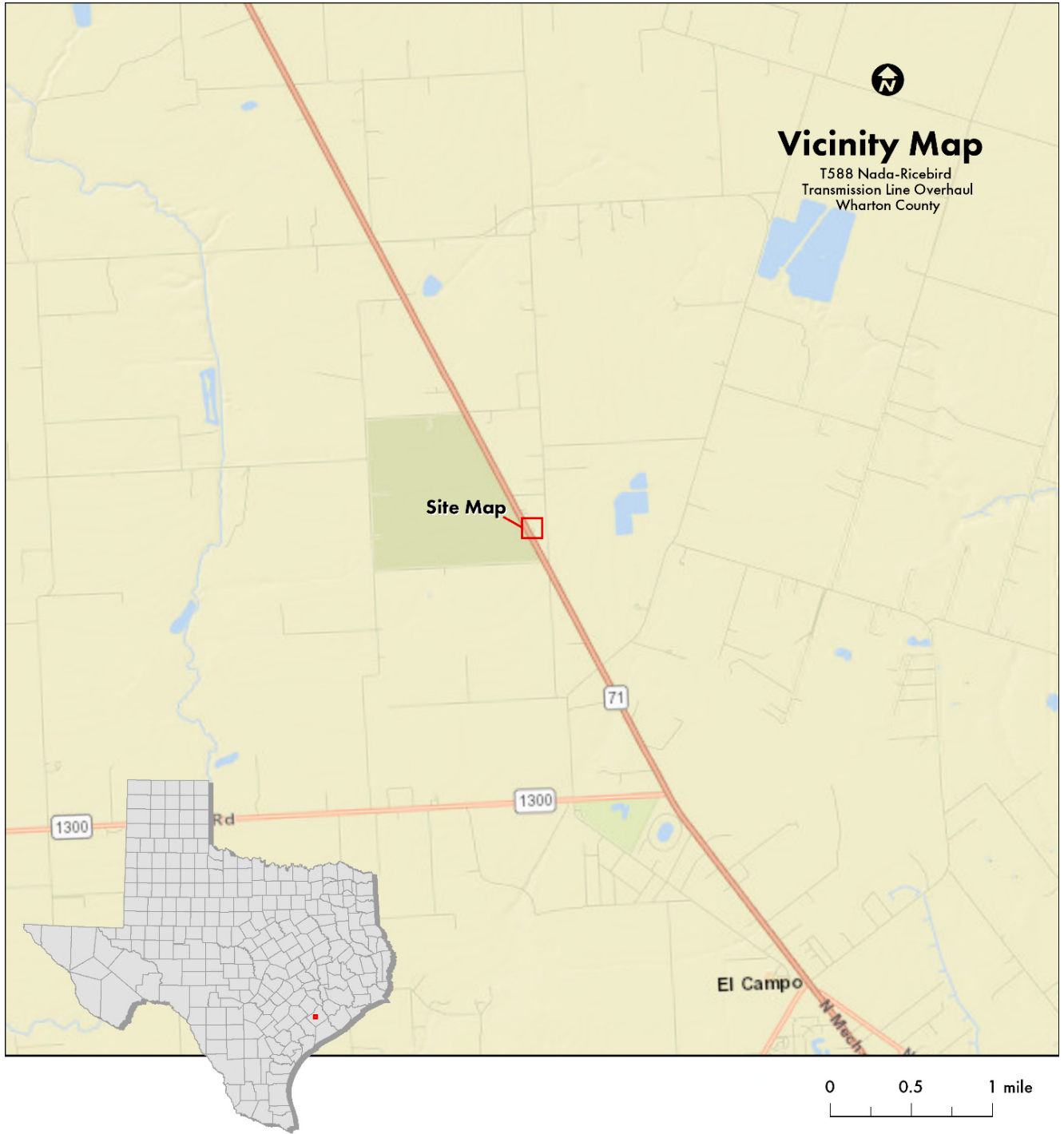


EXHIBIT B



Site Map 1
T588 Nada-Ricebird
Transmission Line Overhaul
Wharton County



0 100 feet

-  Existing Easement
-  Wharton 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
481_20920 481_70114 481_76474	Medina, Martin Jr. et ux. Blanca	1.8241 acres	Easement Amendment	0.38 acre	Wharton	\$14,898

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE NADA TO RICEBIRD TRANSMISSION LINE OVERHAUL PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE NADA TO RICEBIRD (T588) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Nada to Ricebird Transmission Line Overhaul project for the continued reliable transmission of electric energy on the Nada to Ricebird transmission line, with the description of the location of and interest in the properties LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and

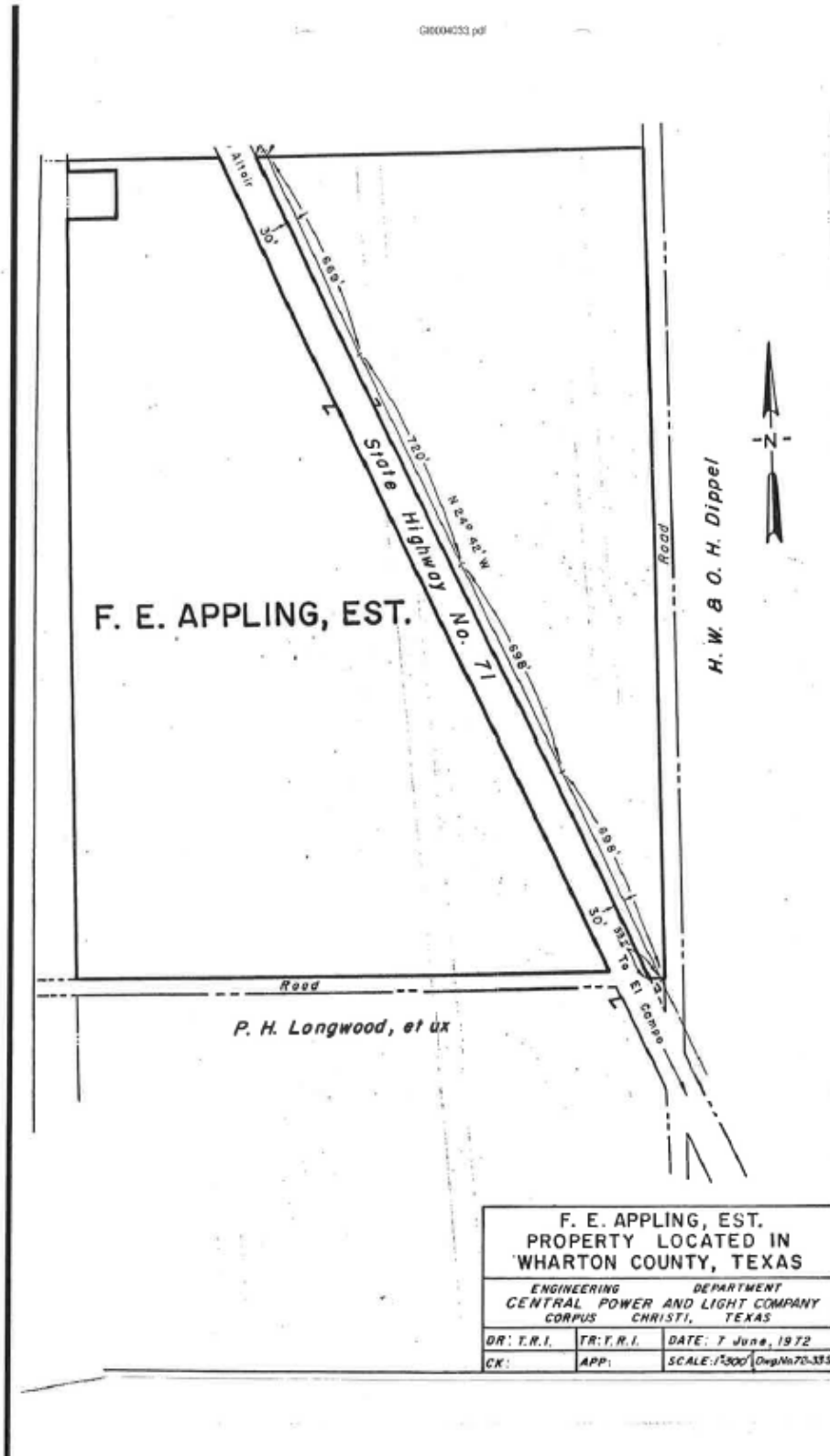
EXHIBIT D

Page 2 of 2

chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

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

EXHIBIT 1



FOR ACTION

8. 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 Kendall to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Kendall to Welfare (T656/T584) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Kendall to Welfare Transmission Line Upgrade project.

Summary

LCRA TSC proposes to acquire easement rights in Kendall County for the Kendall to Welfare Transmission Line Upgrade project. Valbridge Property Advisors performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

LCRA TSC will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

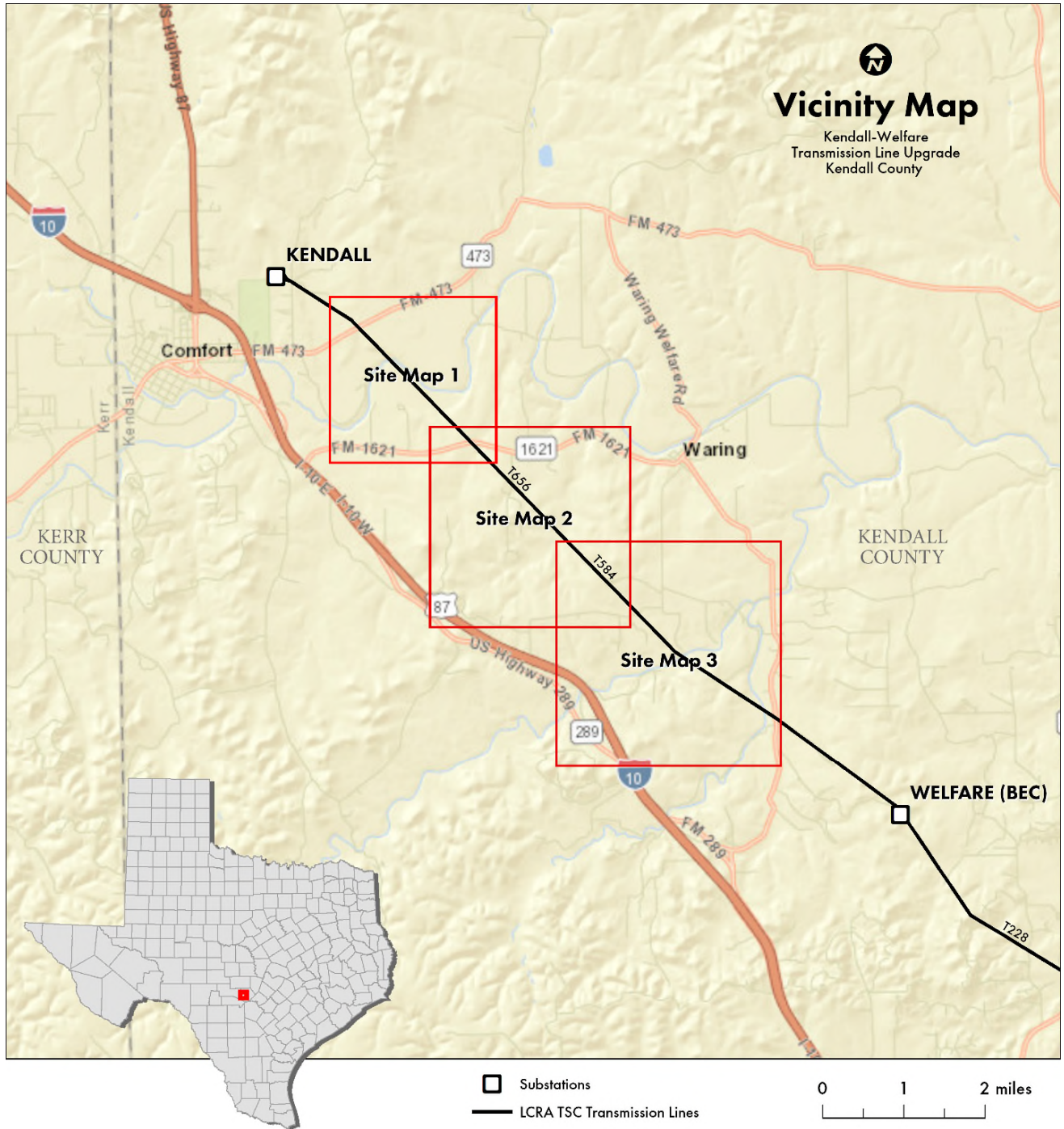
Presenter(s)

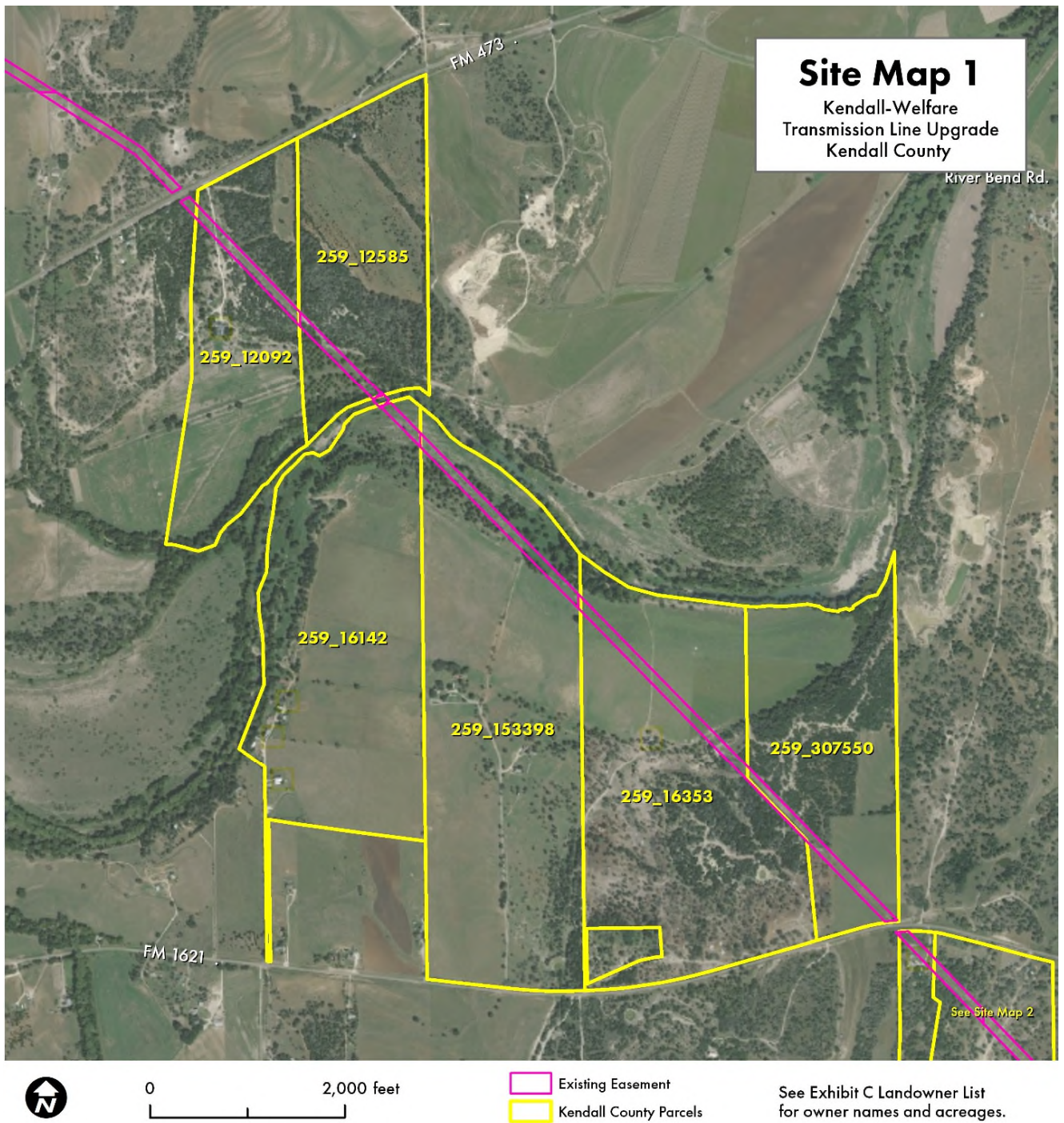
Mark Sumrall
Vice President, Real Estate Services

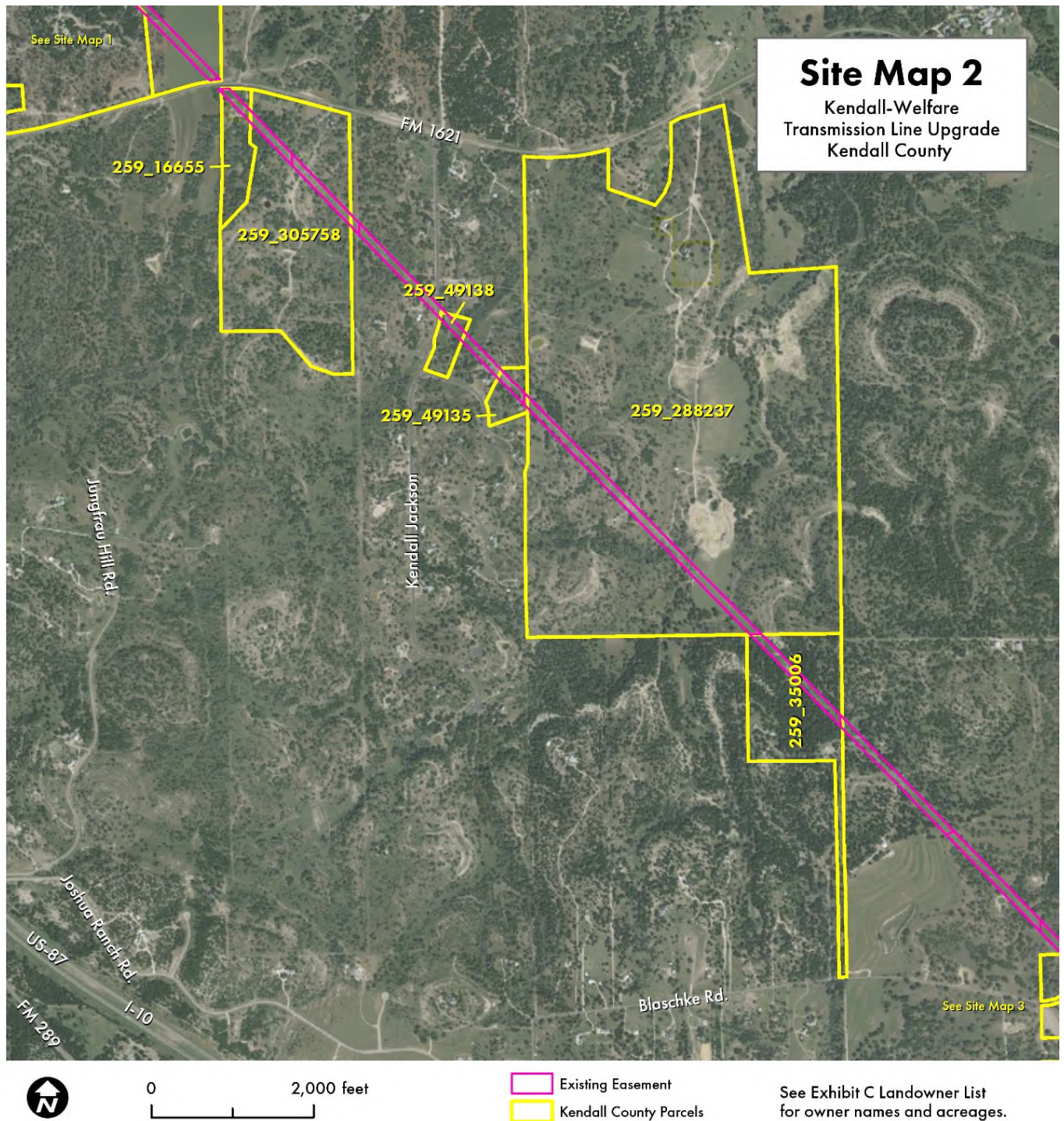
Exhibit(s)

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

EXHIBIT A







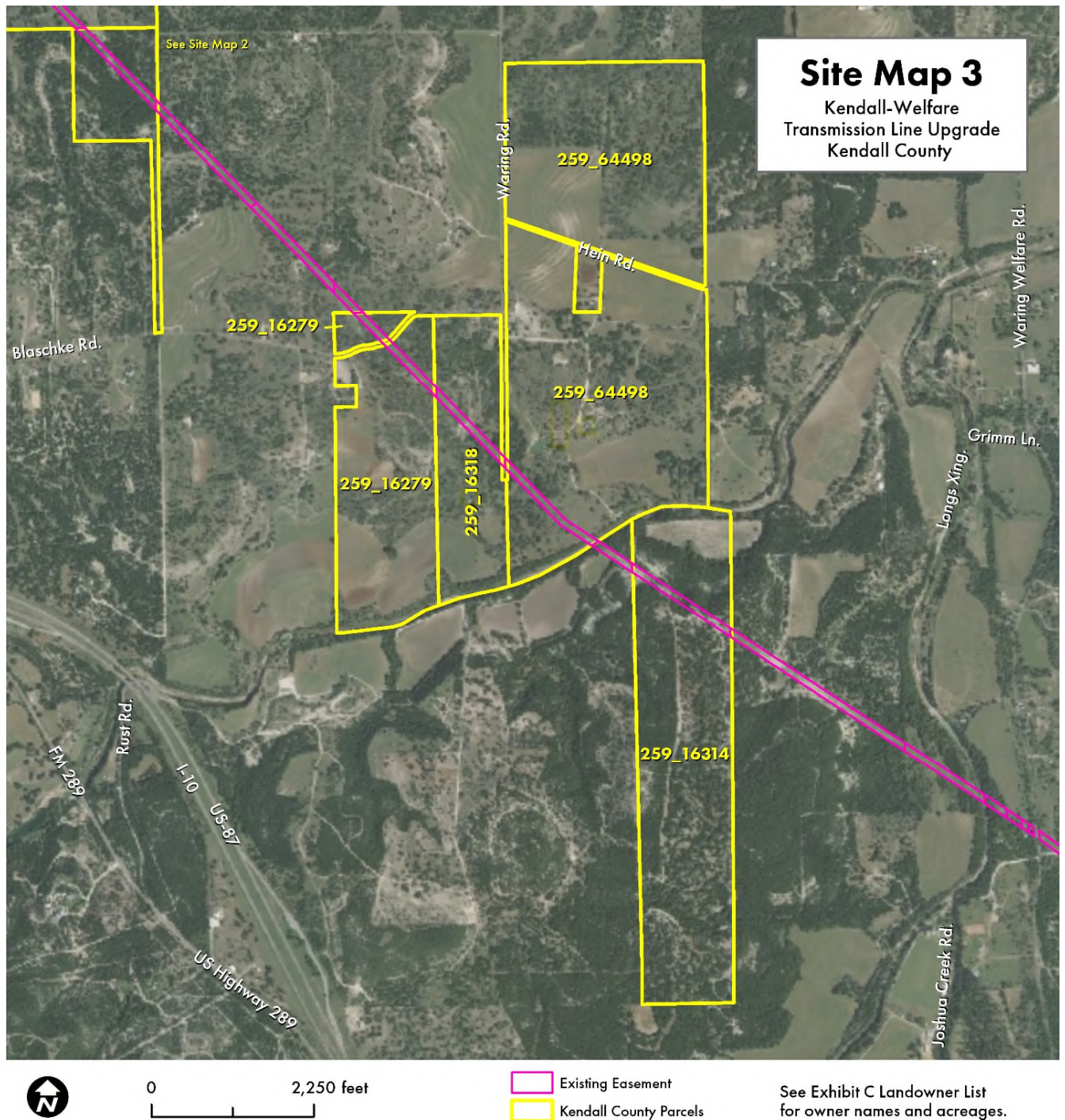


EXHIBIT C

Page 1 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259-16314	Big Joshua Creek, LLC	286.95 acres	Easement Amendment	0.5 acre	Kendall	\$8,200
259_16318	Sherrie Lynn Werner	76.93 acres	Easement Amendment	0.9 acre	Kendall	\$16,300
259_35006	Everett D. Lewis, Jr. and Marcia Dawson Lewis	47.77 acres	Easement Amendment	3.5 acres	Kendall	\$1,300
259_49135	Amy Michelle Hartig and James Michael Hartig	5.92 acres	Easement Amendment	1.1 acres	Kendall	\$500
259_16655_16656	Michael B. McLaughlin and Sharon R. McLaughlin	13.66 acres	Easement Amendment	1.2 acres	Kendall	\$500
259_307550	Rio Lupe, LLC	100.767 acres	Easement Amendment	5.8 acres	Kendall	\$1,300
259_12585	Eleanor B. Wiedenfeld and Wiedenfeld Family Trust	90.719 acres	Easement Amendment	0.2 acre	Kendall	\$2,400
259_16353	Nalle Holdings, LLC	54.535 acres	Easement Amendment	1.6 acres	Kendall	\$28,500
259_16279	Estate of David Leonard Hohmann and Estate of Linda Darlene	138.86 acres	Easement Amendment	0.4 acre	Kendall	\$8,000
259_64498	Dustin Garrett Ledlow, Forrest Lee Ledlow Jr., and Jake Wayne Ledlow	427.38 acres	Easement Amendment	0.2 acre	Kendall	\$1,300

EXHIBIT C

Page 2 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_16142	Michael T Kent and Monika Gonyer Kent	34.65 acres	Easement Amendment	0.2 acre	Kendall	\$3,500
259_49138	Jessica Eliana Cardiel and Jose Alfredo Cardiel	5.16 acres	Easement Amendment	0.9 acre	Kendall	\$4000
259_305758	Carolyn S. Spenrath	100 acres	Easement Amendment	5.4 acres	Kendall	\$900
259_288237	Anna Belle Rose Gaiser Family Trust	480.31 acres	Easement Amendment	9.26 acres	Kendall	\$1,200
259_153398	Comfort Falls Ranch, LLC	196.06 acres	Easement Amendment	5.35 acres	Kendall	\$1,000
259_12092	Kevin S. Petermann and Martha H. Petermann	93.07 acres	Easement Amendment	3.53 acres	Kendall	\$600

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE KENDALL TO WELFARE TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE KENDALL TO WELFARE (T656/T584) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Kendall to Welfare Transmission Line Upgrade Project for the continued reliable transmission of electric energy on the Kendall to Welfare T656/T584 transmission lines, with the description of the location of and interest in the properties LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the

EXHIBIT D

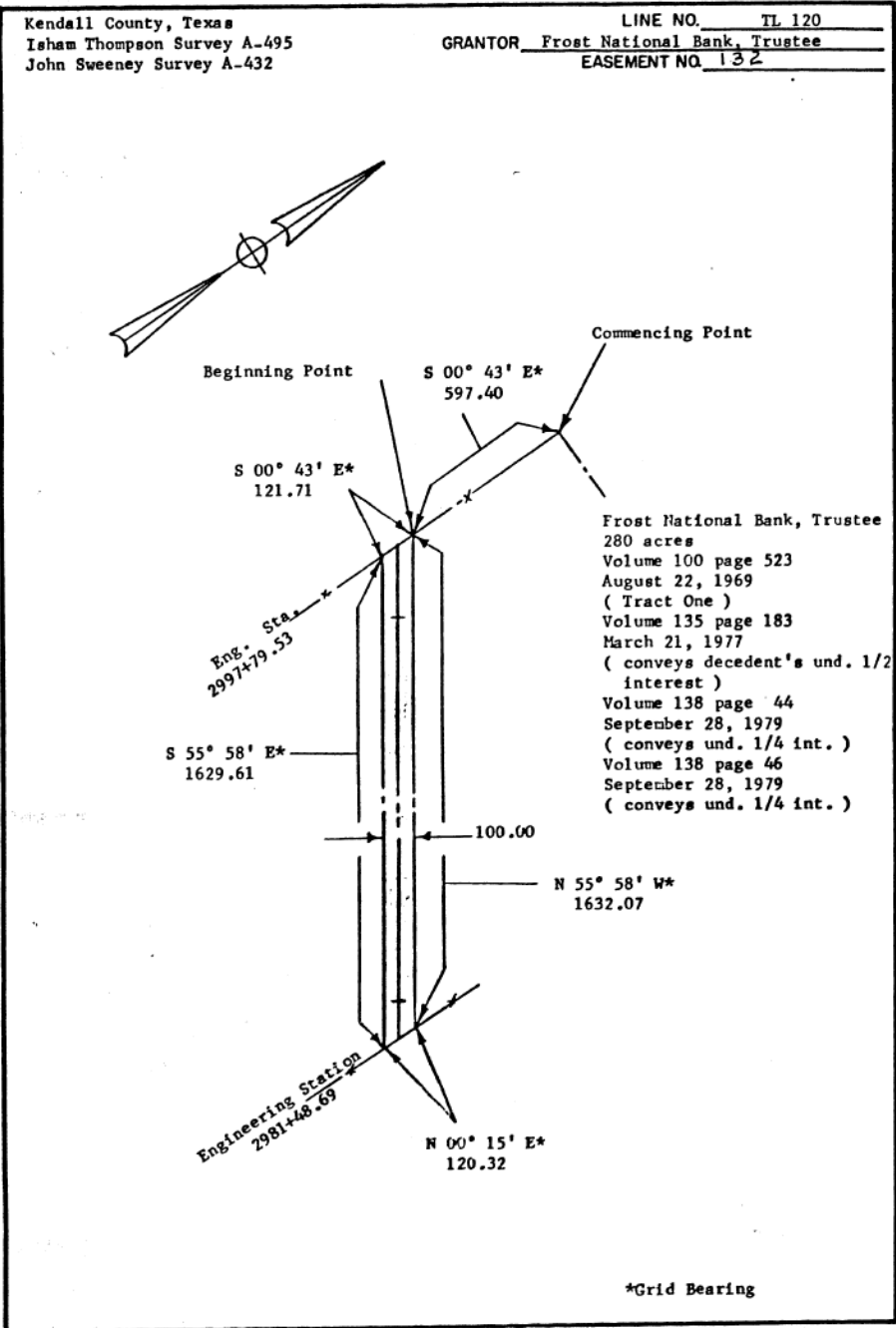
Page 2 of 2

president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

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

EXHIBIT 1
Page 1 of 16

FORM 20 E00004952-1 *L. Lower* *DFC*



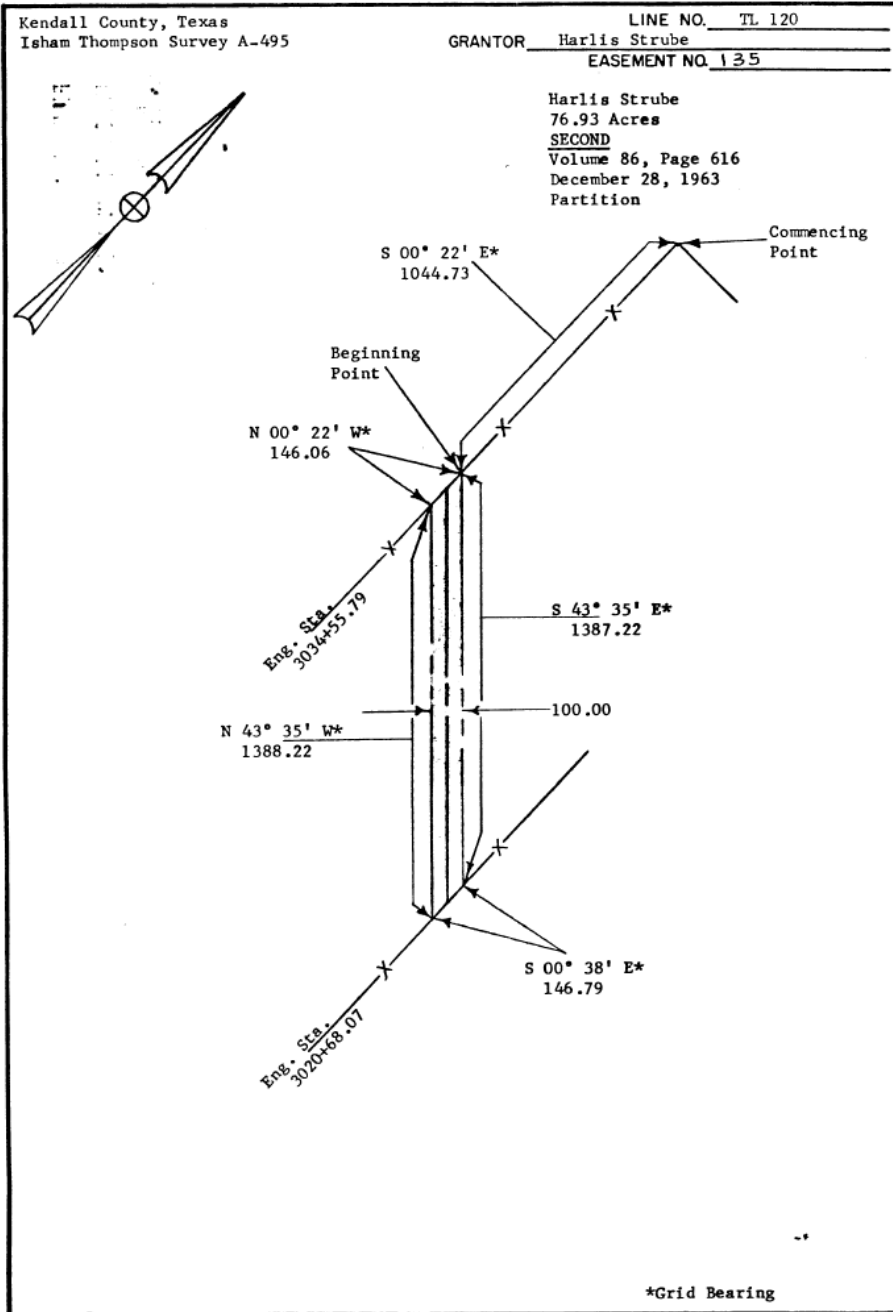
LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A-36

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 132
SCALE: 1"=400' DATE / / GRANOR Frost National Bank, Trustee

EXHIBIT 1
Page 2 of 16

E00005047-1

FORM 20



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A-34

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 135

SCALE: 1"=400' DATE / / GRANTOR Harlis Strube

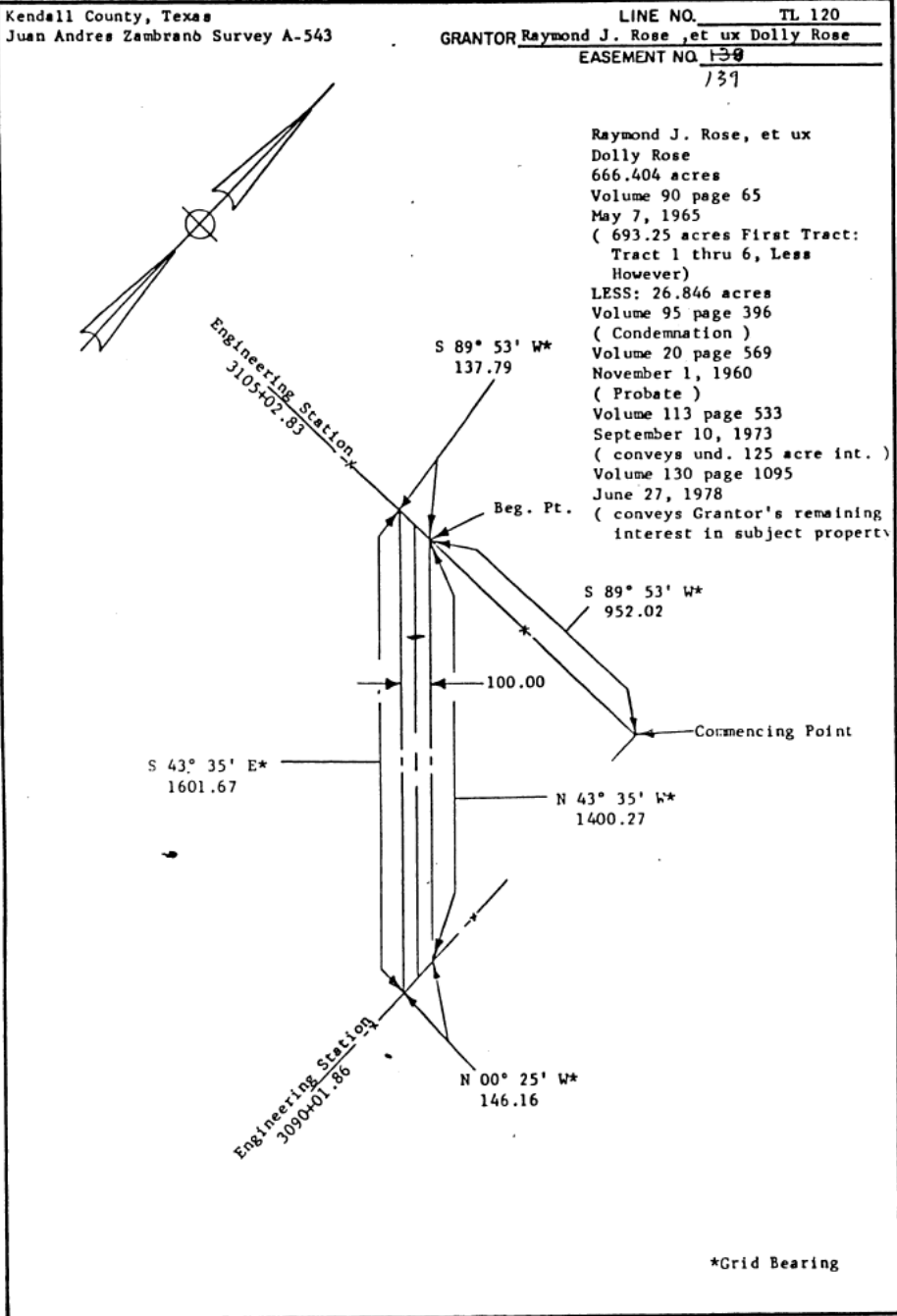
VOL. 149 PAGE 121

EXHIBIT 1
Page 3 of 16

FORM 20

E00005026-1

DRG



LINE NO. TL 120
GRANTOR Raymond J. Rose, et ux Dolly Rose
EASEMENT NO. 139
139

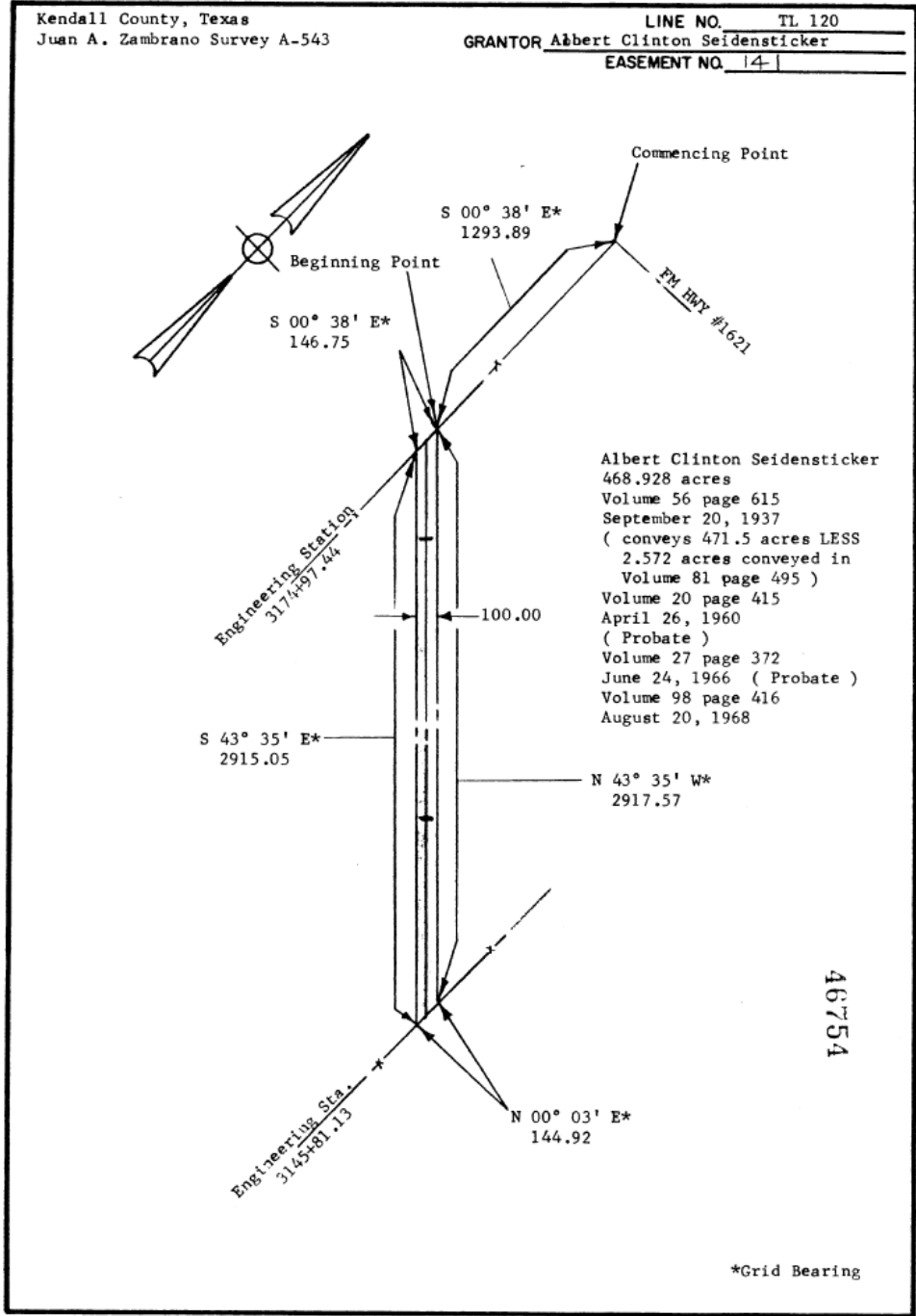
Raymond J. Rose, et ux
Dolly Rose
666.404 acres
Volume 90 page 65
May 7, 1965
(693.25 acres First Tract:
Tract 1 thru 6, Less
However)
LESS: 26.846 acres
Volume 95 page 396
(Condemnation)
Volume 20 page 569
November 1, 1960
(Probate)
Volume 113 page 533
September 10, 1973
(conveys und. 125 acre int.)
Volume 130 page 1095
June 27, 1978
(conveys Grantor's remaining
interest in subject property)

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A - 31

LINE NO. TL 120 FROM Zora TO Comfort EASEMENT NO. 139
SCALE: 1"=400' DATE / / GRANTOR Raymond J. Rose, et ux Dolly Rose

EXHIBIT 1
Page 4 of 16



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A - 29

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 141
SCALE: 1"=600' DATE / / GRANTOR Albert Clinton Seidensticker

EXHIBIT 1
Page 5 of 16

GL0001312-1

Beginning at the point of intersection of the West line of the above-mentioned 341 acres and the Southerly right-of-way of FM Highway No.1621; thence, with said Southerly right-of-way of FM Highway No. 1621, N 68° 03' E (Grid Bearing) 72.01 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,107.96 feet to a point for corner of this easement in the East line of said 341 acres; thence, with said East line of said 341 acres, S 00° 09' E (Grid Bearing) 145.44 feet to a point for corner of this easement; thence, N 43° 35' W (Grid Bearing) 1,205.19 feet to a point for corner of this easement in the West line of said 341 acres; thence, with said West line of said 341 acres, N 00° 09' W (Grid Bearing) 48.01 feet to the Beginning Point of this easement and containing 2.69 acres of land, more or less.

Said easement is also described in Exhibit "A", attached hereto and incorporated herein.

The terms of such easement, in addition to the above width and metes and bounds description, be as follows:

That in the construction, maintenance and operation of said transmission line, it will be necessary that no more than one (1) steel tower structure be placed and maintained on said easement. Said transmission line will be comprised of a variable number and size of wires, and all of said wires, whether originally installed or later added, will be so attached to said structures so as to be a minimum of 25 feet above the ground. The land upon which said facilities will be located and the space comprising said strip of land above described will not be fenced or enclosed by Petitioner. No use thereof is to be made by Petitioner except for the erection of said transmission line, the placing and maintaining of said structures, the replacing, changing, or adding of wires, and the trimming of foliage from extending thereover.

Petitioner shall have the full right, use, and enjoyment of the easement herein described. However, ingress and egress shall be limited to access only over the easement strip.

071218

EXHIBIT 1
Page 6 of 16

E00006003-1

FORM 20

S-Towers (P1-6)

Kendall County, Texas
Charles C. Tyler Survey A-500

LINE NO. TL 120
GRANTOR Elmer Roy Seidensticker
EASEMENT NO. 145

Elmer Roy Seidensticker
268.86 acres
Volume 98 page 416
August 20, 1968
(Second Tract No. Two)
(Partition)
LESS: 7.14 acres in Volume 81
page 123
Volume 22 page 404
March 13, 1903
Volume 20 page 415
April 26, 1960
(Probate)
Volume 27 page 372
June 24, 1966
(Probate)

*Grid Bearing

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A-25

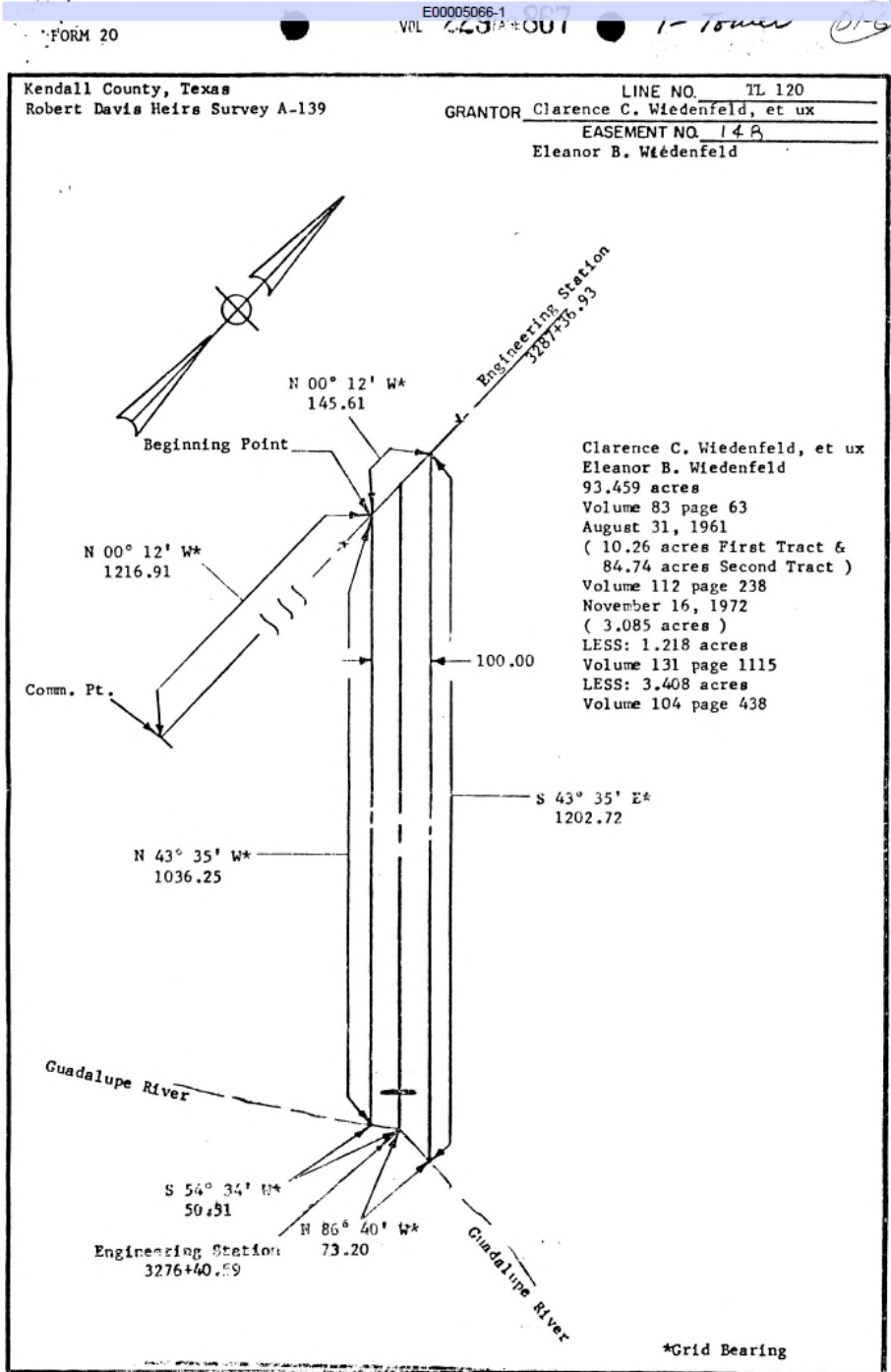
LINE NO. TL 120 FROM Zorn TO comfort

EASEMENT NO. 145

SCALE: 1"=1000' DATE / / GRANTOR Elmer Roy Seidensticker

04259C E00006003

EXHIBIT 1
Page 7 of 16



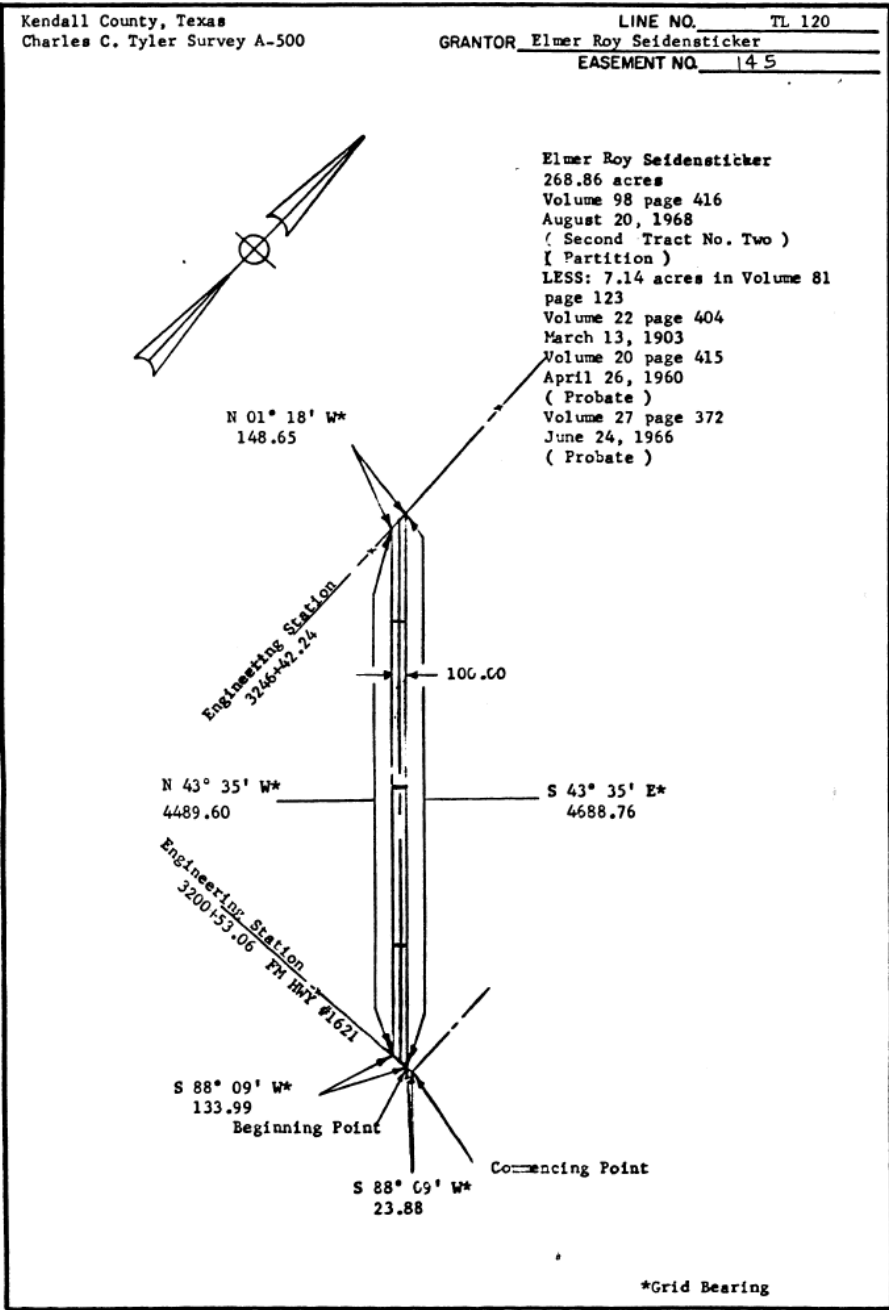
LOWER COLLEADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A-23

LINE NO. TL 120 FROM Zorn TO Corfort EASEMENT NO. 148

SCALE: 1"=200' DATE / / GRANTOR Clarence C. Wiedenfeld, et ux
Eleanor B. Wiedenfeld

EXHIBIT 1
Page 8 of 16



Elmer Roy Seidensticker
268.86 acres
Volume 98 page 416
August 20, 1968
(Second Tract No. Two)
(Partition)
LESS: 7.14 acres in Volume 81
page 123
Volume 22 page 404
March 13, 1903
Volume 20 page 415
April 26, 1960
(Probate)
Volume 27 page 372
June 24, 1966
(Probate)

Kendall County, Texas
Charles C. Tyler Survey A-500

LINE NO. TL 120
GRANTOR Elmer Roy Seidensticker
EASEMENT NO. 145

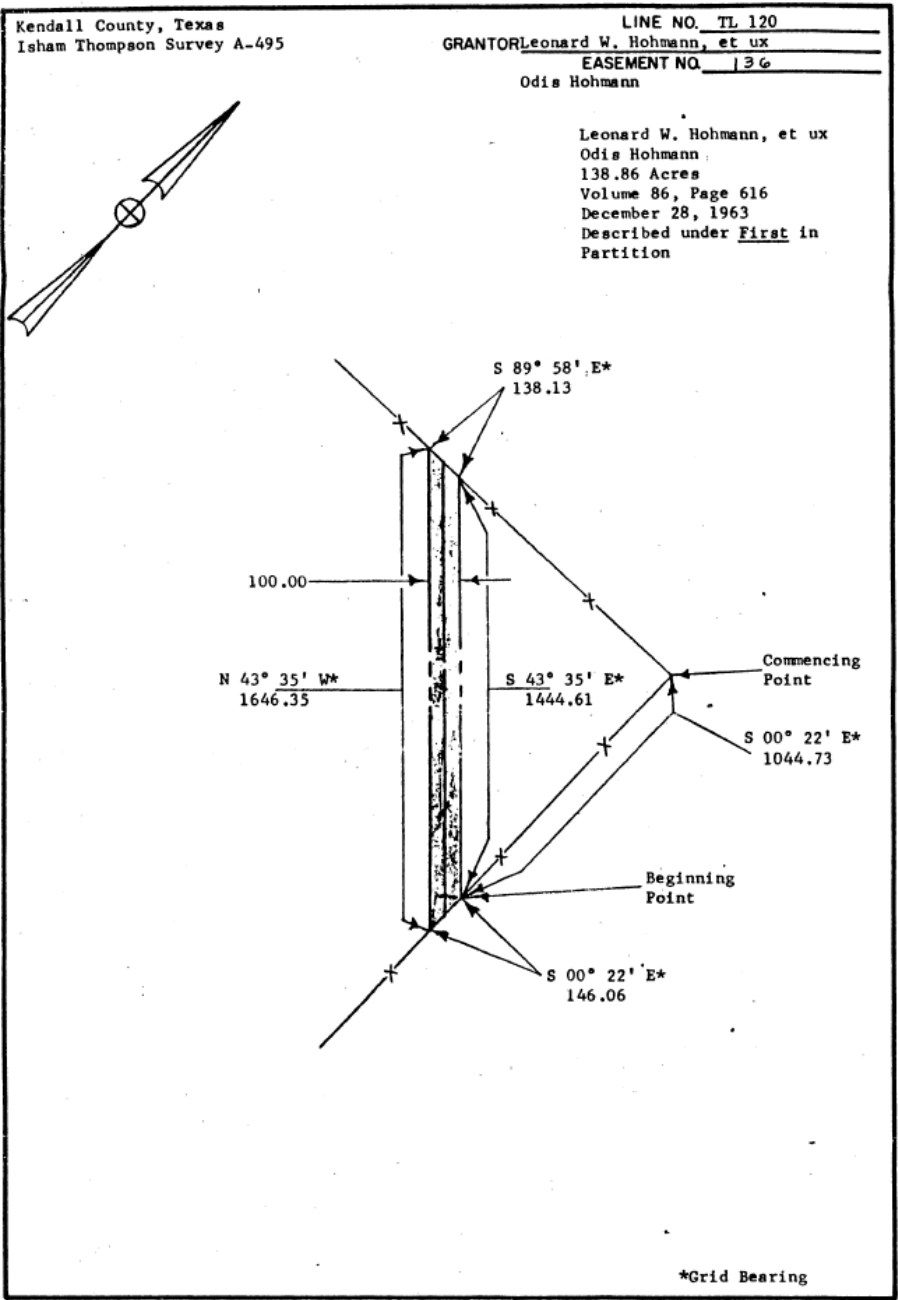
LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT EXHIBIT A -25

LINE NO. TL 120 FROM Zorn TO confort EASEMENT NO. 145
SCALE: 1"=1000' DATE / / GRANOR Elmer Roy Seidensticker

04259C E00006003

EXHIBIT 1
Page 9 of 16

288 260
E00004975-1
FORM 20
1-Tower



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A-33

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 136
SCALE: 1"=400' DATE / / GRANTOR Leonard W. Hohmann, et ux Odis Hohmann

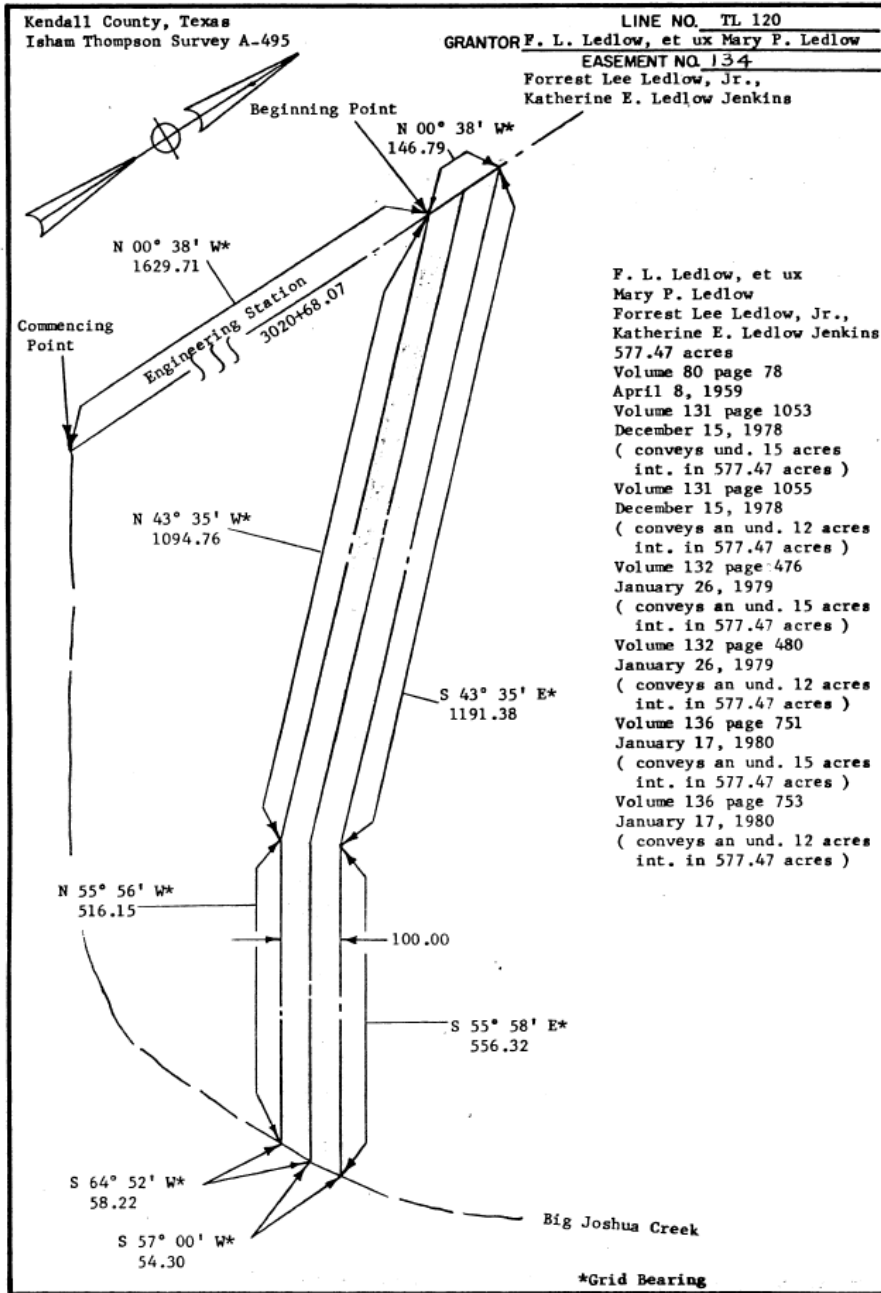
017 000812

E00004997-1

(D1-3)

FORM 20

VOL. 145 PAGE 544



F. L. Ledlow, et ux
Mary P. Ledlow
Forrest Lee Ledlow, Jr.,
Katherine E. Ledlow Jenkins
577.47 acres
Volume 80 page 78
April 8, 1959
Volume 131 page 1053
December 15, 1978
(conveys und. 15 acres
int. in 577.47 acres)
Volume 131 page 1055
December 15, 1978
(conveys an und. 12 acres
int. in 577.47 acres)
Volume 132 page 476
January 26, 1979
(conveys an und. 15 acres
int. in 577.47 acres)
Volume 132 page 480
January 26, 1979
(conveys an und. 12 acres
int. in 577.47 acres)
Volume 136 page 751
January 17, 1980
(conveys an und. 15 acres
int. in 577.47 acres)
Volume 136 page 753
January 17, 1980
(conveys an und. 12 acres
int. in 577.47 acres)

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A

LINE NO. TL 120 FROM Eorn TO Comfort EASEMENT NO. 134

SCALE: 1"=200' DATE / / GRANTOR F. L. Ledlow, et ux Mary P. Ledlow
Forrest Lee Ledlow, Jr.,
Katherine E. Ledlow Jenkins

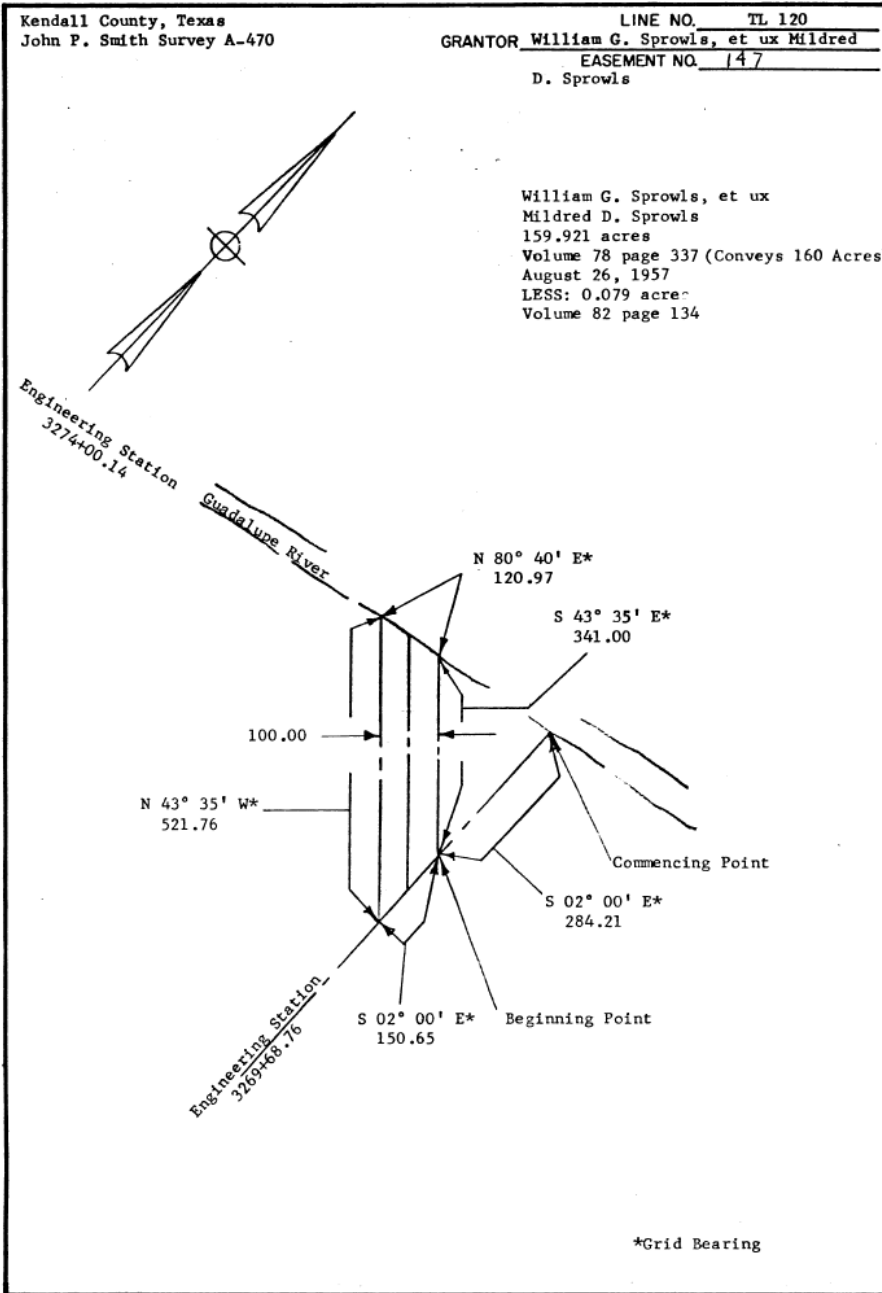
VOL. 145 PAGE 545

EXHIBIT 1
Page 11 of 16

E00005042-1

(D1-3)

FORM 20



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

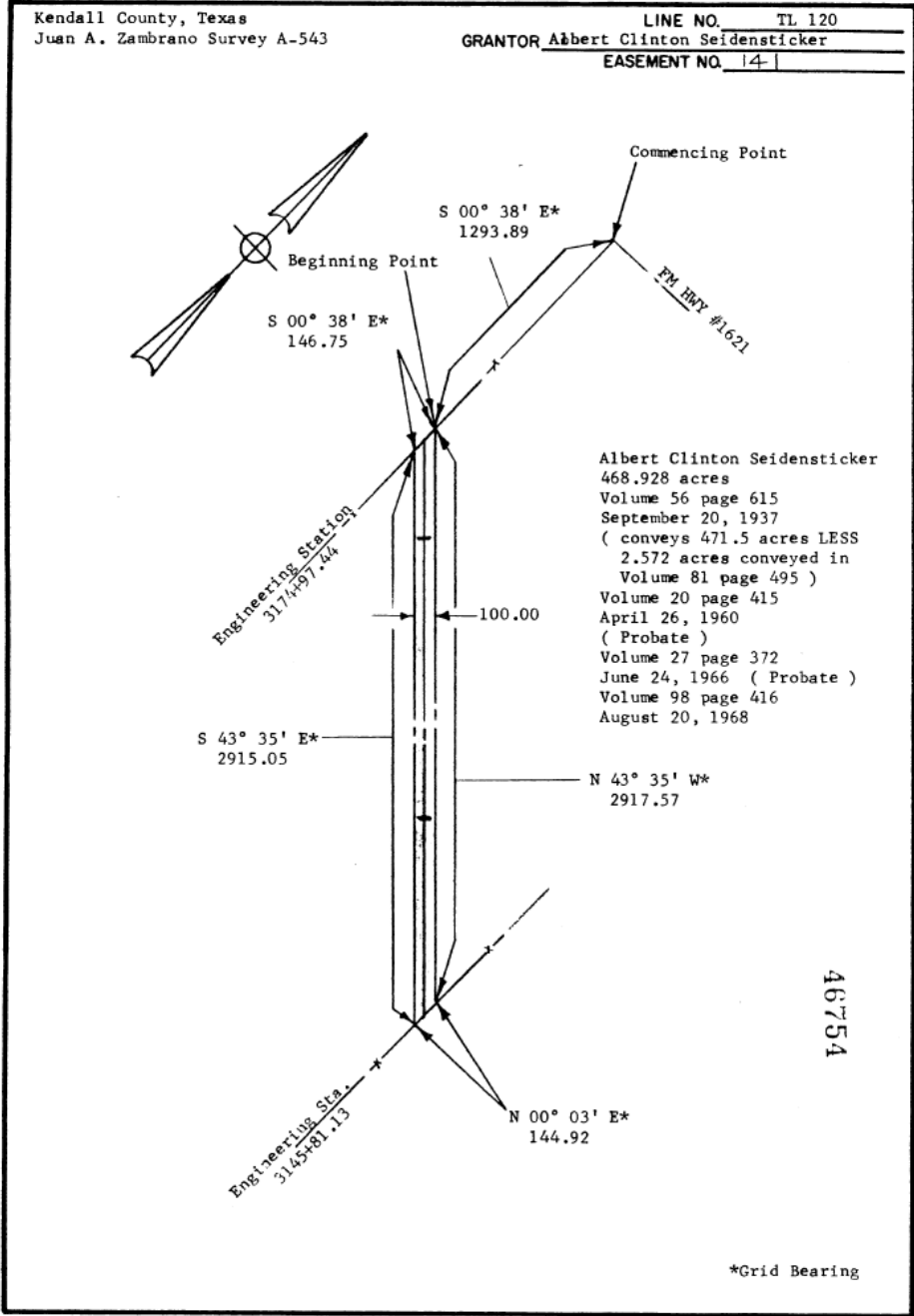
EXHIBIT A

LINE NO. TL 120 FROM Zora TO Comfort EASEMENT NO. 147

SCALE: 1"=200' DATE / / GRANTOR William G. Sprowls, et ux Mildred D. Sprowls

VOL. 145 PAGE 557

EXHIBIT 1
Page 12 of 16



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A-29

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 141
SCALE: 1"=600' DATE / / GRANTOR Albert Clinton Seidensticker

GL0001312-1

Beginning at the point of intersection of the West line of the above-mentioned 341 acres and the Southerly right-of-way of FM Highway No.1621; thence, with said Southerly right-of-way of FM Highway No. 1621, N 68° 03' E (Grid Bearing) 72.01 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,107.96 feet to a point for corner of this easement in the East line of said 341 acres; thence, with said East line of said 341 acres, S 00° 09' E (Grid Bearing) 145.44 feet to a point for corner of this easement; thence, N 43° 35' W (Grid Bearing) 1,205.19 feet to a point for corner of this easement in the West line of said 341 acres; thence, with said West line of said 341 acres, N 00° 09' W (Grid Bearing) 48.01 feet to the Beginning Point of this easement and containing 2.69 acres of land, more or less.

Said easement is also described in Exhibit "A", attached hereto and incorporated herein.

The terms of such easement, in addition to the above width and metes and bounds description, be as follows:

That in the construction, maintenance and operation of said transmission line, it will be necessary that no more than one (1) steel tower structure be placed and maintained on said easement. Said transmission line will be comprised of a variable number and size of wires, and all of said wires, whether originally installed or later added, will be so attached to said structures so as to be a minimum of 25 feet above the ground. The land upon which said facilities will be located and the space comprising said strip of land above described will not be fenced or enclosed by Petitioner. No use thereof is to be made by Petitioner except for the erection of said transmission line, the placing and maintaining of said structures, the replacing, changing, or adding of wires, and the trimming of foliage from extending thereover.

Petitioner shall have the full right, use, and enjoyment of the easement herein described. However, ingress and egress shall be limited to access only over the easement strip.

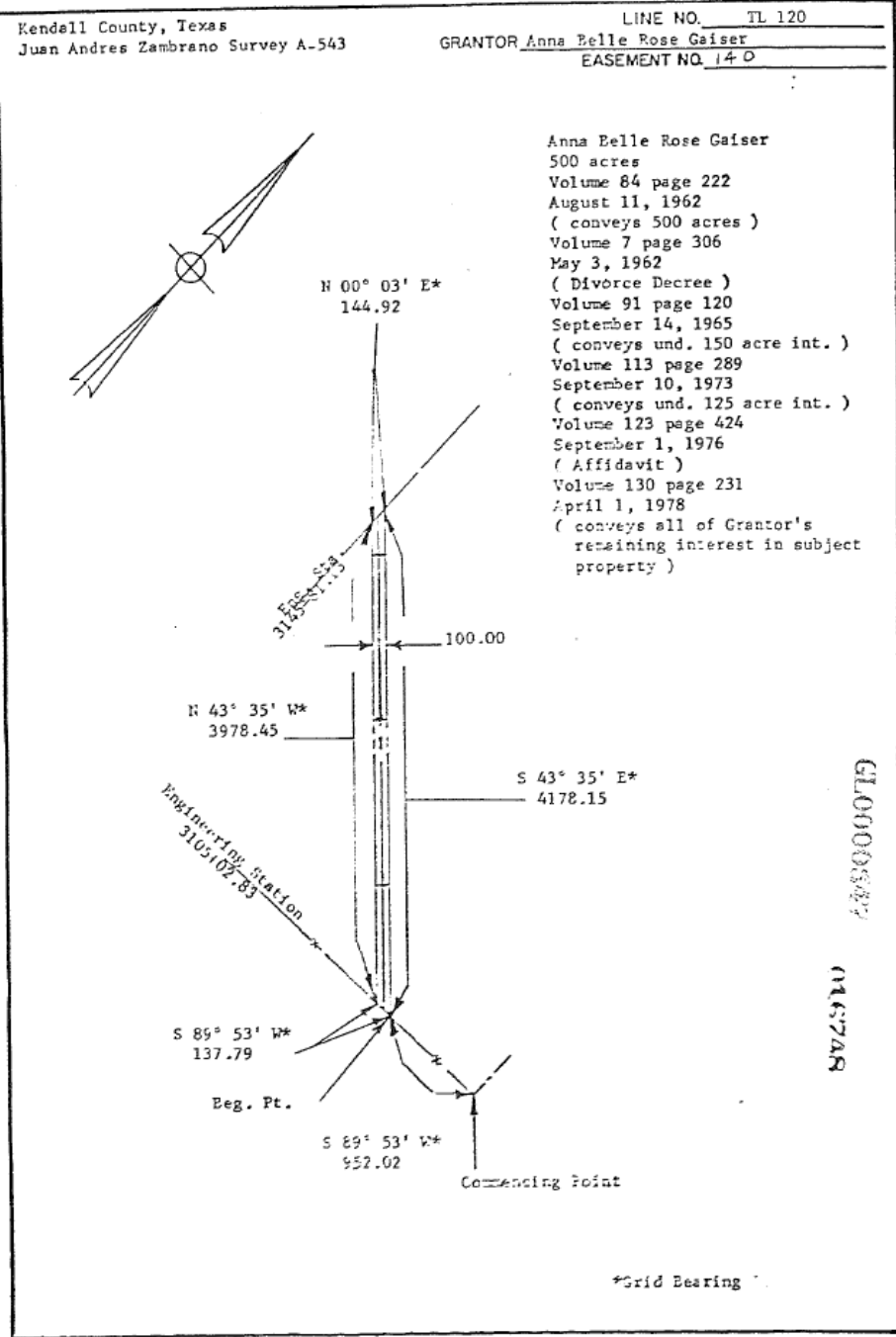
071218

EXHIBIT 1
Page 14 of 16

FORM 20

GL000084-1

2 1000000



Anna Belle Rose Gaiser
500 acres
Volume 84 page 222
August 11, 1962
(conveys 500 acres)
Volume 7 page 306
May 3, 1962
(Divorce Decree)
Volume 91 page 120
September 14, 1965
(conveys und. 150 acre int.)
Volume 113 page 289
September 10, 1973
(conveys und. 125 acre int.)
Volume 123 page 424
September 1, 1976
(Affidavit)
Volume 130 page 231
April 1, 1978
(conveys all of Grantor's
remaining interest in subject
property)

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A-30

LINE NO. TL 120 FROM Zona TO Comfort EASEMENT NO. 140
SCALE: 1"=1000' DATE / / GRANTOR Anna Belle Rose Gaiser

EXHIBIT 1

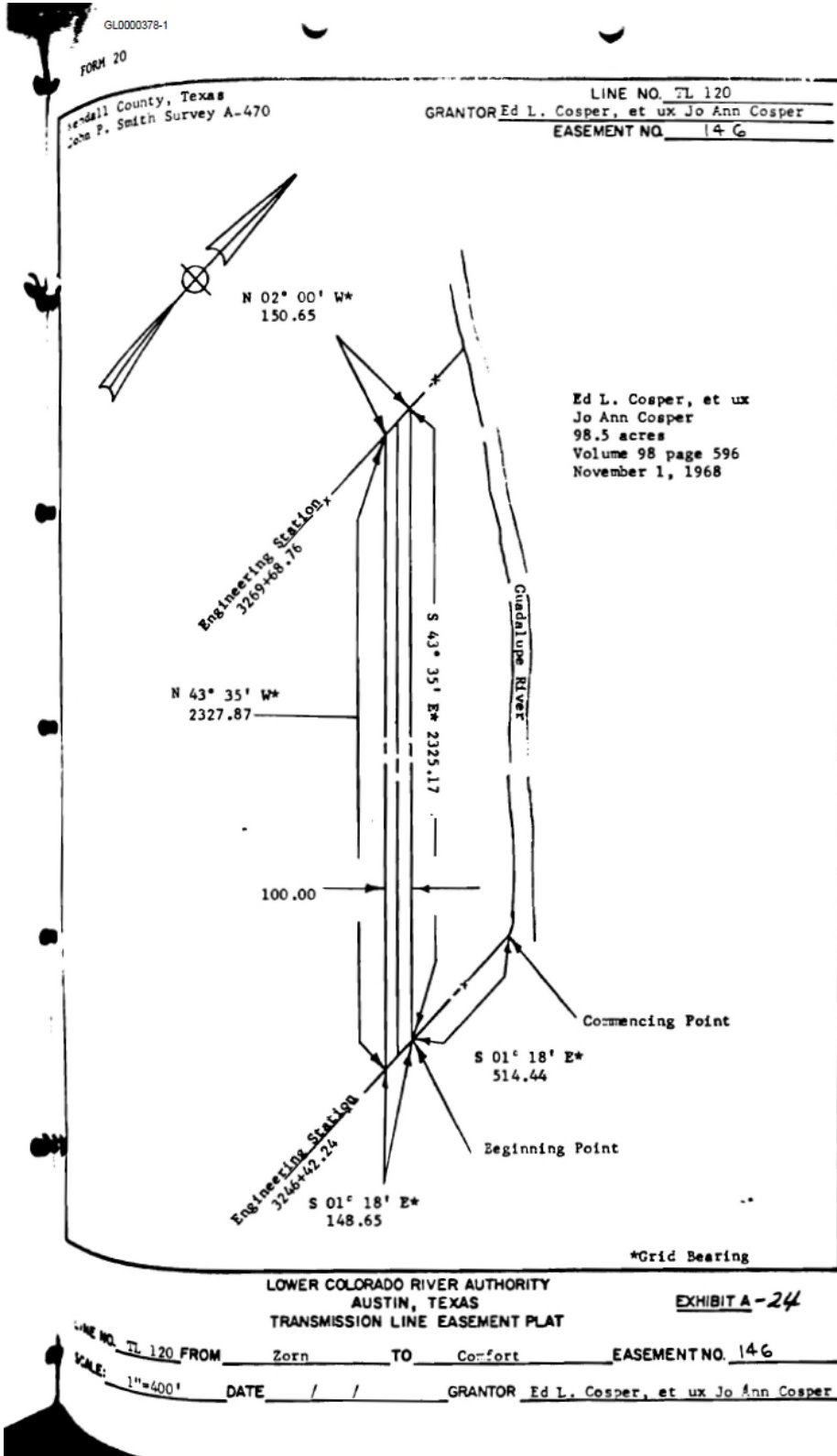


EXHIBIT 1

Page 16 of 16

0123466 Vol 544 Pg 375

EXHIBIT "A"

134.129 acres, more or less, out of the Antonio Constante Survey, A-95, being the 128.631 acres more particularly described in Deed of Trust, recorded in Vol. 44, page 407, in the Kendall County, Texas, Deed Records, being the same land conveyed in Deed from Ruth Yarborough to Dalton Frank Neill, dated January 16, 1971, recorded in Vol. 104, page 140, in the Kendall County, Texas, Deed Records and being the 5.498 acres more particularly described in Deed from Southern Pacific Transportation Company to Dalton F. Neill, dated November 16, 1972, recorded in Vol. 110, page 221, in the Kendall County, Texas, Deed Records. The above-mentioned instruments and the records thereof are adopted herein for all pertinent purposes.

0123466 Vol 544 Pg 377

EXHIBIT "B"

Commencing at the Northeast corner of the above mentioned 134.129 acres in the Southerly right-of-way of FM Highway No. 473; thence, with the Northerly line of said 134.129 acres and with said Southerly right-of-way of said FM Highway No. 473, S 62° 56' W (Grid Bearing) 1,241.14 feet to the Beginning Point of this easement; thence, continuing with said Northerly line of said 134.129 acres and with said Southerly right-of-way of said FM Highway No. 473, S 62° 56' W (Grid Bearing) 104.30 feet to a point for corner of this easement; thence, S 43° 35' E (Grid Bearing) 1,747.67 feet to a point for corner of this easement in the East line of said 134.129 acres; thence, with said East line of said 134.129 acres, N 00° 12' W (Grid Bearing) 145.61 feet to a point for corner of this easement; thence, N 43° 35' W (Grid Bearing) 1,612.19 feet to the Beginning Point of this easement and containing 3.86 acres of land, more or less.

FOR ACTION

9. 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 Boerne Split to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Boerne Split to Welfare (T656/T228) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Boerne Split to Welfare Transmission Line Upgrade project.

Summary

LCRA TSC proposes to acquire easement rights in Kendall County for the Boerne Split to Welfare Transmission Line Upgrade project. Valbridge Property Advisors performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

LCRA TSC will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

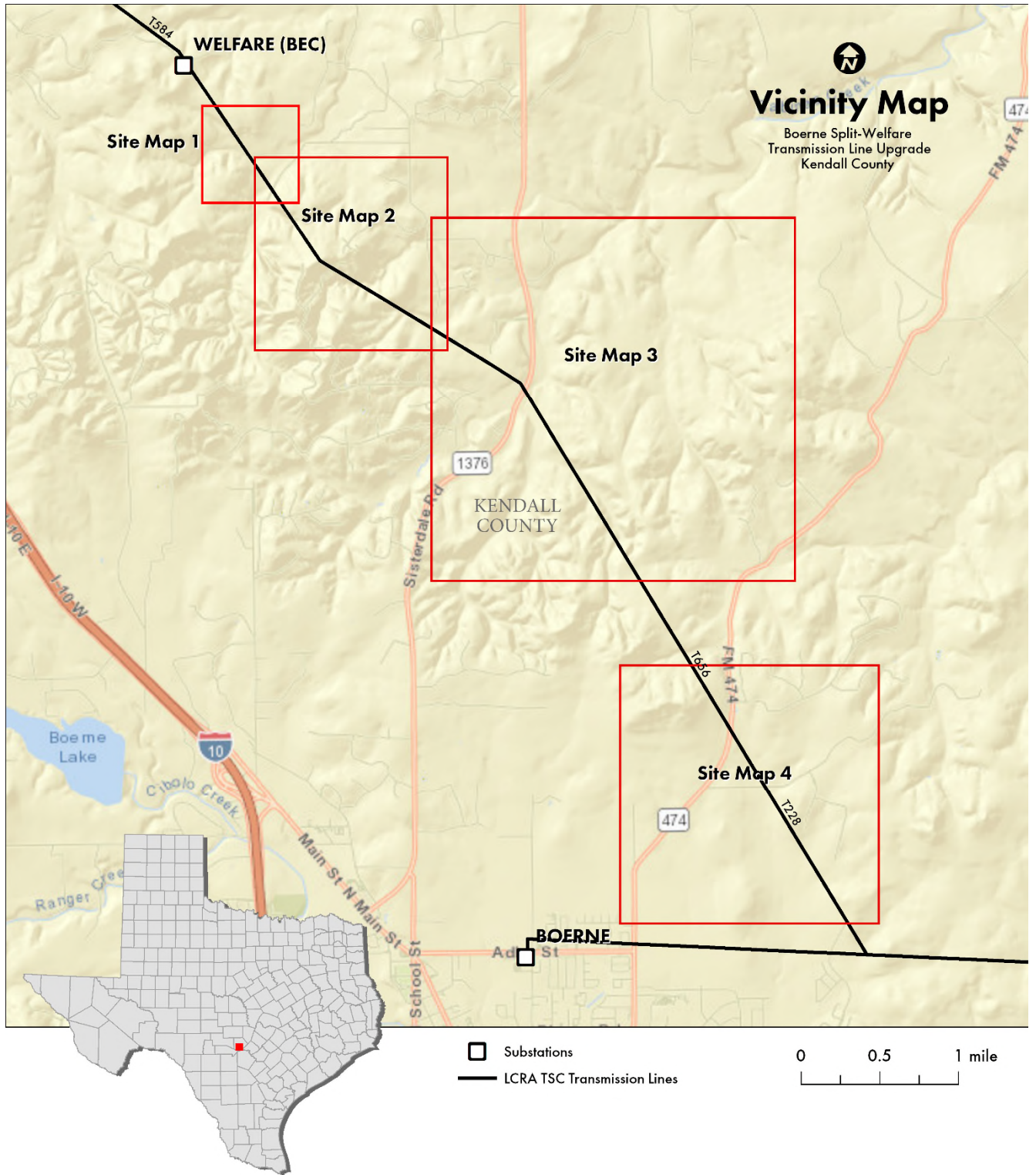
Presenter(s)

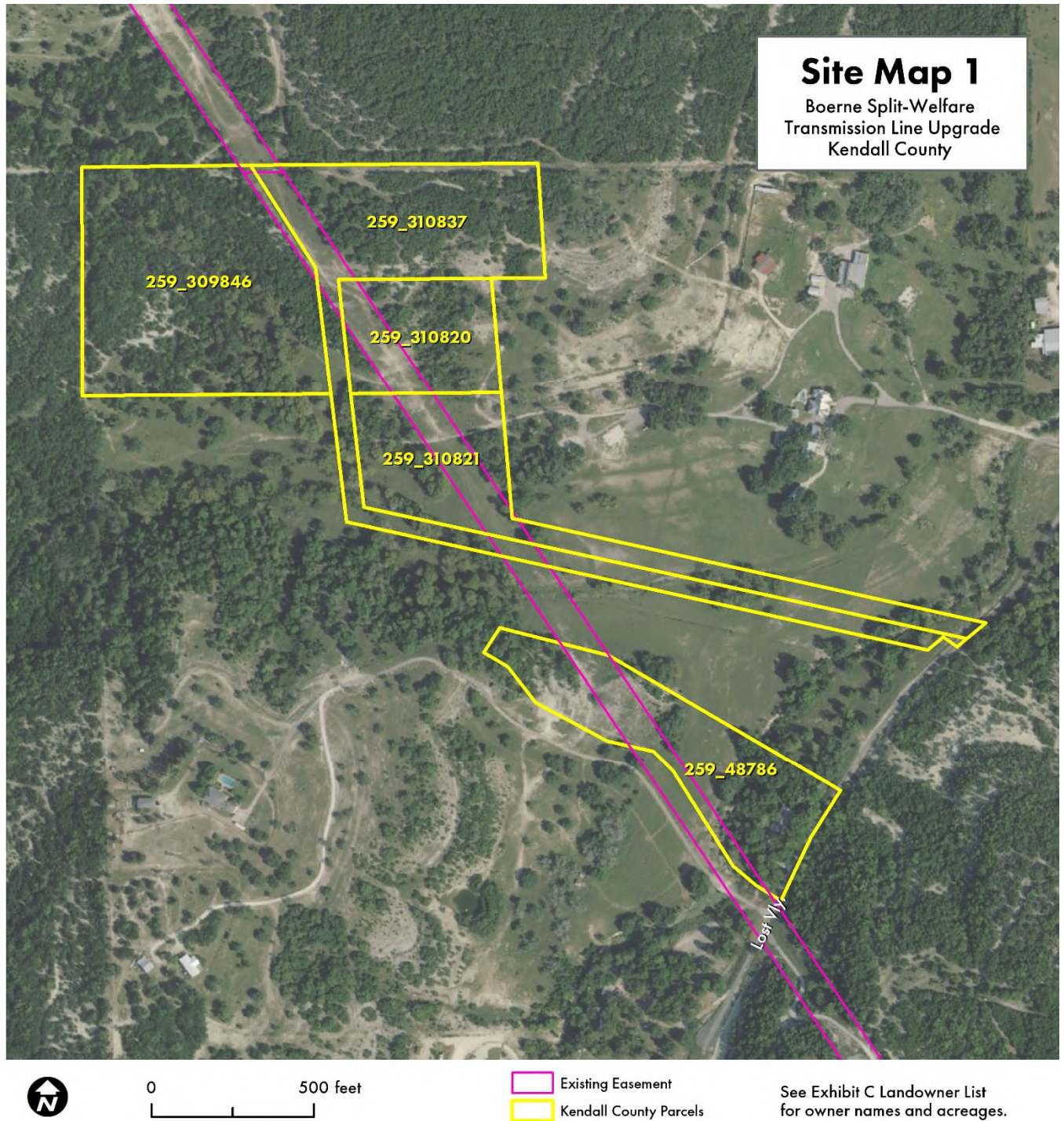
Mark Sumrall
Vice President, Real Estate Services

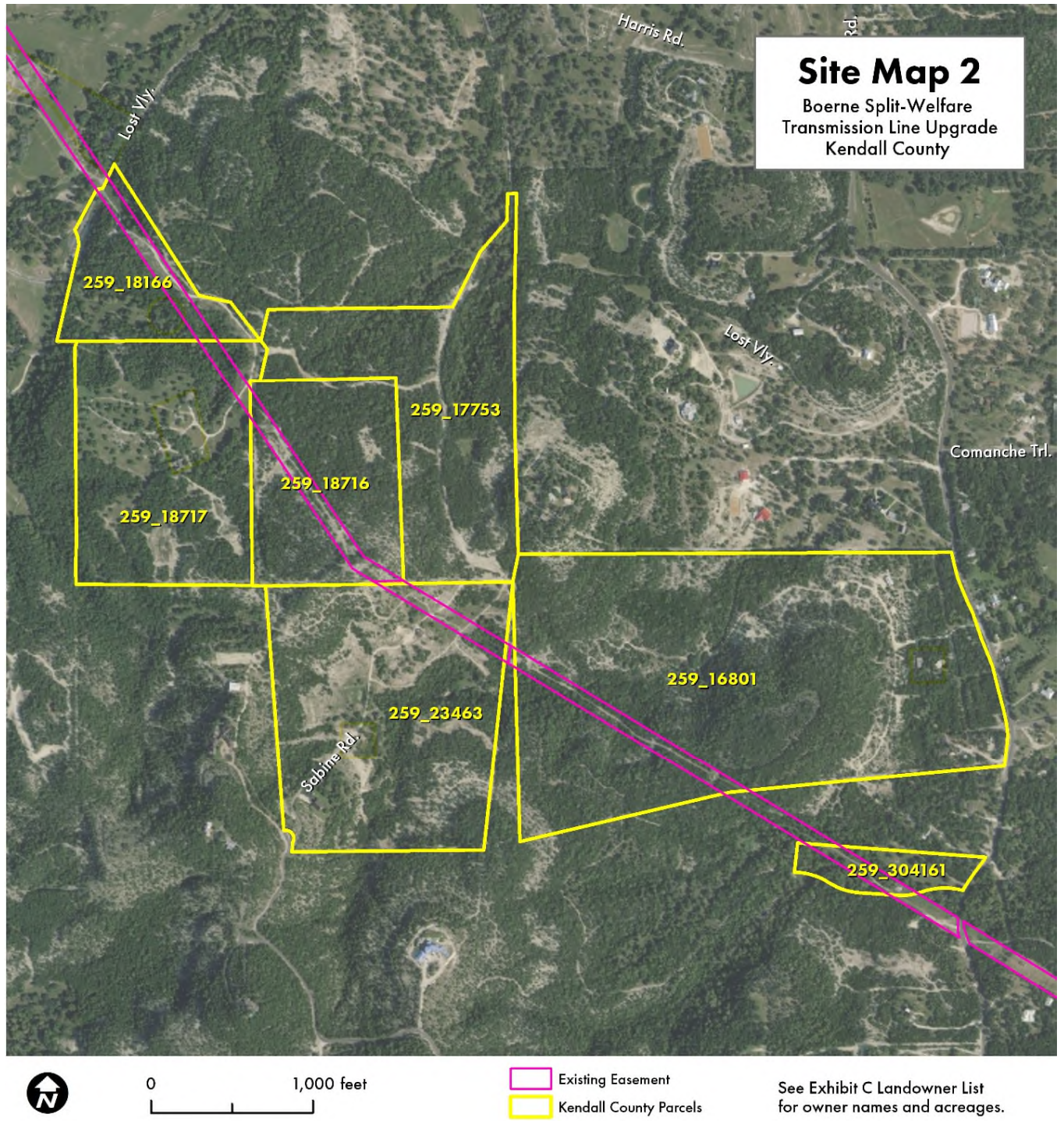
Exhibit(s)

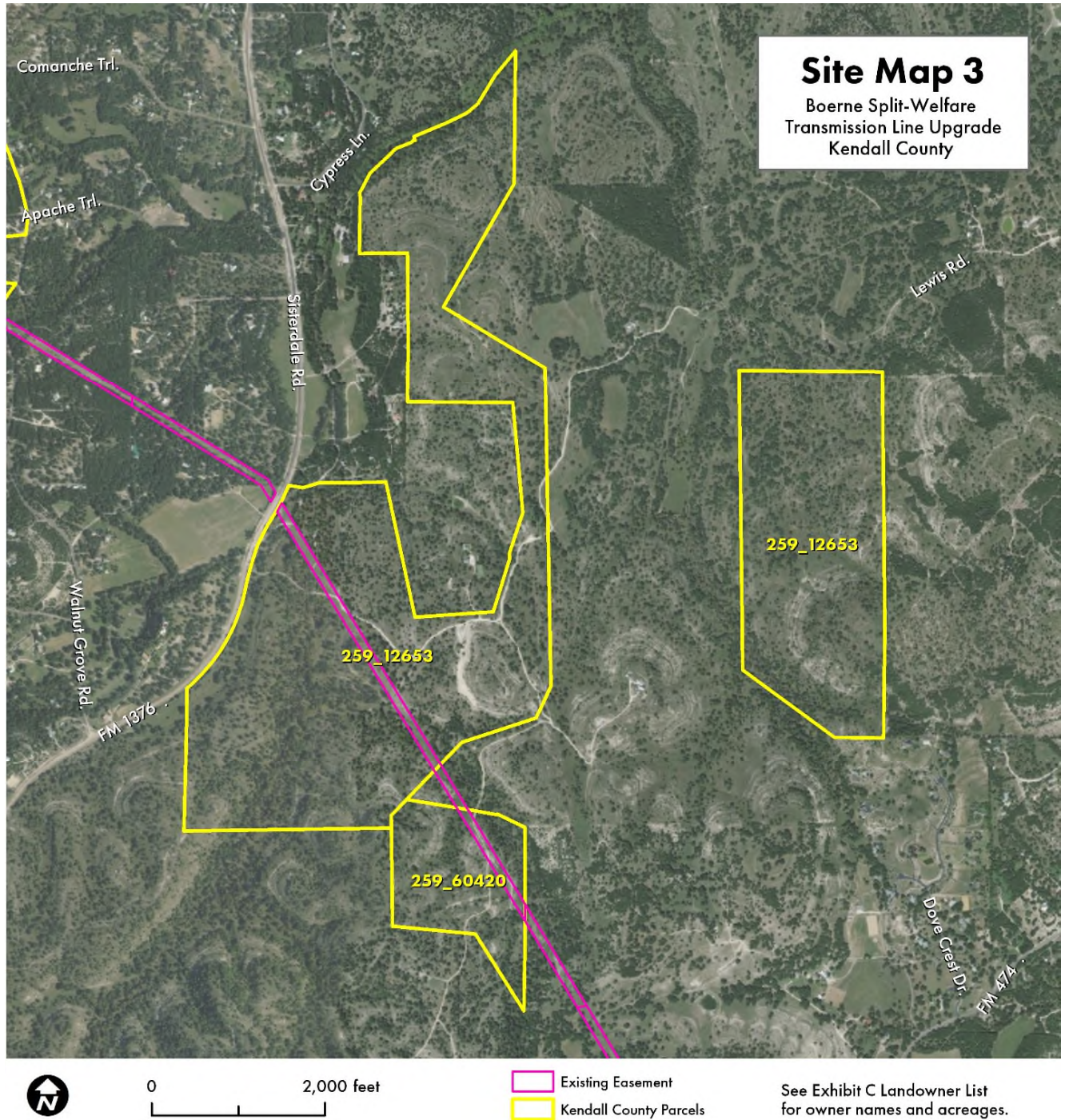
- A – Vicinity Map
- B – Site Maps
- C – Landowner List
- D – Resolution
- 1 – Property Description

EXHIBIT A









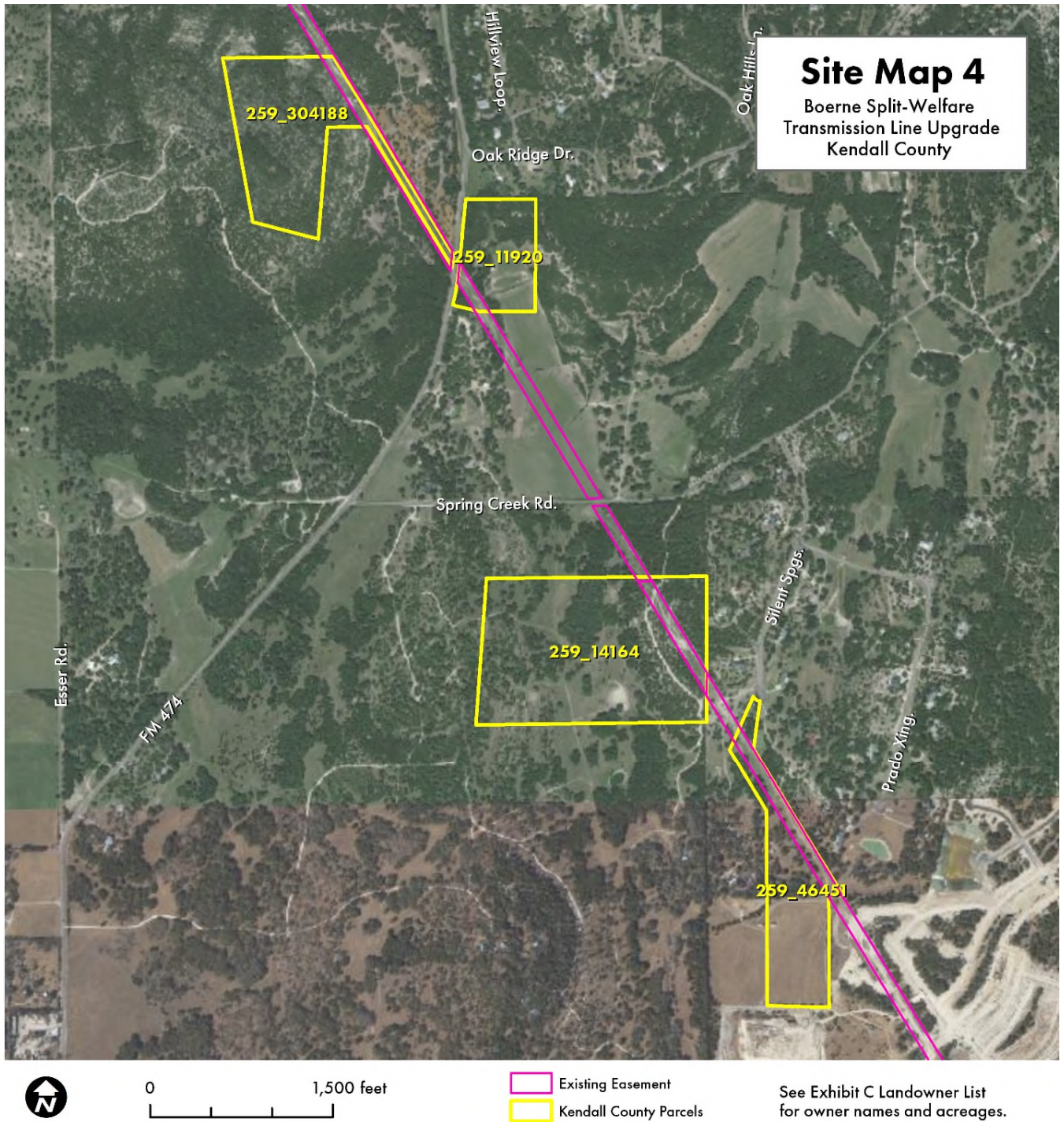


EXHIBIT C

Page 1 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_46451	Piglet Ranch, LLC	20.91 acres	Easement Amendment	4.9 acres	Kendall	\$1,700
259_14164	Guy W. Chipman	50.011 acres	Easement Amendment	2.3 acres	Kendall	\$1,000
259_11920	Carroll E. and Linda R. Griffin	13 acres	Easement Amendment	0.2 acre	Kendall	\$4,300
259_304188	Friends of Cibolo Wilderness	27.85 acres	Easement Amendment	3.5 acres	Kendall	\$1,200
259_60420	Frost/Solay, LLC	55.20 acres	Easement Amendment	3.34 acres	Kendall	\$1,200
259_12653	Frost Herff Ranch, LP	206.14 acres	Easement Amendment	7.7 acres	Kendall	\$1,300
259_304161	Aal Walnut Grove, LLC	1.4 acres	Easement Amendment	0.1 acre	Kendall	\$5,000
259_16801	Laurence P. Rilling	102.3 acres	Easement Amendment	0.3 acre	Kendall	\$8,000
259_23463	C D Palmer Family Trust	53.9 acres	Easement Amendment	1.9 acres	Kendall	\$6,600
259_17753_18716	John A. and Maria R. Gansel	71 acres	Easement Amendment	3 acres	Kendall	\$297,000
259_18717_17752_18166	Jacqui M. and Paul C. Peace	53 acres	Easement Amendment	0.4 acre	Kendall	\$12,600
259_48786	Diana L. Schultz and Thomas M. Tucker	6.65 acres	Easement Amendment	1.3 acres	Kendall	\$600

EXHIBIT C

Page 2 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_310820_310821	Ethel B. and John A. Greco	10.001 acres	Easement Amendment	2.14 acres	Kendall	\$900
259_310837	Melvin R. and Jason R. Sweatman	10.001 acres	Easement Amendment	1.5 acres	Kendall	\$700
259_309846	Blessed Hills, LLC	20 acres	Easement Amendment	0.264 acre	Kendall	\$100

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE BOERNE SPLIT TO WELFARE TRANSMISSION LINE UPGRADE PROJECT TO PROVIDE FOR THE CONTINUED RELIABLE TRANSMISSION OF ELECTRIC ENERGY ON THE BOERNE SPLIT TO WELFARE (T656/T228) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Boerne Split to Welfare Transmission Line Upgrade Project for the continued reliable transmission of electric energy on the Boerne Split to Welfare T656/T228 transmission lines, with the description of the location of and interest in the properties LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section. 21.0113 of the Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and

EXHIBIT D

Page 2 of 2

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

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

EXHIBIT 1

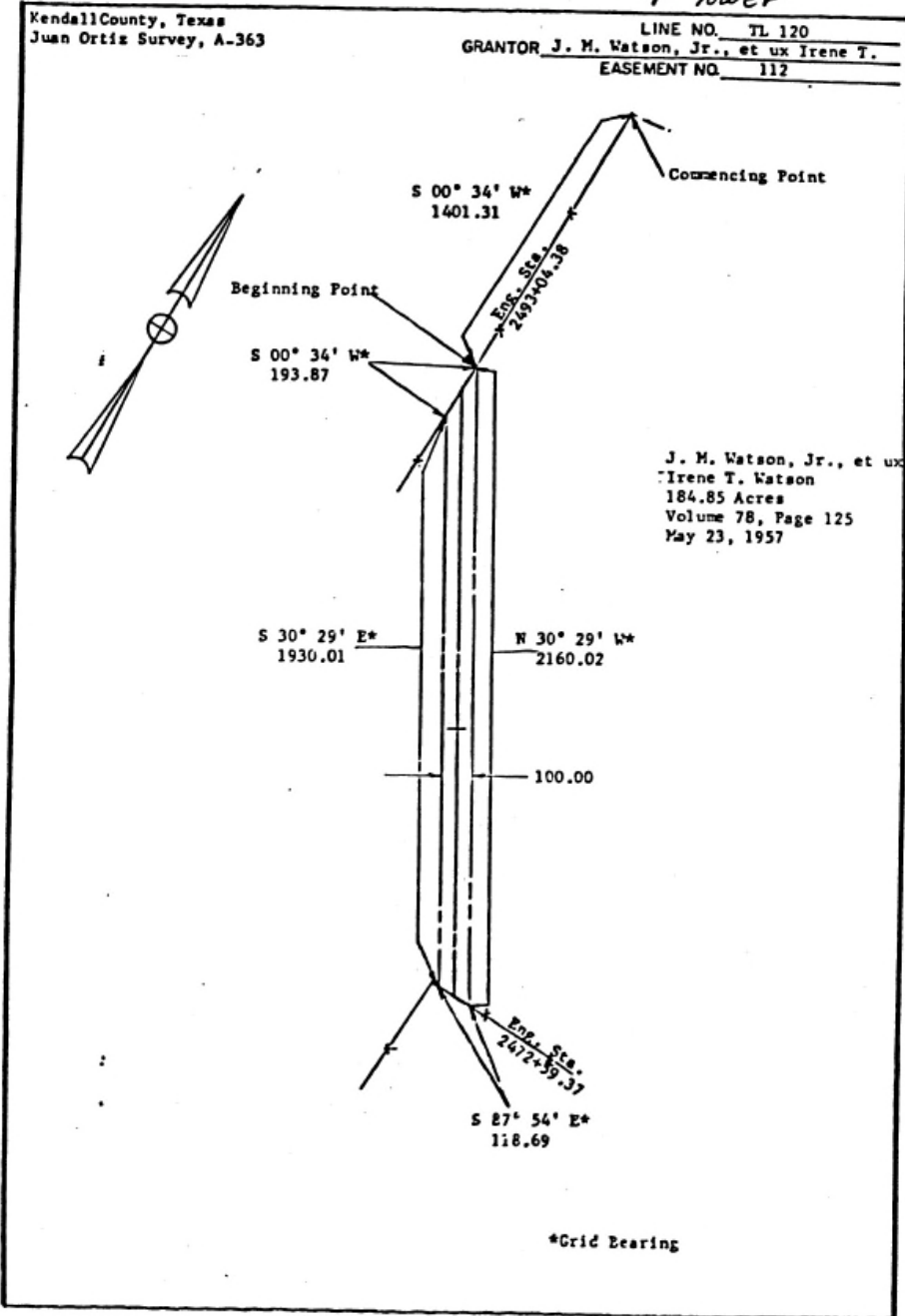
Page 1 of 15

E00004934-1

DI-12

FORM 20 VOL 237 PAGE 692

1-Tower



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 112

SCALE: 1"=400' DATE _____ GRANITOR J. M. Watson, Jr., et ux Irene T. Watson

EXHIBIT 1
Page 2 of 15

01-134

FORM 20 VOL 237 094 E00004934-1

1- Tower

Kendall County, Texas
Maria Ignacio Leal Survey A-298

LINE NO. TL 120
GRANTOR Thomas Drought, Trustee
EASEMENT NO. 113

Thomas Drought, Trustee
50.011 acres
Volume 129 page 785, SIXTH
May 3, 1978
(Partition)

FILED FOR RECORD
1985 JAN 24 AM 11:23
BARLENE HERRIN
COUNTY CLERK, KENDALL COUNTY

Nancy Espenhorst

*Grid Bearing

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Records of Kendall County, Texas on:

JAN 31 1985

Barlene Herrin
County Clerk
Kendall County, Texas

By: *Nancy Espenhorst*
Deputy

The document to which this certificate is affixed is a full, true and correct copy of the original on file and of record in my office.

ATTEST: *Shirley R. Stehling* 1-16-1985
Shirley R. Stehling, District Clerk
Kendall County, Texas

By: _____ Deputy
VOL. 19 PGS. 698-711
DISTRICT COURT MINUTES

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT

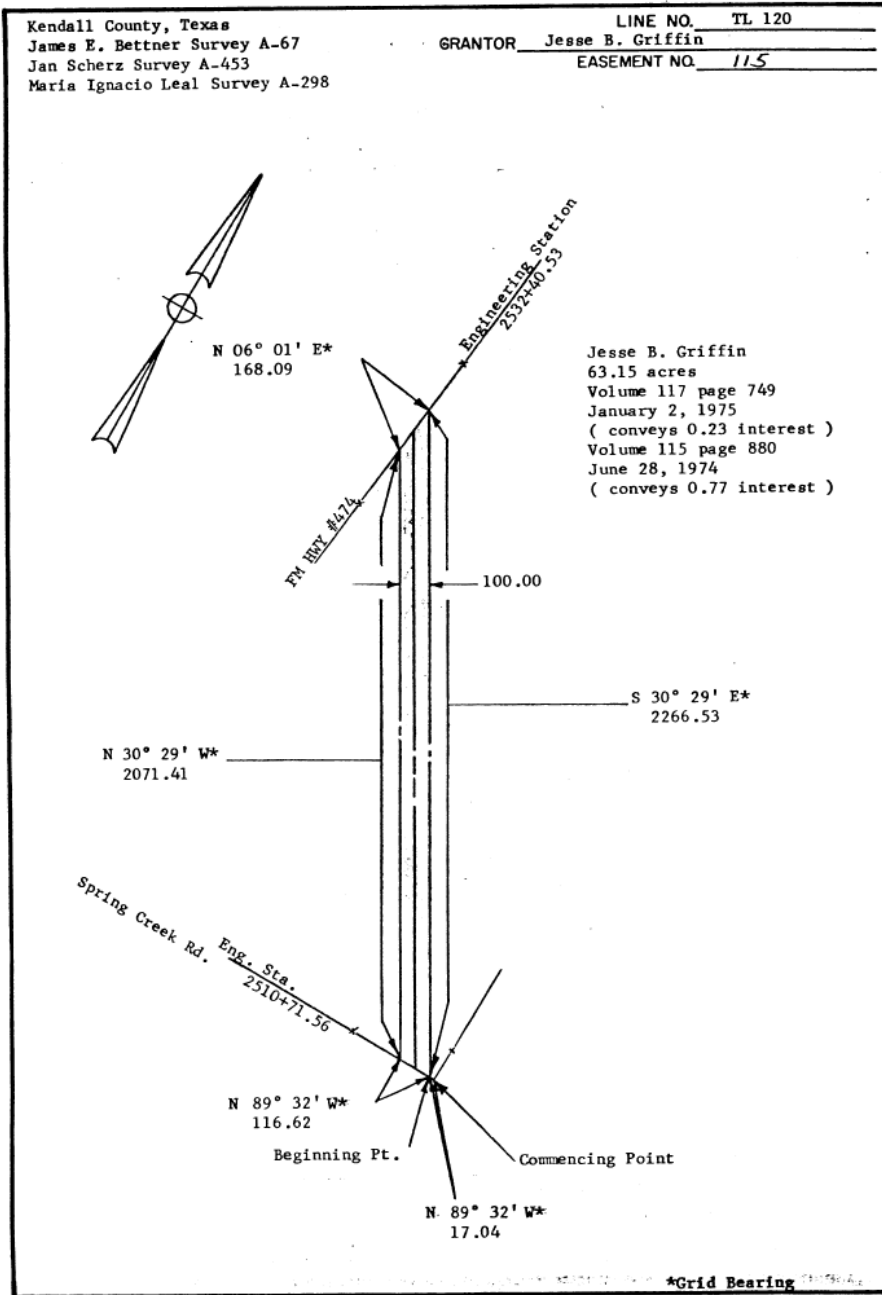
LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 113

SCALE: 1"=200' DATE / / GRANTOR Thomas Drought, Trustee

EXHIBIT D-1

EXHIBIT 1
Page 3 of 15

FORM 20
E00004961-1
2012 374
(1-3)

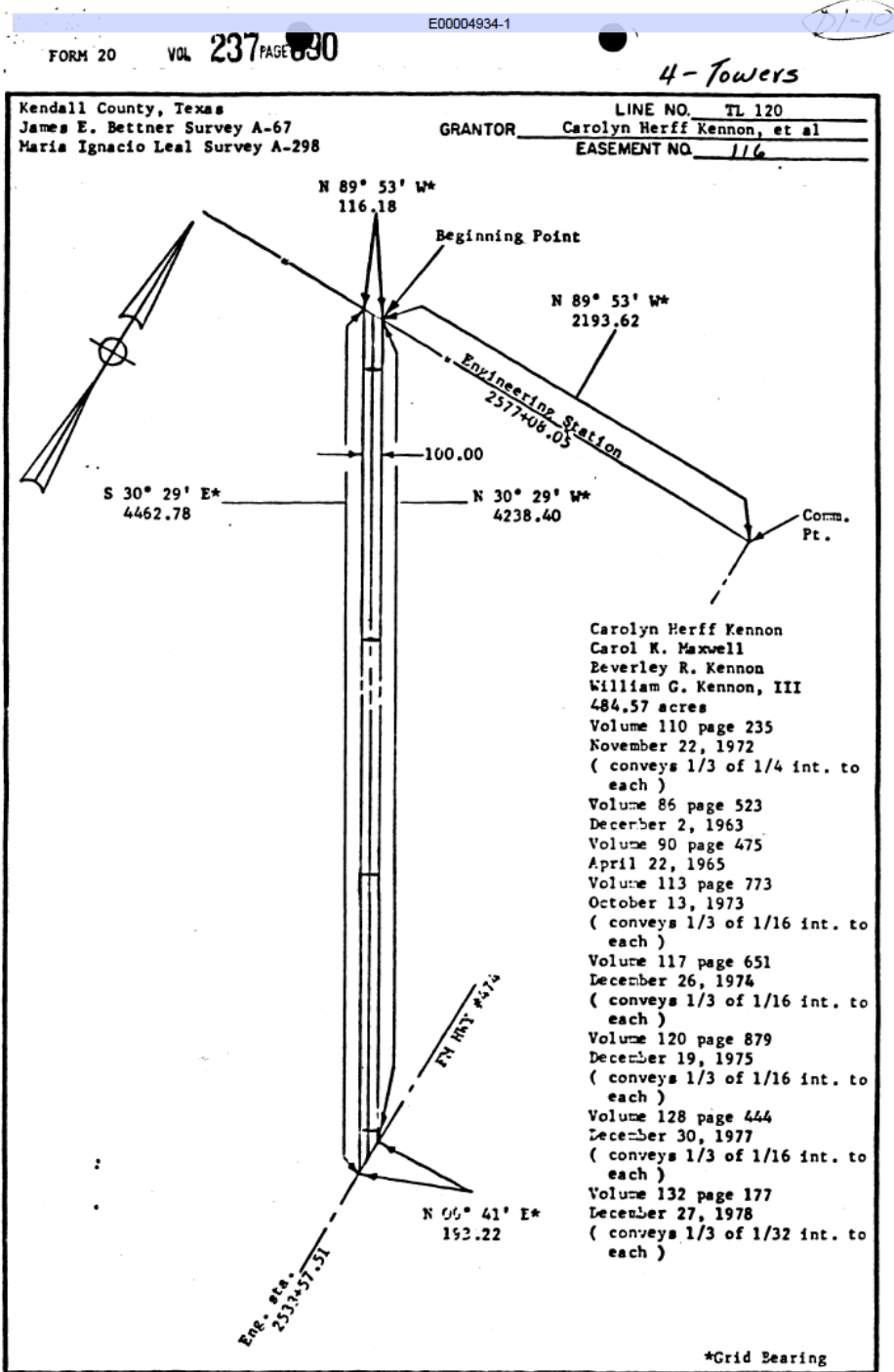


Jesse B. Griffin
63.15 acres
Volume 117 page 749
January 2, 1975
(conveys 0.23 interest)
Volume 115 page 880
June 28, 1974
(conveys 0.77 interest)

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 115
SCALE: 1"=400' DATE / / GRANTOR Jesse B. Griffin

EXHIBIT 1
Page 4 of 15



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 116

SCALE: 1"=600' DATE / / GRANTOR Carolyn Herff Kennon, et al

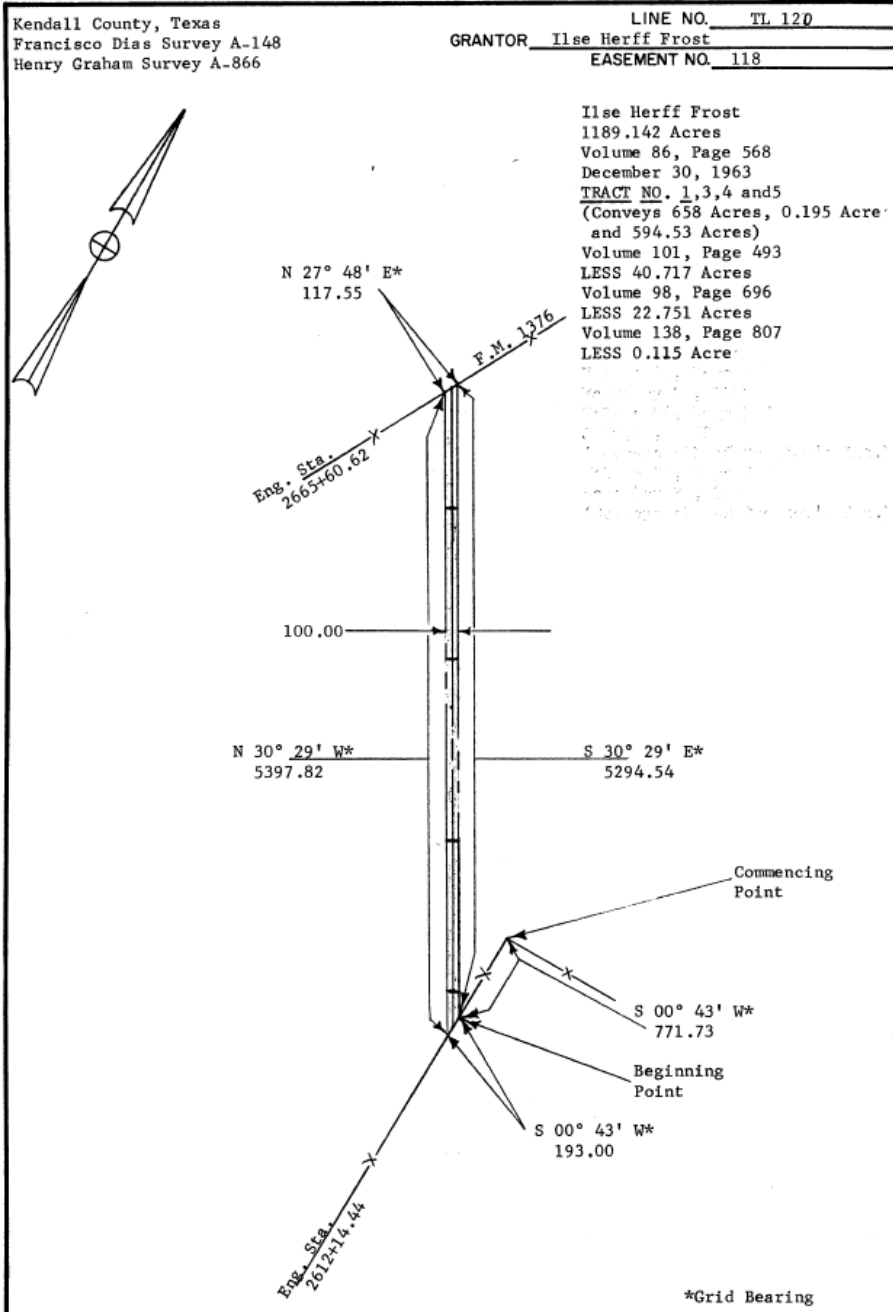
EXHIBIT B-1

EXHIBIT 1
Page 5 of 15

E00004951-1

FORM 20

4-Towers



LINE NO. TL 120
GRANTOR Ilse Herff Frost
EASEMENT NO. 118

Ilse Herff Frost
1189.142 Acres
Volume 86, Page 568
December 30, 1963
TRACT NO. 1,3,4 and 5
(Conveys 658 Acres, 0.195 Acre,
and 594.53 Acres)
Volume 101, Page 493
LESS 40.717 Acres
Volume 98, Page 696
LESS 22.751 Acres
Volume 138, Page 807
LESS 0.115 Acre

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A -96

018215

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 118

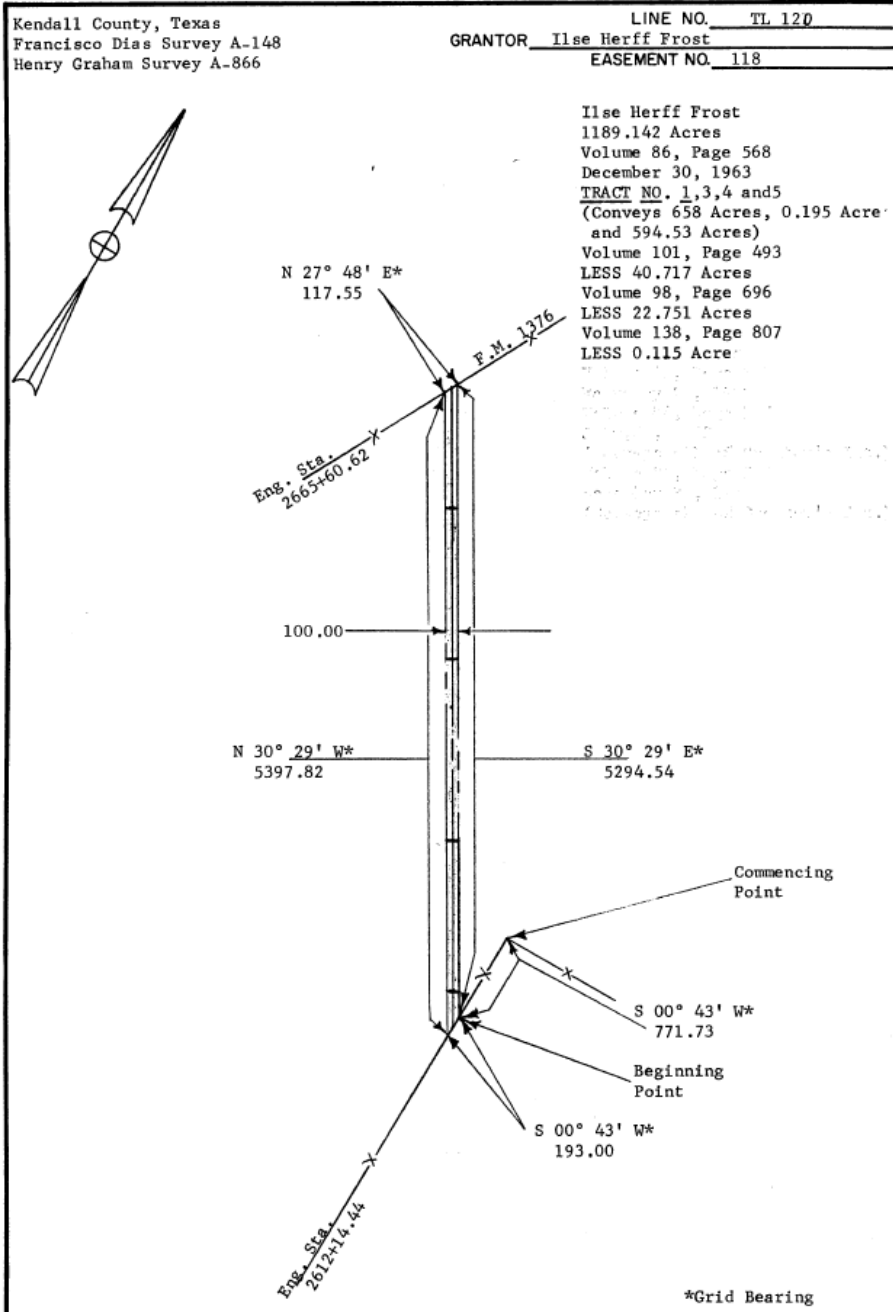
SCALE: 1"=1000' DATE / / GRANTOR Ilse Herff Frost

EXHIBIT 1
Page 6 of 15

E00004951-1

FORM 20

4-Towers



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A -96

018215

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 118

SCALE: 1"=1000' DATE / / GRANTOR Ilse Herff Frost

EXHIBIT 1
Page 7 of 15

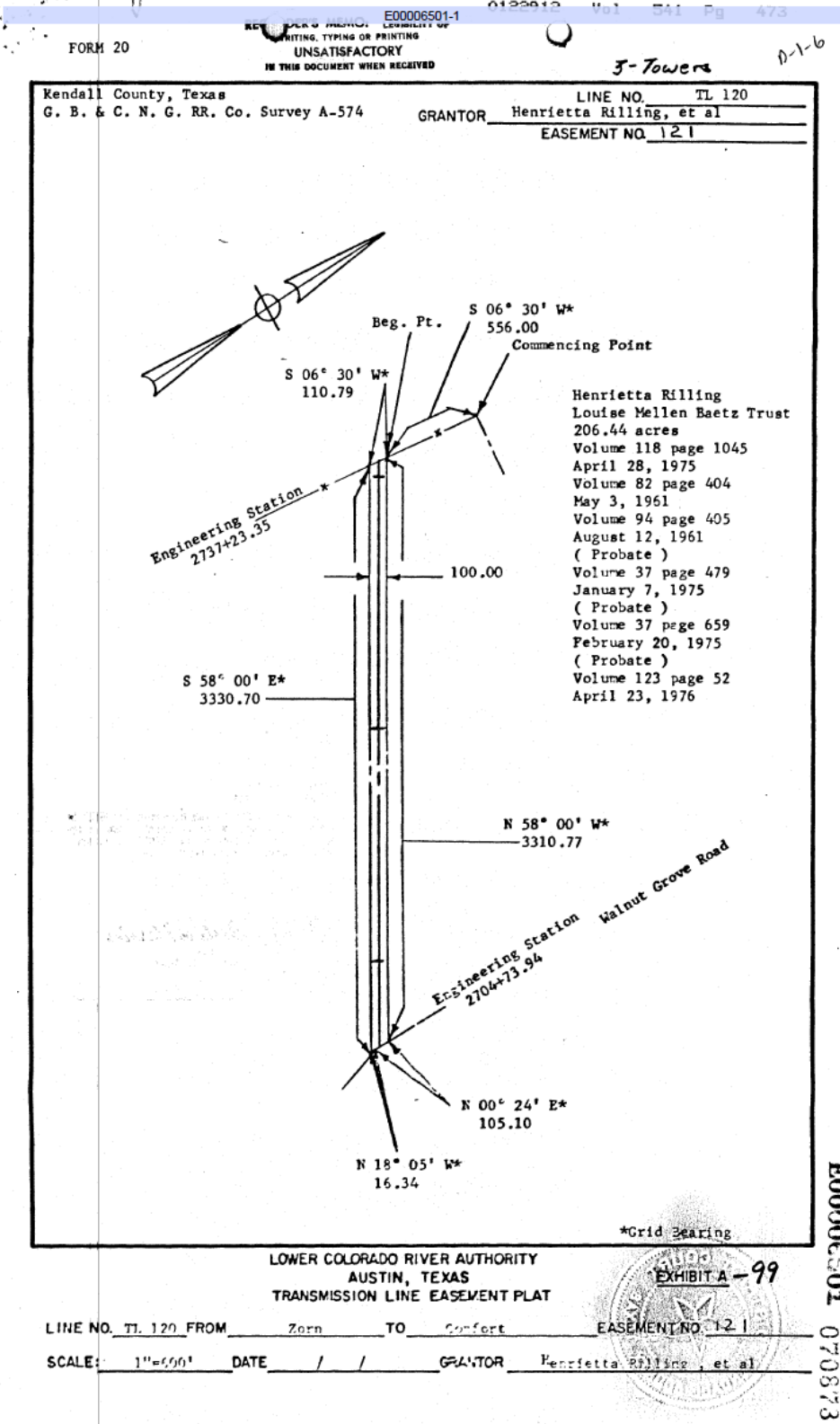
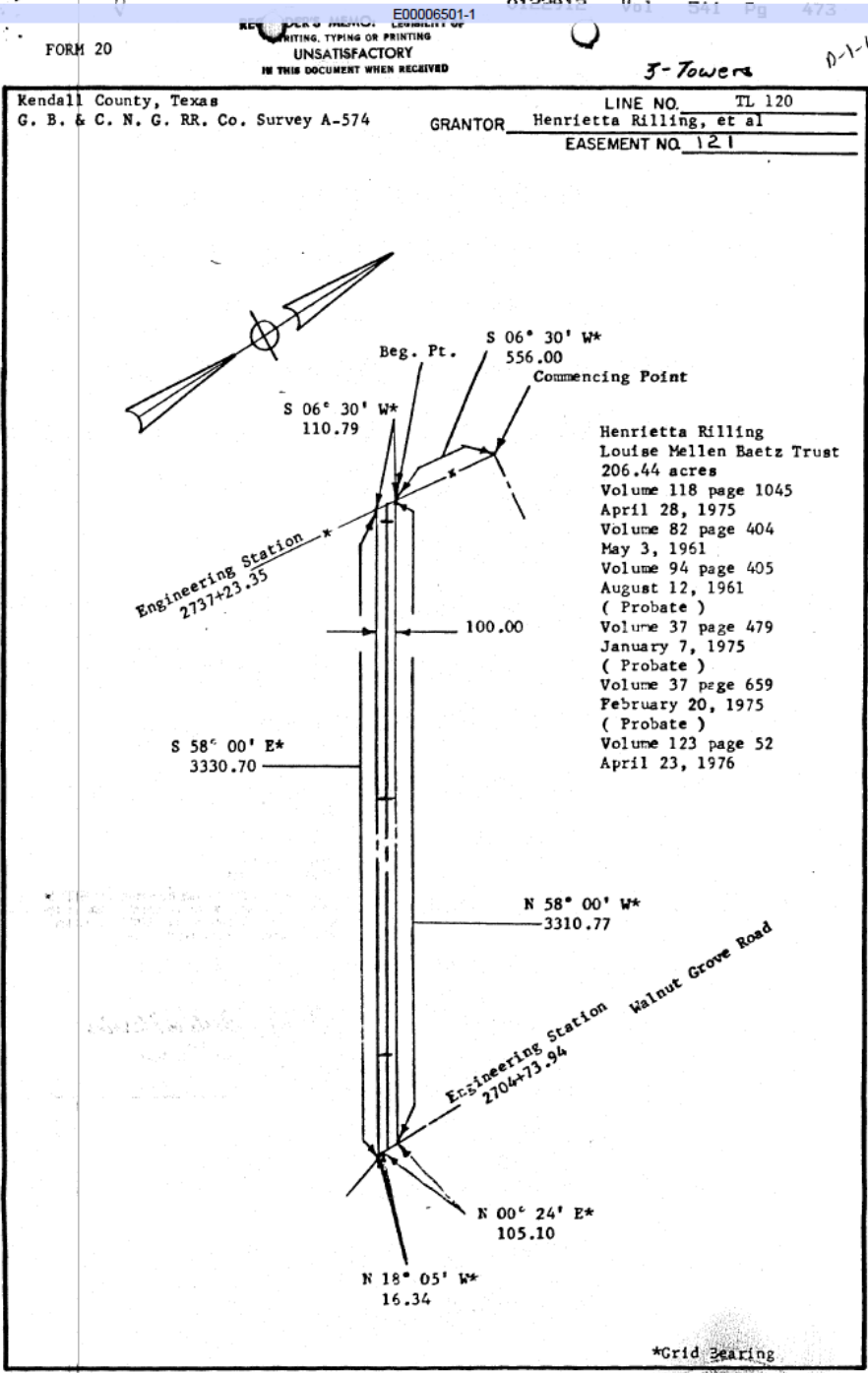


EXHIBIT 1
Page 8 of 15



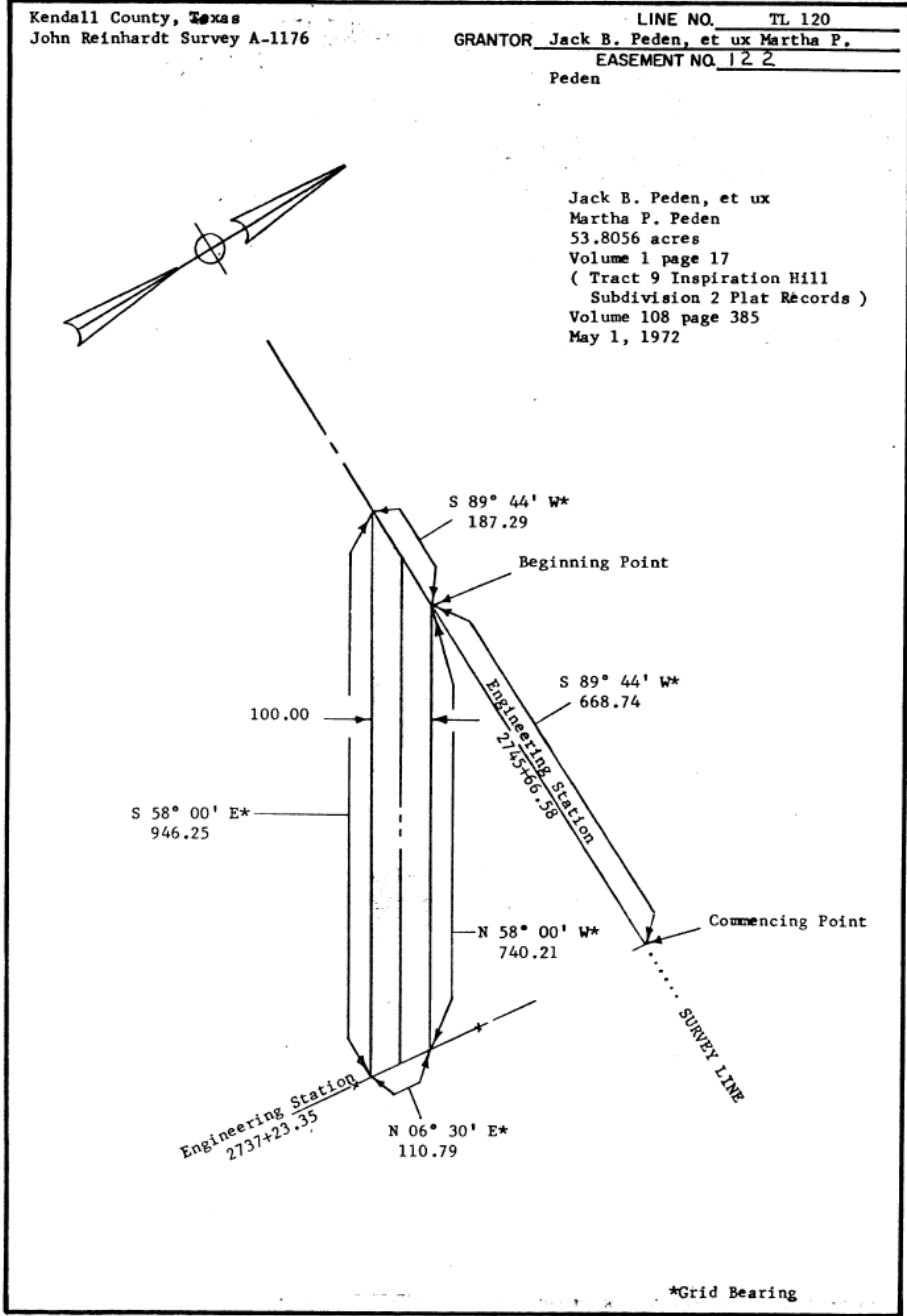
Henrietta Rilling
Louise Mellen Baetz Trust
206.44 acres
Volume 118 page 1045
April 28, 1975
Volume 82 page 404
May 3, 1961
Volume 94 page 405
August 12, 1961
(Probate)
Volume 37 page 479
January 7, 1975
(Probate)
Volume 37 page 659
February 20, 1975
(Probate)
Volume 123 page 52
April 23, 1976

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 121
SCALE: 1"=600' DATE / / GRANTOR Henrietta Rilling, et al

E00006501 070873

EXHIBIT 1
Page 9 of 15



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT **EXHIBIT A**

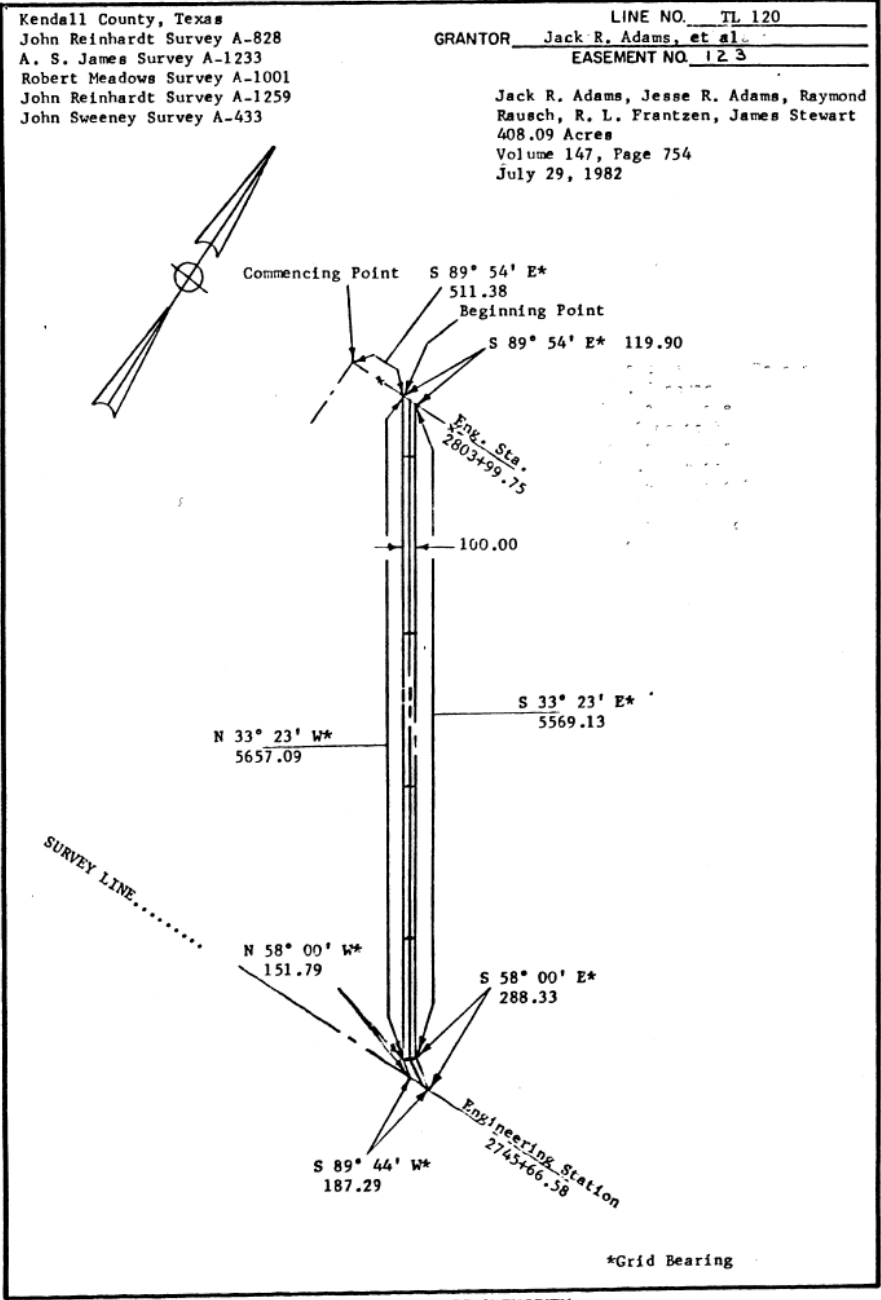
LINE NO. TL 120 FROM Zorn TO Comfort EASEMENT NO. 122
SCALE: 1"=200' DATE / / GRANTOR Jack B. Peden, et ux Martha P. Peden

EXHIBIT 1

270 476
FORM 20

E00004910-1

5-Towers



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123

SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

013 7 00013 24

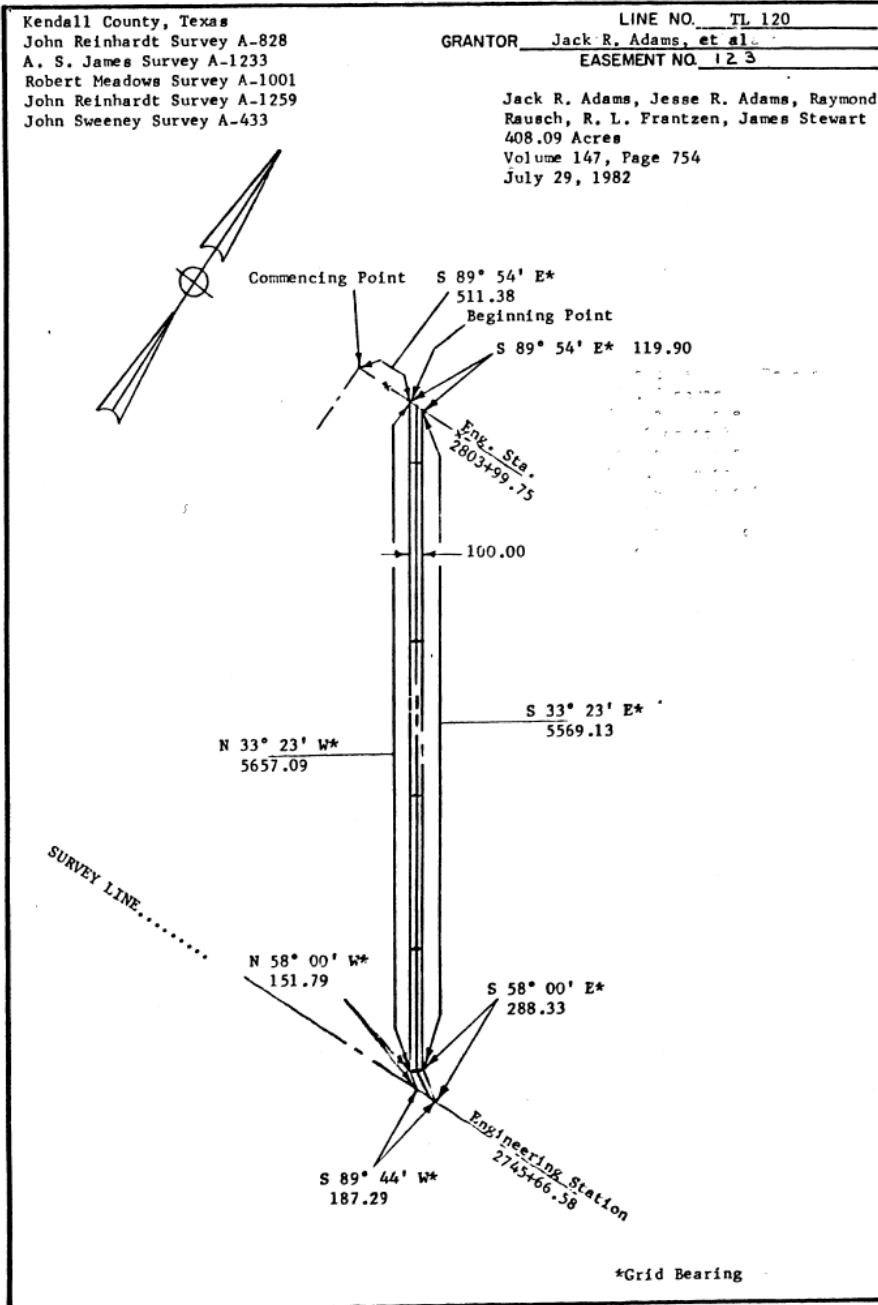
EXHIBIT A

EXHIBIT 1
Page 11 of 15

FORM 20

E00004910-1

5-Towers



Kendall County, Texas
John Reinhardt Survey A-828
A. S. James Survey A-1233
Robert Meadows Survey A-1001
John Reinhardt Survey A-1259
John Sweeney Survey A-433

LINE NO. TL 120
GRANTOR Jack R. Adams, et al.
EASEMENT NO. 123

Jack R. Adams, Jesse R. Adams, Raymond Rausch, R. L. Frantzen, James Stewart
408.09 Acres
Volume 147, Page 754
July 29, 1982

LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123

SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

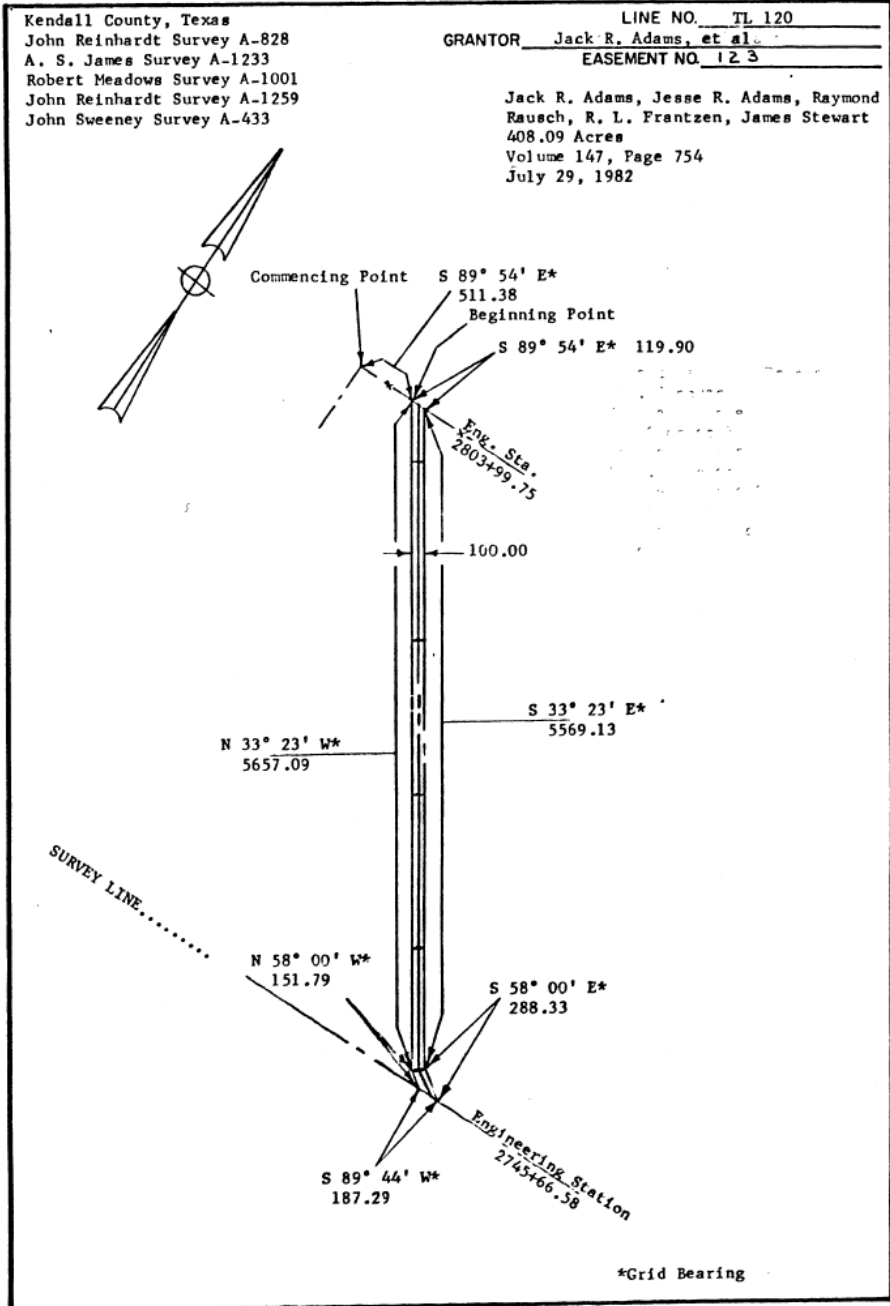
03 2 0001 24

EXHIBIT A

EXHIBIT 1
Page 12 of 15

276-476 E00004910-1
FORM 20

5-Towers



Kendall County, Texas
John Reinhardt Survey A-828
A. S. James Survey A-1233
Robert Meadows Survey A-1001
John Reinhardt Survey A-1259
John Sweeney Survey A-433

LINE NO. TL 120
GRANTOR Jack R. Adams, et al.
EASEMENT NO. 123
Jack R. Adams, Jesse R. Adams, Raymond Rausch, R. L. Frantzen, James Stewart
408.09 Acres
Volume 147, Page 754
July 29, 1982

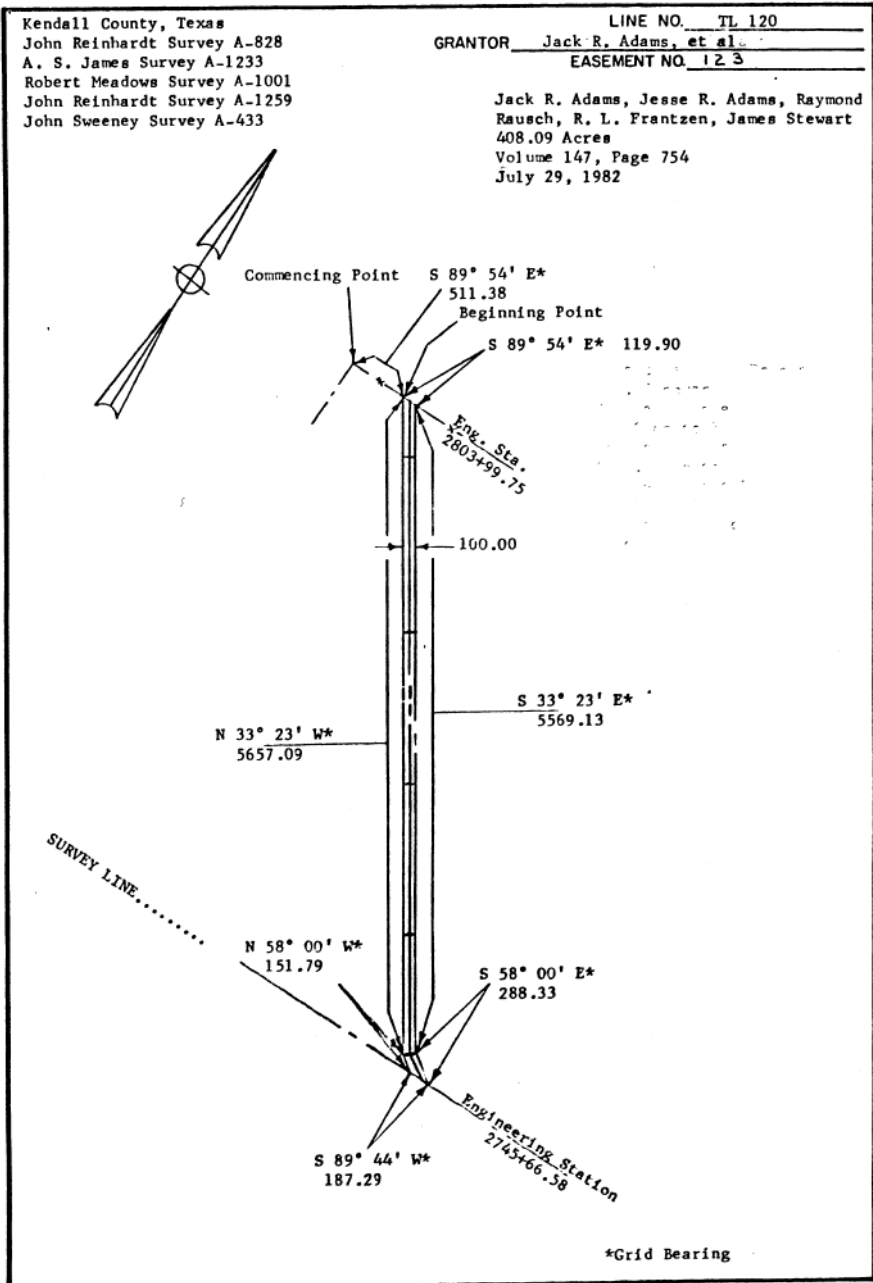
LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123
SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

EXHIBIT A

EXHIBIT 1
Page 13 of 15

276-476
FORM 20
E00004910-1
5-Towers



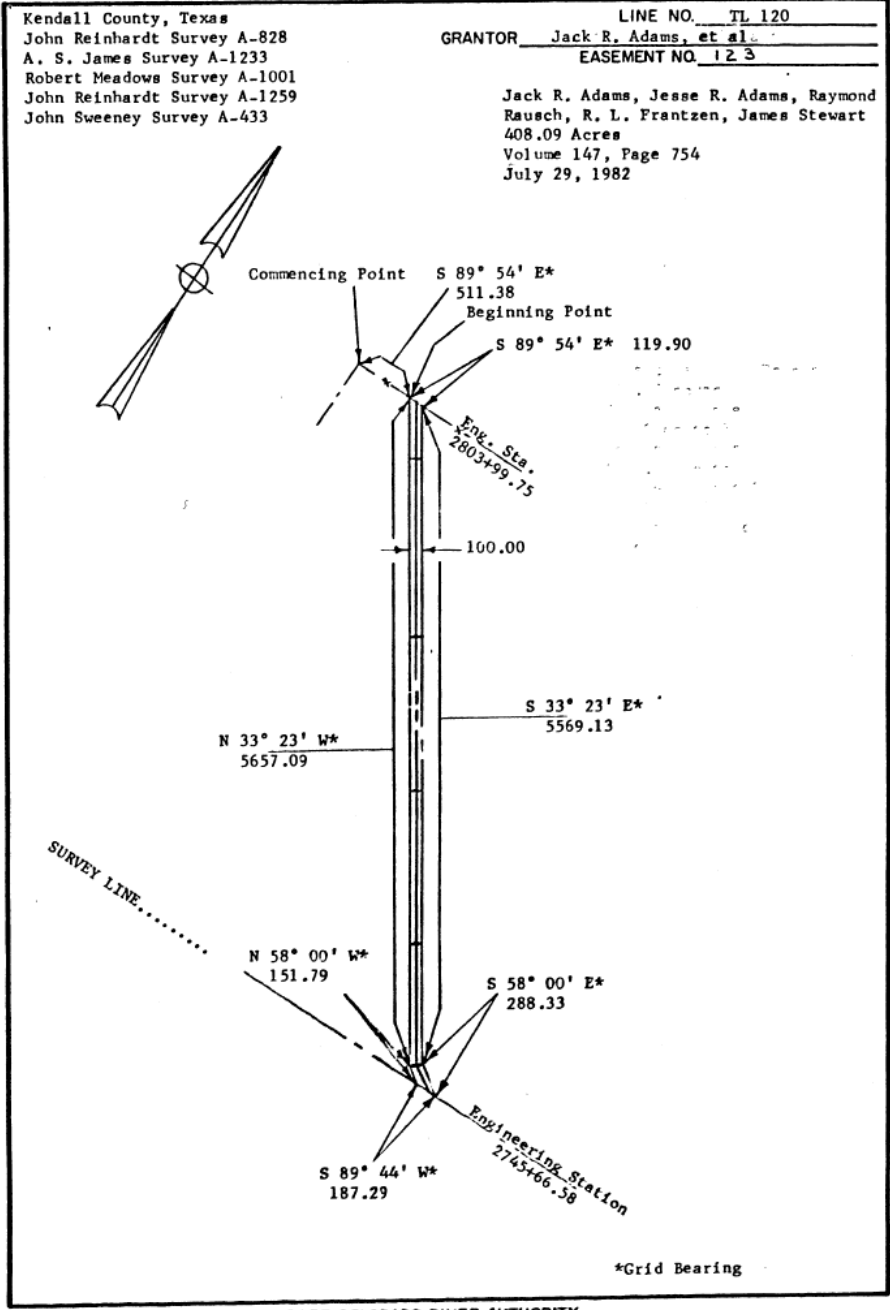
LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT
EXHIBIT A

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123
SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

EXHIBIT A

EXHIBIT 1

Page 14 of 15



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT

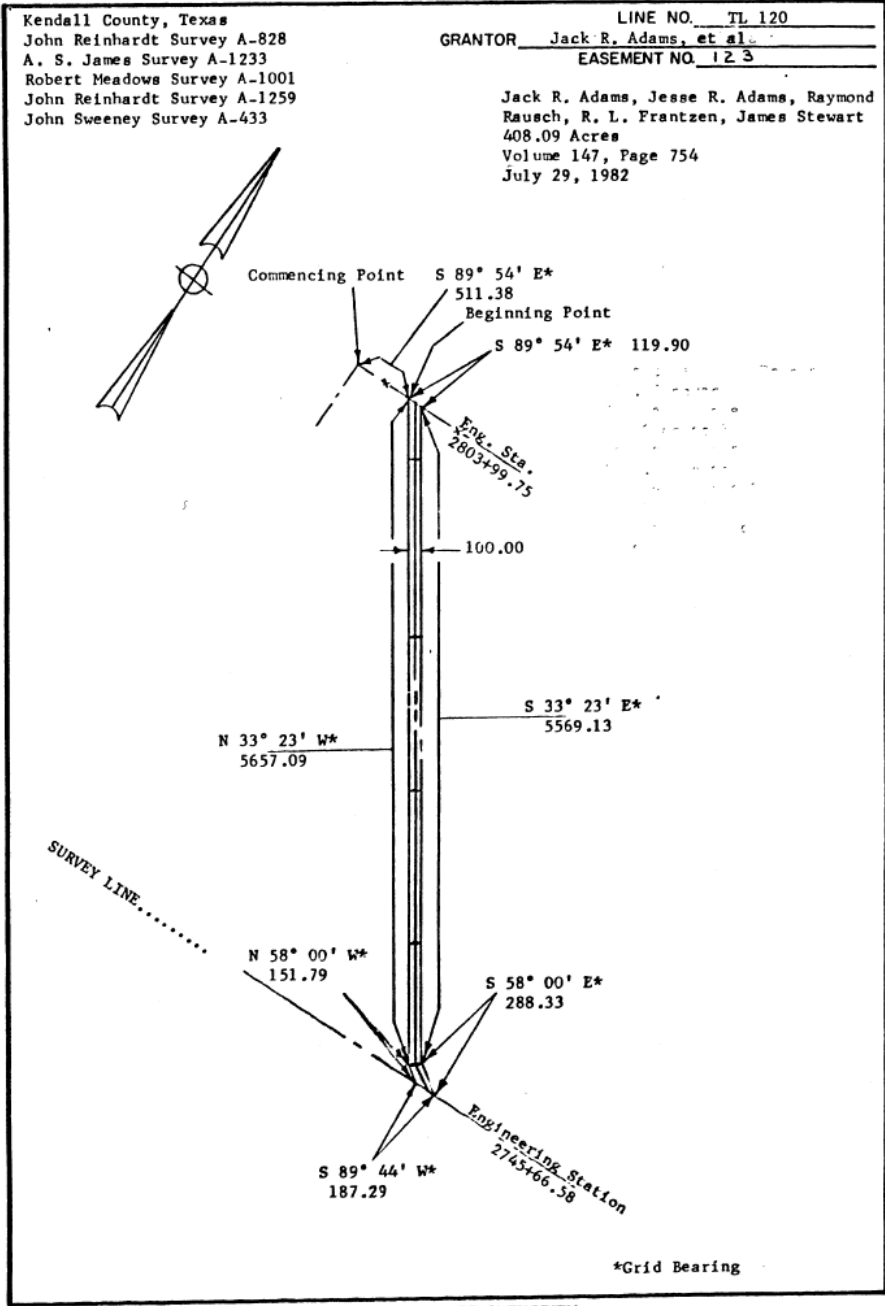
LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123
SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

EXHIBIT A

EXHIBIT 1

Page 15 of 15

076-176 E00004910-1 FORM 20 *5-Towers*



LOWER COLORADO RIVER AUTHORITY
AUSTIN, TEXAS
TRANSMISSION LINE EASEMENT PLAT **EXHIBIT A**

LINE NO. TL 120 FROM Zorn TO Confort EASEMENT NO. 123

SCALE: 1"=1000' DATE / / GRANTOR Jack R. Adams, et al.

037 0000 24

EXHIBIT A

FOR ACTION

10. Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall and Gillespie Counties

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) 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 uses LCRA Transmission Services Corporation to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220.20 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the LCRA Broadband Program project.

Summary

LCRA TSC proposes to acquire communication rights, including the facilitation of broadband services, in Kendall and Gillespie counties for the LCRA Broadband Program project. Paul Hornsby and Company performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

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

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

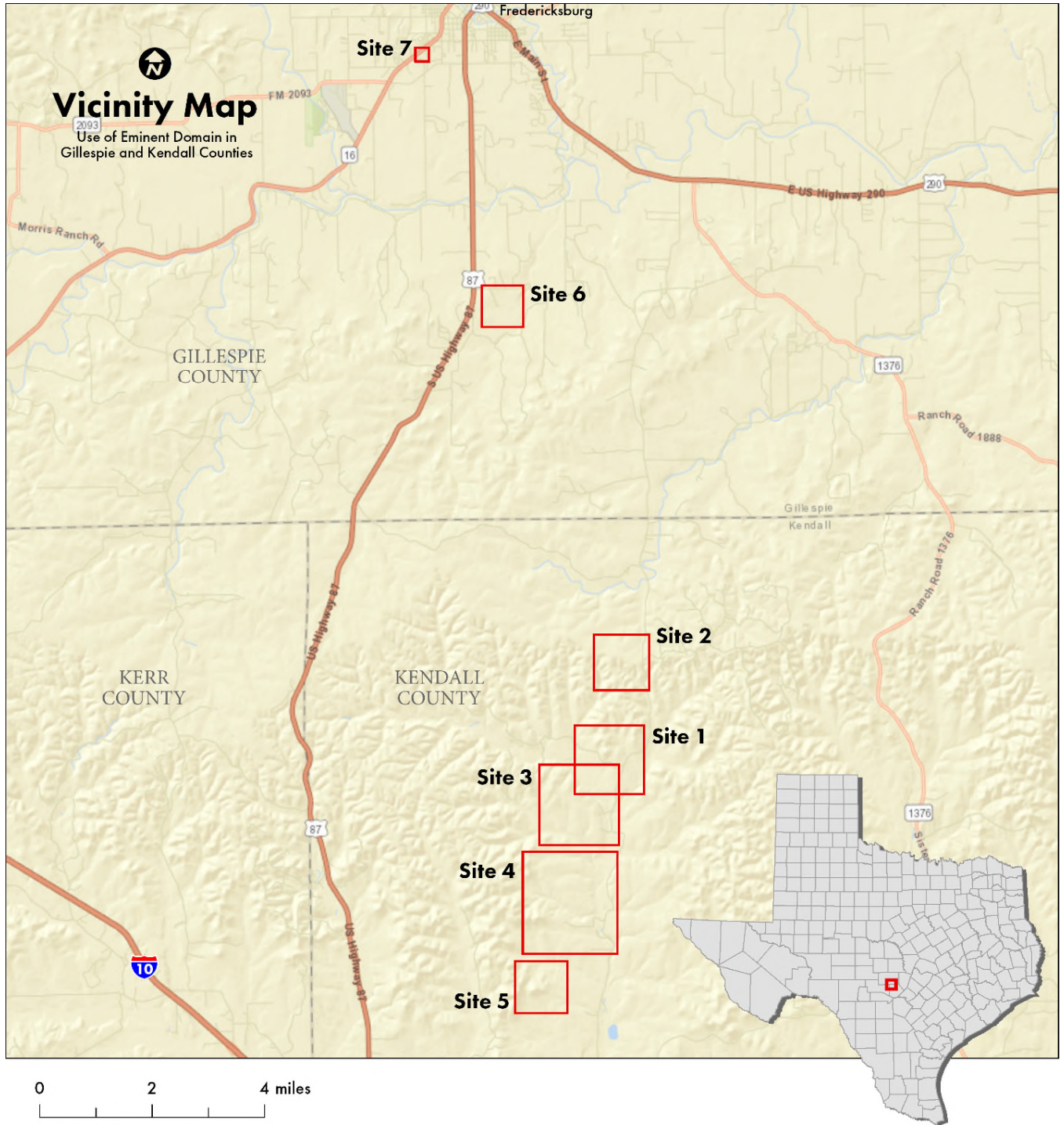
Presenter(s)

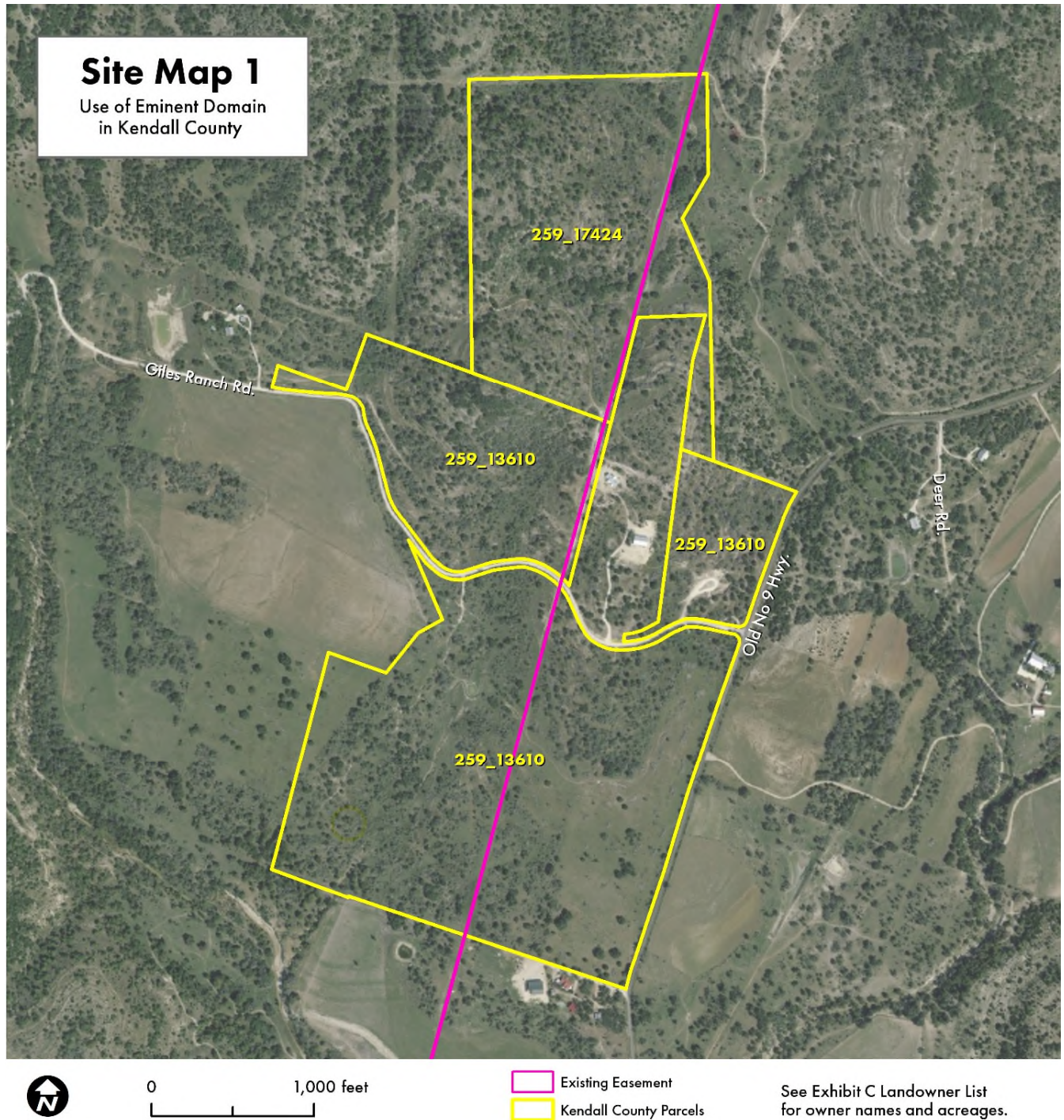
Mark Sumrall
Vice President, Real Estate Services

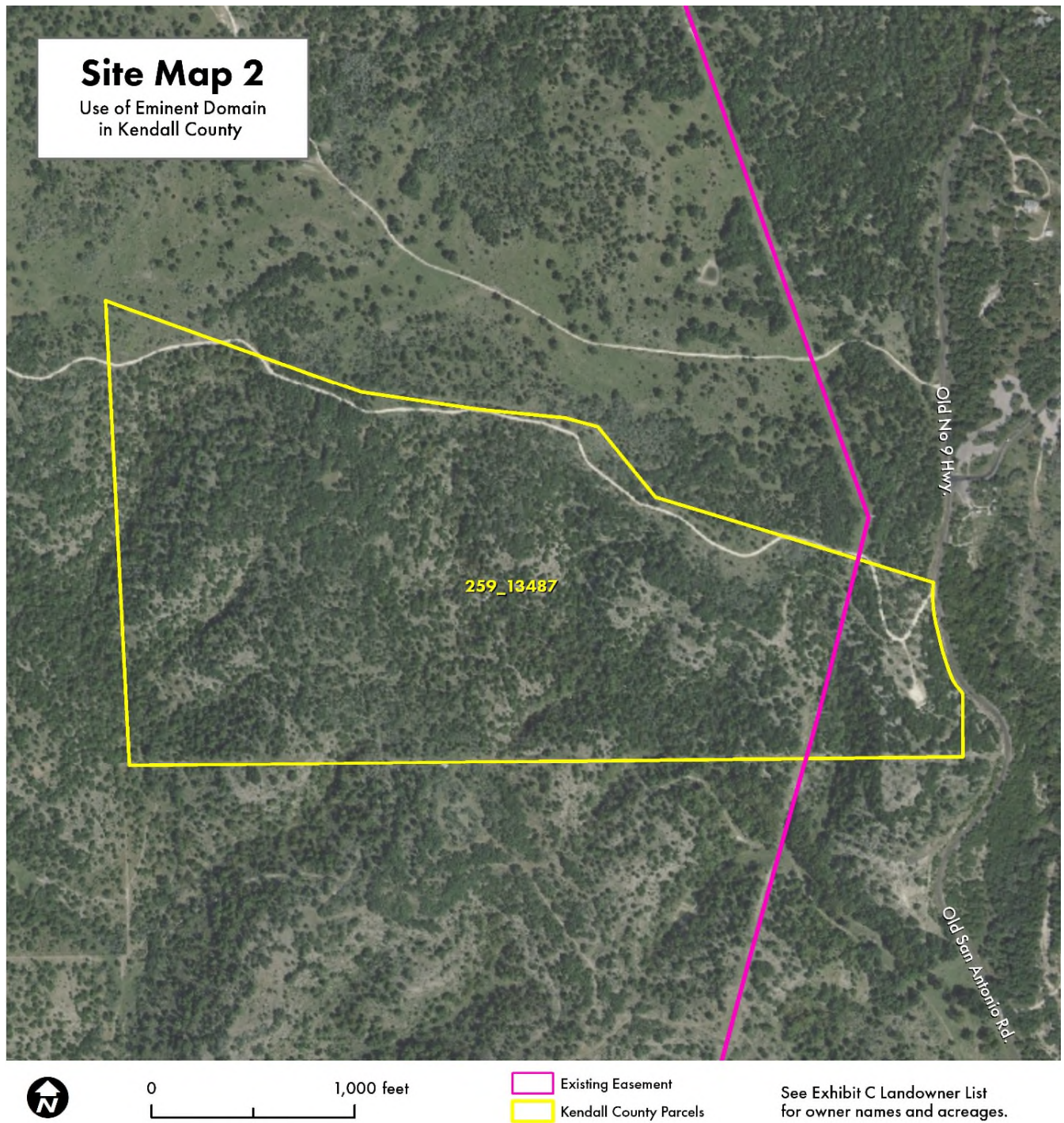
Exhibit(s)

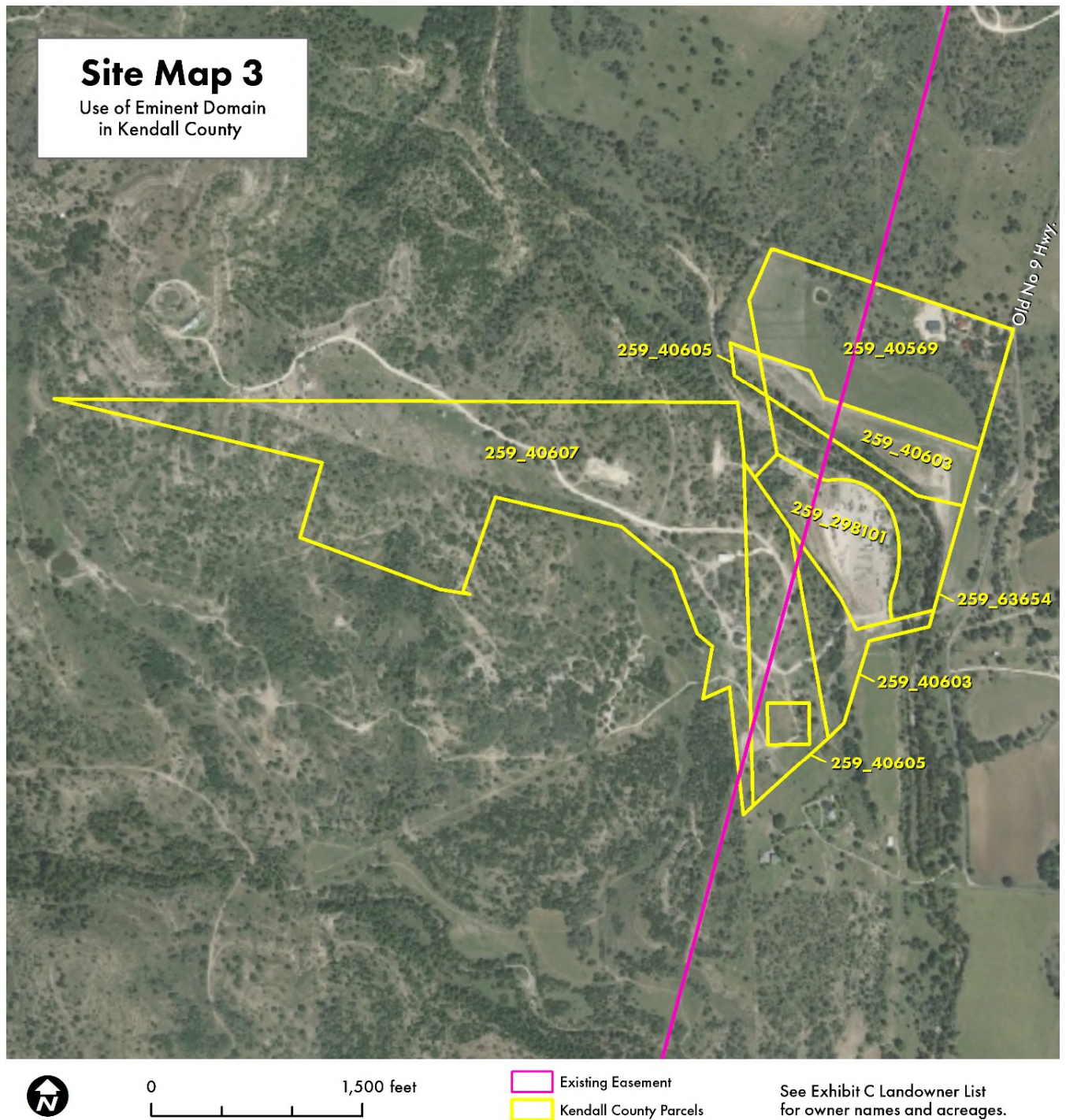
- A – Vicinity Map
- B – Site Maps
- C – Landowner List
- D – Resolution
- 1 – Property Descriptions

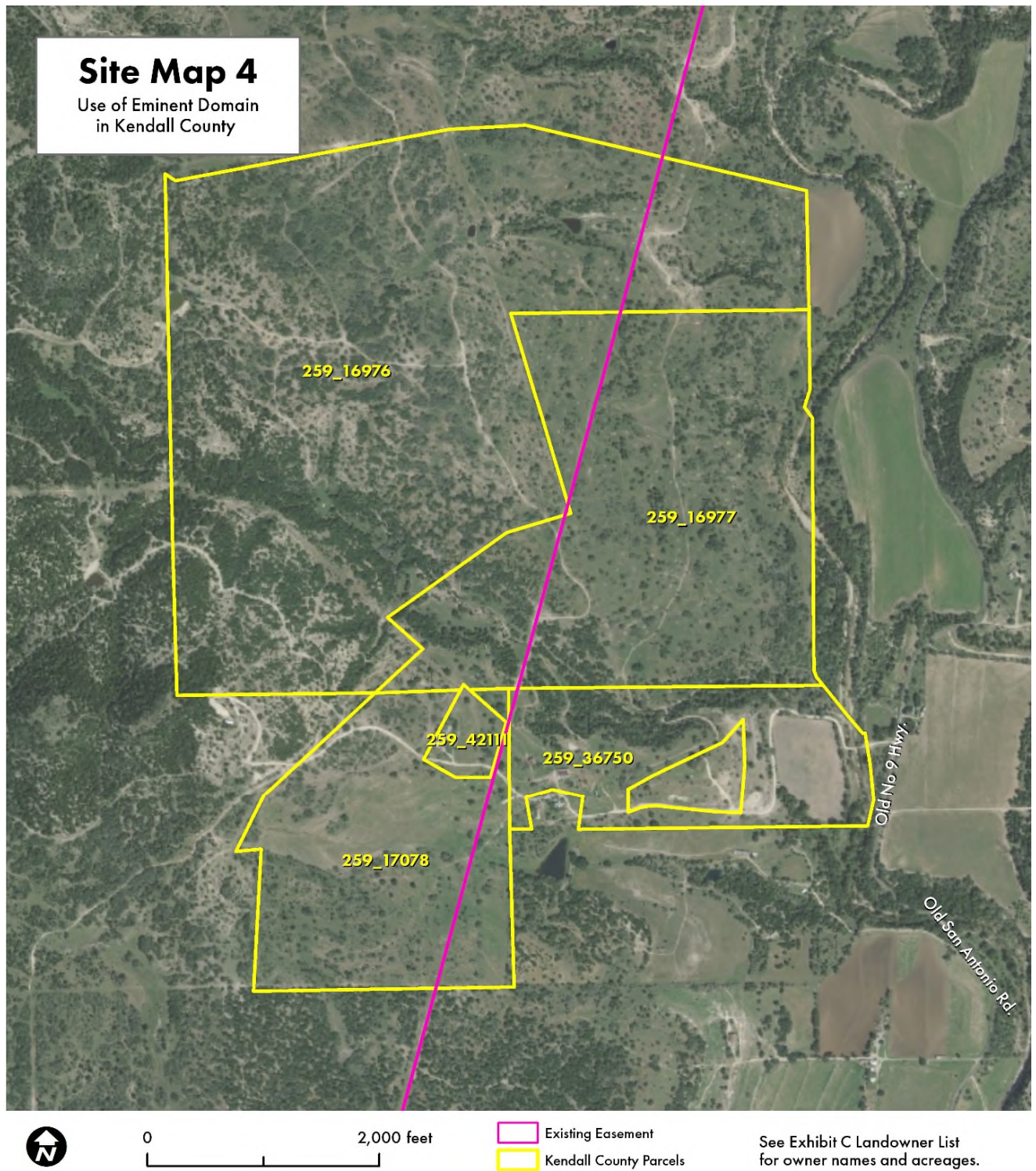
EXHIBIT A

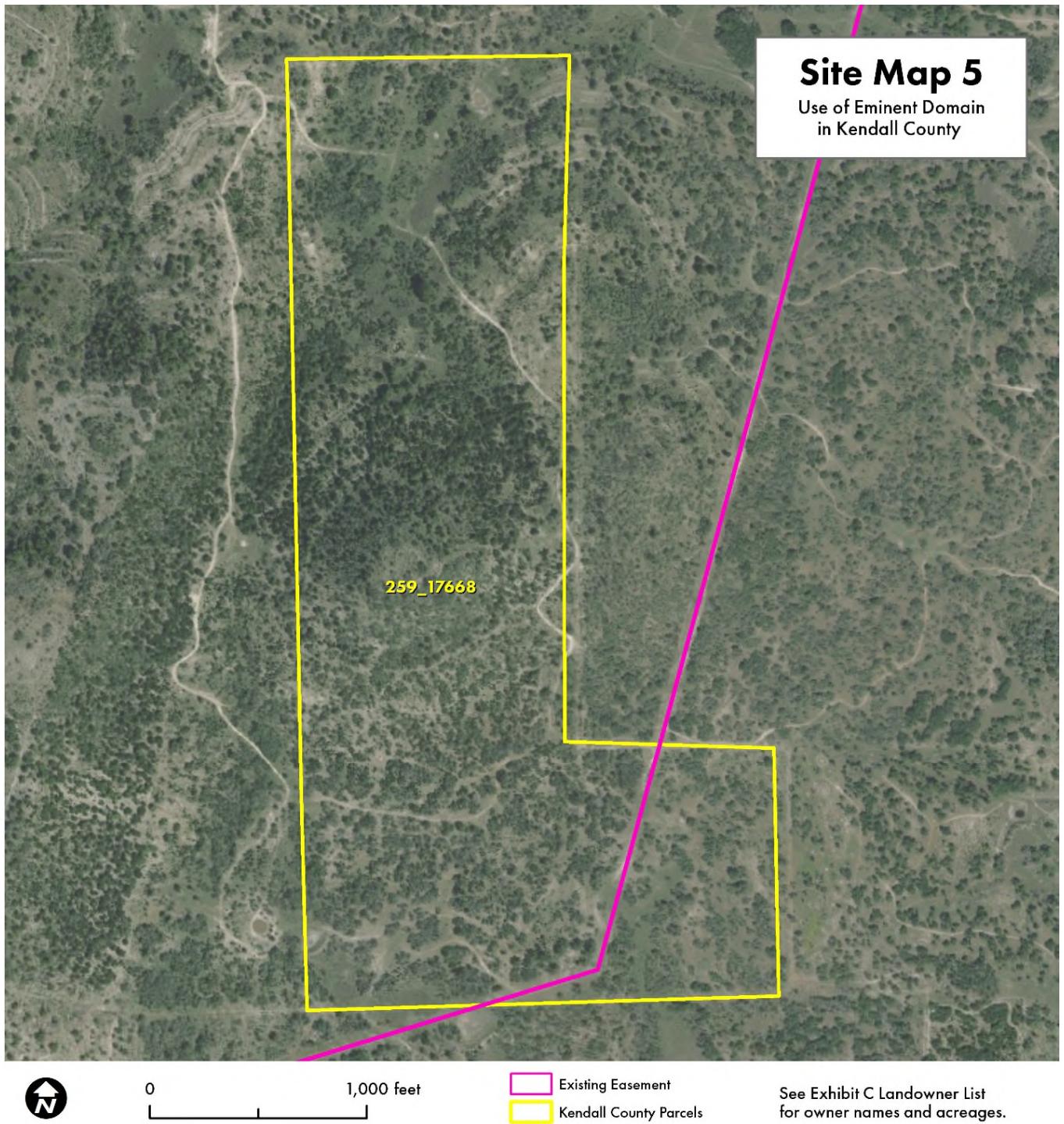


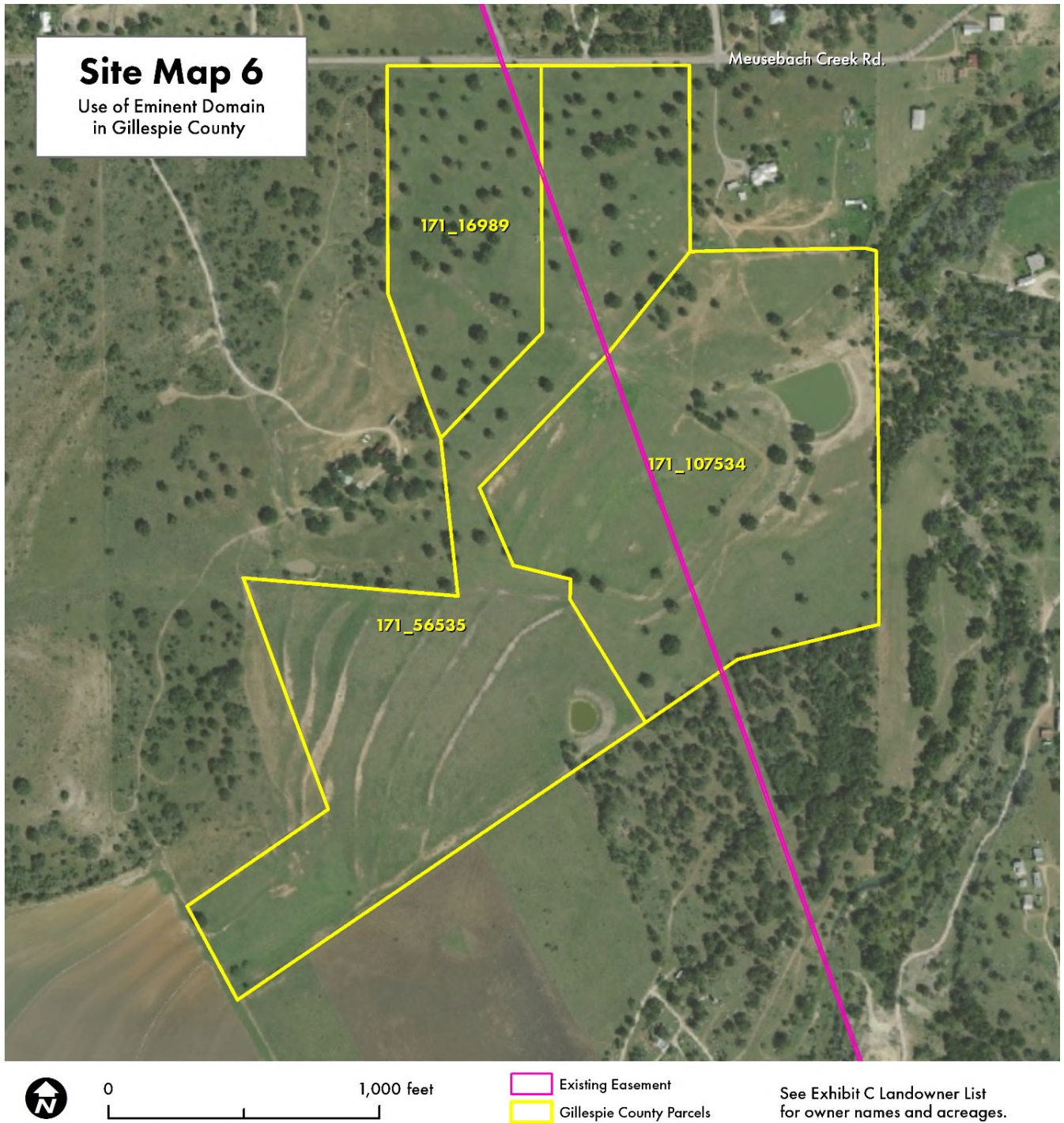


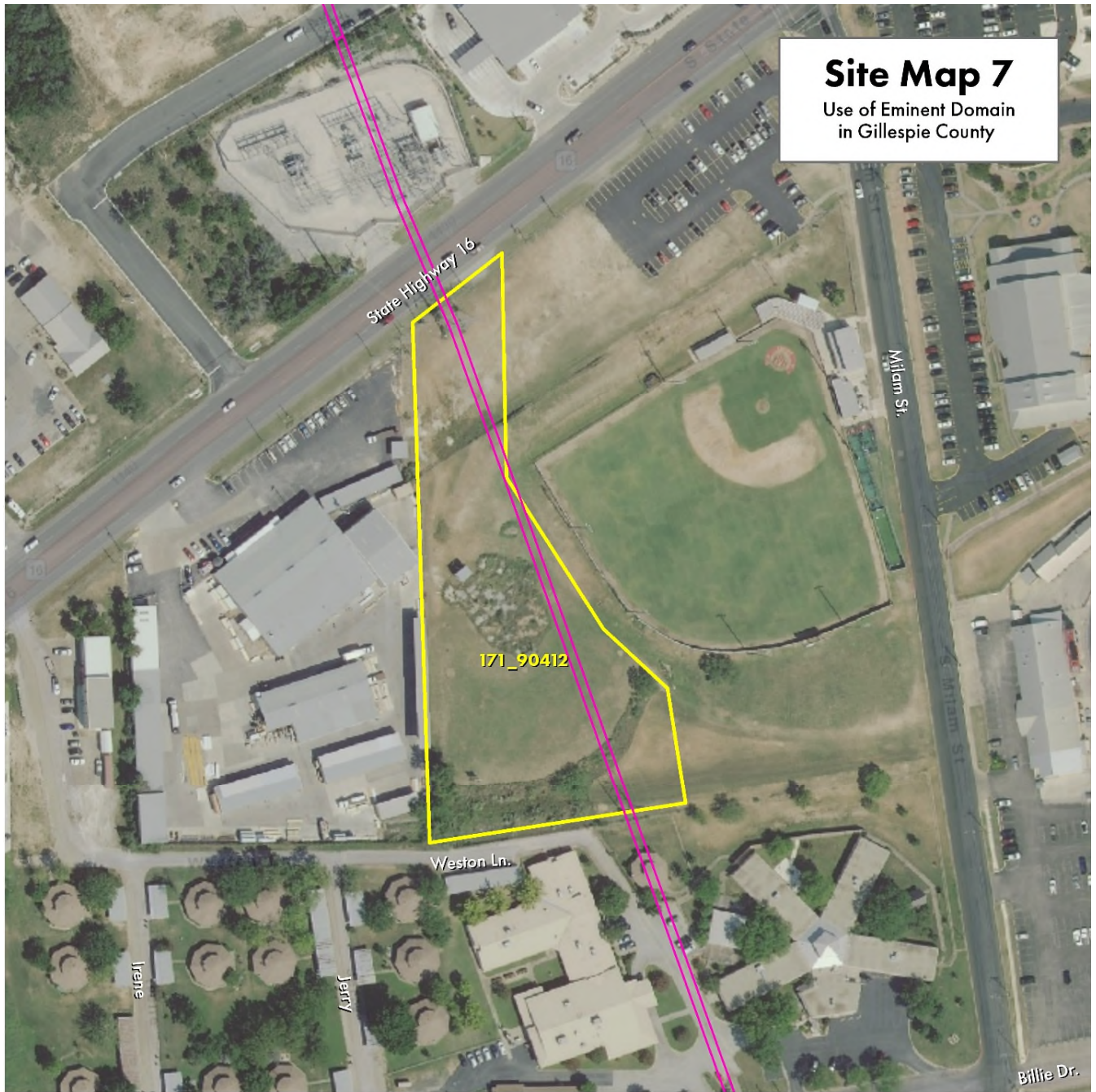












Site Map 7
Use of Eminent Domain
in Gillespie County



0 400 feet

- Existing Easement
- Gillespie County Parcels

See Exhibit C Landowner List
for owner names and acreages.

EXHIBIT C

Page 1 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_13610	Barbara N. and Carl Ernst	162.25 acres	Third-Party Communication	7.29 acres	Kendall	\$3,104
259_17424	Barbara N. and Carl Ernst	57.39 acres	Third-Party Communication	4.81 acres	Kendall	\$2,048
259_13487	JK Outfitters, LLC	148.14 acres	Third-Party Communication	2.33 acres	Kendall	\$753
259_40569	Alex Seidensticker, BS and SSS Investments LLC	34.30 acres	Third-Party Communication	2.06 acres	Kendall	\$1,720
259_40603	Harry and Mary Louise Seidensticker	29.746 acres	Third-Party Communication	0.92 acre	Kendall	\$380
259_40605	Harry and Mary Louise Seidensticker	14.47 acres	Third-Party Communication	2.84 acres	Kendall	\$1,174
259_40607	Harry and Mary Louise Seidensticker	96.195 acres	Third-Party Communication	0.75 acre	Kendall	\$310
259_63654	Burt Seidensticker	13.829 acres	Third-Party Communication	0.67 acre	Kendall	\$432
259_298101	Burt Seidensticker BS and SSS Holdings LLC	13.739 acres	Third-Party Communication	1.14 acres	Kendall	\$735
259_16976	Julia M Seidensticker	381.50 acres	Third-Party Communication	3.42 acres	Kendall	\$4,112
259_16977	Paul and Betty Seidensticker	203.20 acres	Third-Party Communication	7.5 acres	Kendall	\$1,542

EXHIBIT C

Page 2 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
259_17078	Paul and Betty Seidensticker	114.09 acres	Third-Party Communication	5.18 acres	Kendall	\$1,065
259_36750	Paul and Betty Seidensticker	66.80 acres	Third-Party Communication	0.67 acre	Kendall	\$137
259_42111	Paul and Betty Seidensticker	7.90 acres	Third-Party Communication	0.32 acre	Kendall	\$66
259_17668	Julia Seidensticker	185.00 acres	Third-Party Communication	3.67 acres	Kendall	\$754
171_56535	Whitewood	46.94 acres	Third-Party Communication	1.64 acres	Gillespie	\$1,263
171_16989	Whitewood	15.00 acres	Third-Party Communication	0.95 acre	Gillespie	\$665
171_107534	Geistweidt	40.02 acres	Third-Party Communication	2.86 acres	Gillespie	\$2,009
171_90412	Lanoga Corporation	2.74 acres	Third-Party Communication	1.27 acres	Gillespie	\$4,889

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT AMENDMENTS NECESSARY TO PROVIDE, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE KENDALL TO FREDERICKSBURG (T120) 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 AND GILLESPIE COUNTIES FOR TRANSMISSION LINE EASEMENT AMENDMENTS.

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

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

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

EXHIBIT D

Page 2 of 2

further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the properties, and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

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

E0000086-8

(D84)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Walter & Otto Barth of Kendall County, Texas, for and in consideration of the sum of Five Hundred Dollars \$500.00 DOLLARS to us cash in hand paid by WEST TEXAS UTILITIES COMPANY, a private Corporation, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby bargain, sell and convey unto the said WEST TEXAS UTILITIES COMPANY, a private corporation, its successors and assigns, an easement and right of way across the following described real estate situated in Kendall County, Texas, with the right to construct, operate, 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:

See attached sheets for description of lands

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

Beginning at a point in the S. B. line of the above described property 1038.0 feet W of the S. E. corner, thence N 15° 33' E 1890.9 feet across said property to a point in the N. B. line, 951.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 14th day of July, A. D. 1926

Walter Barth
Otto Barth

THE STATE OF TEXAS,

COUNTY OF _____

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

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority on this day personally appeared Otto Barth and Walter Barth ^{brother} his ^{brother} wife both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Walter Barth ^{brother} ^{brother} wife of Otto Barth ^{him} having been examined by me privily and apart from ^{his brother} and having the same fully explained to ^{him} the said _____

Walter Barth acknowledged such instrument to be ^{his} act and deed, and ^{he} declared that ^{he} had willingly signed the same for the purposes and consideration therein expressed, and that ^{he} did not wish to retract it.

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

Walter Barth
Otto Barth
Walter Barth
Otto Barth

001 00738

E00000066-30

D30-1

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Erwin Marquart of KENDALL County, Texas, for and in consideration of the sum of Five Hundred and 37/100 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:

Situated in Kendall County Texas and being in the J. Rausch Survey # 299 abut # 11, the J. Rausch Survey # 67, abut # 28 and the G.C. & S.F. RR. Survey # 537 abut # 1075.

Said Easement along which said line of transmission extends is described as follows:
Beginning at point in the N. 1/4 line of the above described property, 1472.0 feet W of the N. E. corner, thence S 20° - 40' E 6973.7 feet thence S 15° - 39' E 1172.3 feet across said property to point in the S. E. line, 828 feet W of S. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hand and seal this 15th day of August, A. D. 1926

Erwin Marquart
Christine Marquart

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Erwin Marquart and Christine Marquart, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Christine Marquart, wife of Erwin Marquart having been examined by me privily and apart from her husband, and having the same fully explained to her, the said Christine Marquart acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

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

Ed Miller
Notary Public

001 001827

EXHIBIT 1

E00000066-39

(D39-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas Seidensticker of Kendall County, Texas, for and in consideration of the sum of \$100 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 fol-

lowing 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:

see attached sheets for field notes of lands crossed.

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

beginning at a point in the N.B. line of said property 3287.6 feet N of the S.E. corner of a tract of land owned by Chocklamstein thence N 78° 15' 12" 2212.6 feet thence N 15° 39' 1043.4 feet to a point in the N.B. line, 604.2 feet W of a N.E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 25th day of June, A. D. 1926.

Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,

COUNTY OF _____

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

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 _____ day of _____, A. D. 19____

THE STATE OF TEXAS,

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker ^{brother} his ~~brother~~ both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker ^{brother} of Chas Seidensticker having been examined by me privily and apart from ~~the other~~, and having the same fully explained to ~~me~~ the said Henry Seidensticker acknowledged such instrument to be ~~his~~ act and deed, and ~~he~~ declared that ~~he~~ had willingly signed the same for the purposes and consideration therein expressed, and that ~~he~~ did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926.

Ed Hollis, J. Sheriff Texas
Angerwood Street, P.O. Office

001001869

E00000066-40

(040-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas Seidensticker of Kendall County, Texas, for and in consideration of the sum of one thousand & fifty dollars 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:

Said Easement along which said line of transmission extends is described as follows:
Beginning at a point in the S. B. line of the above described property,
2512.8 feet W of the S. E. corner, thence N 15° 39' E 15197.6 feet
across said property to a point in the N. B. line, 7032.0 feet W of the
N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness my hand & seal this the 23rd day of June, A. D. 1926.
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, A. D. 19____.

THE STATE OF TEXAS,
 COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker, having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926.
S. A. Waller, Jr. County Clerk Texas
de. Official Seal of Public
 001001878

E0000066-40

(DHO-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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:

Said Easement along which said line of transmission extends is described as follows:
Beginning at a point in the S. B. line, of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' E, 15197.6 feet across said property to a point in the N. B. line, 1032.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19 _____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 19 26
E. A. Kroll, J. P. Kendall Texas
By Official Authority Public
001001878

E00000066-40

0401

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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:

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

Beginning at a point in the S. B. line of the above described property, 2512.0 feet N. of the S. E. corner, thence N 15° 39' E 151.976 feet across said property to a point in the N. B. line, 1038.0 feet W. of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June A. D. 1926

Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,

COUNTY OF _____

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

knows to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19_____

THE STATE OF TEXAS,

COUNTY OF Kendall

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

and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker

having been examined by me privily and apart from _____, and having the same fully explained to _____, the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926.

J. A. Kroll, J. P. Leonhart Texas
By Officer Public
001001878

E00000066-40

040-1

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas Seidensticker of Kendall County, Texas, for and in consideration of the sum of one thousand & eight hundred 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 trace poles and attach to trees and to maintain the needed guy wires, together with the right of ingress and egress across said property for the above named purposes. Said real estate across which said easement is granted being described as follows:

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

beginning at a point in the S. B. line, of the above described property, 2512.0 feet N. of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N. B. line, 1038.0 feet W. of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1926

Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19 _____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926

J. A. Waller, Jr. Comptroller Texas
By Officer Notary Public
001001878

E00000066-40

(140-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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 fol-

lowing 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:

Said Easement along which said line of transmission extends is described as follows:
beginning at a point in the S. B. line of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N.B. line, 1032.0 feet W of the N.E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23th day of June, A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____
knows to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker
and Henry Seidensticker ^{brother}, his ^{brother}, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker ^{brother} of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker and having the same fully explained to Henry Seidensticker ^{his} acknowledged such instrument to be his act and deed, and he declared that Henry Seidensticker ^{his} he willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926
C. A. Kroll, J. P. Compt. Texas
Ex. Officer Public
001001878

E00000066-40

(040-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty major 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:

Said Easement along which said line of transmission extends is described as follows:
beginning at a point in the S. B. line of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N. B. line, 7038.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker, having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926

C. A. Kroll, Leonport, Texas
By Officer & Notary Public
001001878

E00000066-40

(No 1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry Chas Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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:

Said Easement along which said line of transmission extends is described as follows:
beginning at a point in the S. B. line of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' 25" E, 15197.6 feet across said property to a point in the N. B. line, 1038.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, his the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926
S. A. Wall, Jr. Comptroller Public
001001878

E0000066-40

(040-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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:

Said Easement along which said line of transmission extends is described as follows:
Beginning at a point in the S. B. line of the above described property, 2512.8 feet W. of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N. B. line, 1038.0 feet W. of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June, A. D. 1926

Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, A. D. 19____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926

C. A. Koller, Jr. Compt. Texas
Ex. Officer Notary Public
001001878

E00000066-40

040-1

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one thousand & eighty dollars 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:

Said Easement along which said line of transmission extends is described as follows:
Beginning at a point in the S. B. line of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N. B. line, 1032.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness our hands this the 23rd day of June A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, A. D. 19 _____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker, he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 19 26.

C. A. Kull
Notary Public
001001878

E00000066-40

(540-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas. Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & eighty 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 fol-

lowing 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:

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

Beginning at a point in the S. B. line of the above described property, 2512.0 feet W of the S. E. corner, thence N 15° 39' 21" E 15197.6 feet across said property to a point in the N. B. line, 1032.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness my hands this 23rd day of June, A. D. 1926.

Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____.

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker, his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker, brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to me the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June, A. D. 1926.

C. A. Wall
County Clerk, Kendall Texas
Ex. Officer Notary Public
001001878

E00000066-40

(040-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Kendall

That We, Henry & Chas Seidensticker of Kendall County, Texas, for and in consideration of the sum of one hundred & fifty dollars 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:

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

Beginning at a point in the S. B. line of the above described property, 2512.8 feet W of the S. E. corner, thence N 15° 39' E 15197.6 feet across said property to a point in the N. B. line, 1038.0 feet W of the N. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness my hands this the 23rd day of June A. D. 1926
Chas Seidensticker
Henry Seidensticker

THE STATE OF TEXAS,
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, A. D. 19_____

THE STATE OF TEXAS,
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Chas Seidensticker and Henry Seidensticker his brother, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Henry Seidensticker brother of Chas Seidensticker having been examined by me privily and apart from Chas Seidensticker, and having the same fully explained to Henry Seidensticker he the said Henry Seidensticker acknowledged such instrument to be his act and deed, and he declared that he had willingly signed the same for the purposes and consideration therein expressed, and that he did not wish to retract it.

Given under my hand and seal of office this the 24 day of June A. D. 1926
C. A. Waller, Jr. Comptroller Texas
Ex. Officer Notary Public
001001878

E00000051-49

(D49-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Hillespie
That We, Louis Lockte of Hillespie County, Texas, for and in

consideration of the sum of Twenty Six Dollars 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 Hillespie 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:

287 acres, part of Sur No. 37, Jose A. Minchaca
Abst. No. 459.

Said Easement along which said line of transmission extends is described as follows: Beginning at a point in the N 1/4 line of the above described property 1511 feet WEST from corner, thence S 20°-40' E 4122.4 feet across said property to a point in the E 1/4 line 1498 feet N of the S-E corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness my hand this the 3th day of August A. D. 1926
Louis Lockte
Emil Lockte

THE STATE OF TEXAS,
COUNTY OF Hillespie

Before me, the undersigned authority on this day personally appeared Louis Lockte + Emil Lockte known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

THE STATE OF TEXAS,
COUNTY OF _____

Will [Signature]
Notary Public, Hillespie
County, Texas

Before me, the undersigned authority on this day personally appeared _____ and _____ his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the _____ day of _____, A. D. 19 _____

001 001274

E00000051-49

(D-19-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Hillspie

That We, Louis ^{Emil} Lochte of Hillspie County, Texas, for and in

consideration of the sum of Twenty Six Dollars 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

Hillspie 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:

287 acres, part of Sur No. 37, Jose A. Minchaca, Abstr. No. 459.

Said Easement along which said line of transmission extends is described as follows: Beginning at a point in the N. line of the above described property 1511 feet NE of NW corner, thence S 20° 40' E 4122.9 feet across said property to a point in the E. B. line 1498 feet N of the S.E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness my hand this 3th day of August A. D. 1926
Louis Lochte
Emil Lochte

THE STATE OF TEXAS,
COUNTY OF Hillspie

Before me, the undersigned authority on this day personally appeared Louis Lochte + Emil Lochte known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

THE STATE OF TEXAS,
COUNTY OF _____

Adm. Pitman
Notary Public, Hillspie
County, Texas

Before me, the undersigned authority on this day personally appeared _____ and _____ his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the _____ day of _____ A. D. 19____

001 001274

E0000051-49

D49-1

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Gillespie

That We, Louis Lockte of Gillespie County, Texas, for and in

consideration of the sum of Twenty Six Dollars 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

Gillespie 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:

287 acres, part of Sur No. 37, Jose A. Minchaca, Abst. No. 459.

Said Easement along which said line of transmission extends is described as follows: Beginning at a point on the N. Bl. line of the above described property 1511 feet S. E. of the corner, thence S 20°-40' E 4122.9 feet across said property to a point on the E. Bl. line 1498 feet N. of the S. E. corner.

TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness.....hand.....this the 3th day of August A. D. 1926
Louis Lockte
Emil Lockte

THE STATE OF TEXAS,
COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Louis Lockte + Emil Lockte known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

THE STATE OF TEXAS,
COUNTY OF.....

Paul P. [Signature]
Notary Public, Gillespie County, Texas

Before me, the undersigned authority on this day personally appeared.....and.....his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said.....wife of.....having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said.....acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the.....day of.....A. D. 19.....

001 001274

EXHIBIT 1

Willie Knopp Jr.

00000051-37

GB IV - Conveyance

237-1

34A

THE STATE OF TEXAS |
COUNTY of Gillespie | KNOW ALL MEN BY THESE PRESENTS: That We, Willie Knopp Jr of Gillespie County, Texas, for and in consideration of the sum of Twenty Five no/100 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, and easement and right of way across the following described real estate situated in Gillespie 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 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 easement is granted being described as follows: Block No. VII, Ten Acre Lots No. 74, 71, 70, and 75 of The German Emigration Co. Said easement along which said line of transmission extends is described as follows: Beginning at a point in the N.B. line of the above described property, 576' feet E of the N.W. corner thence S. 20°-40'. 1611.7 feet across said property to a point in the S B line 1914 feet W of S.E. corner. TO HAVE AND TO HOLD the above described easement, rights and privileges unto the said WEST TEXAS UTILITIES COMPANY, its successors and assigns forever 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 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 whomsoever lawfully claiming or to claim the same or any part thereof so long as said easement is used for said purposes for which it is granted.

Witness hand this the 6th day of August, A.D. 1926.

Willie Knopp Jr
Emma Knopp.

THE STATE OF TEXAS

COUNTY OF Gillespie | Before me, the undersigned authority, on this day

EXHIBIT 1

E00000051-37

037-2

personally appeared Willie Knopp jr. and Emma Knopp, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Emma Knopp, wife of Willie Knopp jr. having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Emma Knopp acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

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

A.W. Petmecky J.P.&Ex-officio

Notary Public, Gillespie County, Texas.

THE STATE OF TEXAS |

COUNTY OF GILLESPIE | I, Henry H. Houy, Clerk of the County Court of Gillespie County, Texas, hereby certify that the above and foregoing is a true and correct copy of the Easement granted by Willie Knopp Jr., et. ux. to the West Texas Utilities Company, a private Corporation, as the same appears in the Deed Records of Gillespie County, Texas, in Volume 35 on pages 232 to 233.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Fredericksburg, Texas, this the 5th day of March, A.D. 1941.

Henry H. Houy
Clerk of the County Court,
Gillespie County, Texas.

001 001244