

LCRA Transmission Services Corporation

Board Agenda

Wednesday, Sept. 20, 2023
LCRA General Office Complex
Board Room – Hancock Building
3700 Lake Austin Blvd.
Austin, TX 78703
Earliest start time: 11 a.m.

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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.

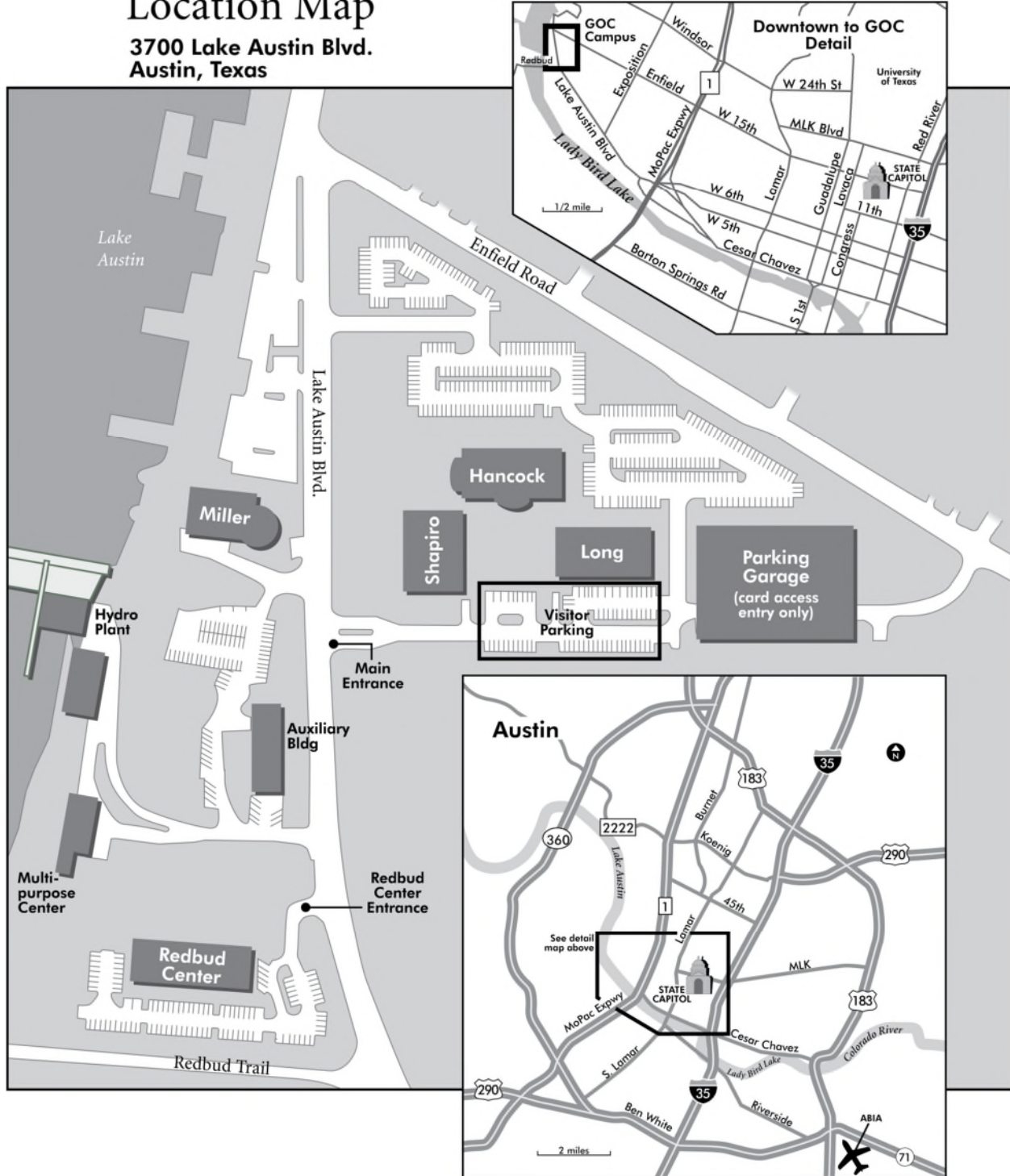
LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and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

2. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the Aug. 23, 2023, meeting.

Board Consideration

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

Budget Status and Fiscal Impact

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

Summary

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

Exhibit(s)

A – Minutes of Aug. 23, 2023, meeting

EXHIBIT A

Minutes Digest
Aug. 23, 2023

- 23-27 Approval of the minutes of the June 21, 2023, meeting.
- 23-28 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Easement Enhancement – FY 2024 System Upgrade; Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade; Schulenburg Substation Upgrade; Wolf Lane Substation Upgrade; Cedar Hill Power Transformer Substation Upgrade; and Harris Branch Substation Upgrade.
- 23-29 Adoption of a resolution authorizing the use of the power of eminent domain in Bastrop County to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Wolf Lane Substation property acquisition.
- 23-30 Adoption of a resolution authorizing the use of the power of eminent domain in Travis County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project to provide for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission line.
- 23-31 Adoption of a resolution authorizing the use of the power of eminent domain in Wharton County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Nada to Ricebird Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Nada to Ricebird (T588) transmission line.
- 23-32 Adoption of a resolution authorizing the use of the power of eminent domain in Kendall County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Kendall to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Kendall to Welfare (T656/T584) transmission lines.
- 23-33 Adoption of a resolution authorizing the use of the power of eminent domain in Kendall County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Boerne Split to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Boerne Split to Welfare (T656/T228) transmission lines.

23-34 Adoption of a resolution authorizing the use of the power of eminent domain in Kendall and Gillespie counties to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) transmission line.

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

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation (LCRA TSC) convened in a regular meeting at 9:01 a.m. Wednesday, Aug. 23, 2023, in the Board Room of the Hancock Building, at the principal office of the Lower Colorado River Authority, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Timothy Timmerman, Chair
Stephen F. Cooper, Vice Chair
Michael L. "Mike" Allen
Matthew L. "Matt" Arthur
Melissa K. Blanding [joined the meeting at 9:17 a.m.]
Joseph M. "Joe" Crane
Carol Freeman
Robert "Bobby" Lewis
Thomas Michael Martine
Hatch C. Smith Jr.
Margaret D. "Meg" Voelter
Martha Leigh M. Whitten
David R. Willmann
Nancy Eckert Yeary

Absent: Thomas L. "Tom" Kelley

Chair Timmerman convened the meeting at 9:01 a.m. and led the Board in pledges of allegiance to the American and Texas flags. Director Whitten provided an invocation.

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

Vice President and Chief Operating Officer Kristen Senechal gave a high-level summary of LCRA TSC's work to provide transmission services for Texans during fiscal year 2023. She highlighted LCRA TSC's record investment in capital projects and some of the key projects. She noted LCRA TSC's continued support for reliability and resiliency of the Electric Reliability Council of Texas grid – generation interconnection requests, study agreements and projects. She highlighted project and maintenance work completed in the Systems Operation Control Center and work completed by Engineering teams in support of LCRA TSC's capital project portfolio. She reported on the FY 2023 transmission system operational performance, including reliability metrics. Senechal also discussed plans to invest in capital projects over the next five years to support the needs of ERCOT and LCRA TSC systems. Senechal concluded her update

by focusing on safety and sharing a story about an employee who earlier this summer helped a father administer CPR on his young son.

Treasurer and Chief Financial Officer Jim Travis presented financial highlights for LCRA TSC covering fiscal year 2023 [Agenda Item 2].

The Board next took action on the consent agenda.

23-27 Upon motion by Director Voelter, seconded by Director Freeman, the Board unanimously approved the minutes of the June 21, 2023, meeting [Consent Item 3] by a vote of 13 to 0. [Director Blanding joined the meeting at 9:17 a.m.]

23-28 Vice President of Transmission Asset Optimization Kristian M. Koellner presented for consideration a staff recommendation, described in Agenda Item 4 [attached hereto as Exhibit A], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Easement Enhancement – FY 2024 System Upgrade; Obsolete Circuit Breaker Replacement – FY 2023 Substation Upgrade; Schulenburg Substation Upgrade; Wolf Lane Substation Upgrade; Cedar Hill Power Transformer Substation Upgrade; and Harris Branch Substation Upgrade. Upon motion by Vice Chair Cooper, seconded by Director Crane, the recommendation was unanimously approved by a vote of 14 to 0.

23-29 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 5 – Acquisition of Interests in Real Property – Use of Eminent Domain in Bastrop County [attached hereto as Exhibit B]. Director Yeary moved, seconded by Director Whitten, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of an electric substation site for the Wolf Lane Substation property acquisition; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

23-30 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 6 – Acquisition of Interests in Real Property – Use of Eminent Domain in Travis County [attached hereto as Exhibit C]. Director Whitten moved, seconded by Vice Chair Cooper, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Howard Lane (AE) to McNeil Transmission Line Storm Hardening project to provide for the continued reliable transmission of electric energy on the McNeil to Howard Lane (T163) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

23-31 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 7 – Acquisition of Interests in Real Property – Use of Eminent Domain in Wharton County [attached hereto as Exhibit D]. Director Smith moved, seconded by Director Yearly, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Nada to Ricebird Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Nada to Ricebird (T588) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

23-32 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 8 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County [attached hereto as Exhibit E]. Director Martine moved, seconded by Director Smith, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Kendall to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Kendall to Welfare (T656/T584) transmission lines; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

23-33 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 9 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall County [attached hereto as Exhibit F]. Director Whitten moved, seconded by Director Yearly, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Boerne Split to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Boerne Split to Welfare (T656/T228) transmission lines; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

23-34 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 10 – Acquisition of Interests in Real Property – Use of Eminent Domain in Kendall and Gillespie counties [attached hereto as Exhibit G]. Director Yearly moved, seconded by Director Whitten, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 14 to 0.

There being no further business to come before the Board, the meeting was adjourned at 9:40 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation
Approved: Sept. 20, 2023

FOR ACTION

3. Approve the LCRA Transmission Services Corporation Transmission Contract Refunding Revenue Bond Issues and Forty-Second Supplemental Resolution

Proposed Motion

Staff recommends the Board of Directors approve the adoption of the Forty-Second Supplemental Resolution (Forty-Second Supplement) to the Controlling Resolution establishing the LCRA Transmission Contract Revenue Financing Program (Controlling Resolution) authorizing the issuance of Transmission Contract Refunding Revenue Bonds (LCRA Transmission Services Corporation Project) in one or more series (a Series of Bonds) in an aggregate amount not to exceed \$600 million for the following purposes: (i) funding the acquisition, construction and improvement of certain electric transmission and transformation facilities pursuant to the Installment Payment Agreement, (ii) current refunding of certain LCRA Transmission Contract Revenue Commercial Paper Notes (LCRA Transmission Services Corporation Project) Tax-Exempt Series and any series of LCRA Transmission Contract Revenue Revolving Notes (LCRA Transmission Services Corporation Project); (iii) currently refund certain long-term Transmission Contract Debt (bonds); (iv) funding a debt service reserve fund for a Series of Bonds; and (v) paying for issuance costs.

This motion also will:

1. Approve related documents, in substantially final form, including, if required, an escrow agreement, a paying agent/registrar agreement, a preliminary and final official statement and a Transmission Contract Revenue Debt Installment Payment Agreement Supplement related to the Series of Bonds (Installment Payment Agreement Supplement). Bond counsel has prepared or reviewed all documents.
2. Delegate authority to the president and chief executive officer, and/or the treasurer and chief financial officer to:
 - a. Finance certain electric transmission and transformation facilities;
 - b. Select all or a portion of LCRA TSC's outstanding debt to be refunded by the particular Series of Bonds and provide for appropriate notices of redemption/prepayment/defeasance;
 - c. Approve any final changes to said documents necessary to facilitate proper issuance of such Series of Bonds;
 - d. Establish the terms of each Series of Bonds as provided in the Forty-Second Supplement (including issuing such bonds in one or more separate Series of Bonds, issuing the Series of Bonds as tax-exempt or taxable, principal amounts and maturity schedules, interest rates, redemption provisions and terms of any reserve funds); and
 - e. Approve the terms of the sale of each Series of Bonds to an underwriting team and execute a bond purchase agreement for such Series of Bonds.

Board Consideration

In 2003, the LCRA Board, at the request of LCRA TSC, adopted an amended and restated Controlling Resolution establishing a contract revenue financing program whereby LCRA issues debt on behalf of LCRA TSC that are secured by a lien on and a pledge of revenues paid by LCRA TSC to LCRA. The amended and restated Controlling Resolution requires the Board to deliver a resolution to LCRA approving the Bonds.

Budget Status and Fiscal Impact

The fiscal year 2024 LCRA TSC business plan anticipates the refunding of a portion of LCRA TSC Series 2018 bonds and a portion of the short-term debt. The FY 2024 LCRA TSC business plan also anticipates the issuance of about \$700 million of short-term obligations to fund LCRA TSC's ongoing capital plan in FY 2024. If the issuance of a Series of Bonds includes funding of electric transmission/transformation facilities, the issuance of short-term obligations in FY 2024 will be reduced.

Summary

With this action, the Board will approve one or more Series of Bonds issued for the purpose of funding electric transmission/transformation facilities, current refunding of certain LCRA TSC commercial paper, revolving notes and bonds, establishing one or more debt service reserve funds for a particular Series of Bonds, and paying for the issuance costs related to such bonds, in an amount not to exceed \$600 million. The Board also will approve the execution of documents necessary for the sale of each Series of Bonds further described below.

Background

The Forty-Second Supplement is a supplemental resolution to the Controlling Resolution adopted by the Board in 2001 and readopted in 2003. The Forty-Second Supplement authorizes the Bonds to be issued in one or more Series of Bonds, approves the forms of the ancillary agreements relating to such bonds and delegates to the president and chief executive officer, and/or the treasurer and chief financial officer, authority to set the specific terms of each such Series of Bonds (including obligations to be refunded, maturity, amortization, interest rates, redemption provisions, etc.) according to parameters set forth in the Forty-Second Supplement. State law authorized the Forty-Second Supplement to delegate authority to sell and deliver multiple Series of Bonds within the parameters set forth in such supplement at different times during a 12-month period. The Forty-Second Supplement also requires an officer of LCRA TSC to agree to the specific terms of each Series of Bonds. The Controlling Resolution, the Forty-Second Supplement, and the relevant pricing certificate of the LCRA officer and the LCRA TSC officer establishing the terms of the particular Series of Bonds together constitute the authorization of such Series of Bonds.

The Installment Payment Agreement Supplement is a supplemental agreement to the Transmission Installment Payment Agreement between LCRA and LCRA TSC executed in 2003 and provides for the arms-length obligation of LCRA TSC to pay LCRA the debt service associated with each Series of Bonds and LCRA TSC's ownership of the projects financed or refinanced with the proceeds of such Series of Bonds.

A bond purchase agreement is the contract among LCRA, LCRA TSC and the underwriters of the Series of Bonds that establishes the terms of the sale and delivery of

such Series of Bonds from LCRA and LCRA TSC to such underwriters. This agreement provides for the conditions for closing on the Series of Bonds, including required legal opinions, and provides for certain limited events that may terminate LCRA's obligation to deliver and/or the underwriters' obligation to accept the Series of Bonds at closing.

The paying agent/registrars agreement is the contract among LCRA, LCRA TSC and The Bank of New York Mellon Trust Company NA setting forth the rights, duties and obligations of the parties under which such bank will act as the paying agent and registrar for the particular Series of Bonds. The bank will provide paying agent and transfer agent services, maintain registration books, and facilitate providing certain notices for the Series of Bonds, among other services.

A preliminary and final official statement is the document that provides disclosure to prospective investors regarding the terms of a Series of Bonds, security, risk factors, and financing and operating information of LCRA TSC.

Use of Proceeds

Proceeds from each Series of Bonds will be used to fund electric transmission/transformation facilities, refund certain LCRA TSC commercial paper notes, revolving notes and bonds, establish a debt service reserve fund for the particular Series of Bonds, and pay for issuance costs.

LCRA and LCRA TSC have authorized the issuance of commercial paper and revolving notes under programs backed by three separate credit facilities. Periodically, staff recommends refunding short-term, variable-rate debt with long-term, fixed-rate debt when market conditions are favorable and the short-term debt credit facilities approach their maximum capacity. In addition, staff periodically recommends refunding existing long-term debt with new long-term debt (such as the LCRA TSC Series 2018 bonds) to capture interest rate savings and/or adjust the debt structure to benefit LCRA TSC customers.

Staff currently expects the bonds to be sold and delivered in one Series of Bonds, in the spring of 2024, subject to the approving opinions of the Office of the Attorney General and bond counsel.

Presenter(s)

Jim Travis

Treasurer and Chief Financial Officer

FOR ACTION

4. Capital Improvement Projects Approval

Proposed Motion

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

Board Consideration

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

Budget Status and Fiscal Impact

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

Summary

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

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

Presenter(s)

Sandeep Borkar
Director, Transmission Planning

Exhibit(s)

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

EXHIBIT A

Project Cost Estimates and Cash Flow

Dollars in millions

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

EXHIBIT B

Project Details

Project Name: Doss-Headwaters Transmission Line Overhaul

Project Number: 1024902

Lifetime Budget: \$29.5 million

Description: The project will perform an overhaul on the 14.2-mile Doss to Headwaters 69-kilovolt transmission line in Gillespie County. The project scope includes rebuilding the transmission line with new structures and installing optical ground wire to ensure the transmission line meets or exceeds current National Electrical Safety Code and LCRA TSC design standards for reliability and capacity. The recommended project completion date is June 30, 2024.

Project Name: Obsolete Microwave – FY 2023 Telecommunications Upgrade

Project Number: 1027064

Lifetime Budget: \$4.9 million

Description: The project will increase transmission service reliability and telecommunications transport capacity at 32 sites across the LCRA TSC service area. The project scope includes upgrading obsolete microwave radio systems to the new standard microwave radio system for 16 microwave radio hops. These sites are part of the LCRA TSC microwave radio network that delivers data for telemetry and relaying and supports transmission grid operations. The recommended project completion date is June 30, 2024.

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

Project Number: 1026930

Lifetime Budget: \$10.9 million

Description: The project will perform storm hardening on the 5.6-mile Schumansville to Sheriff's Posse 138-kV transmission line in Comal and Guadalupe counties. The project scope includes replacing structures and conductor to ensure the transmission line meets or exceeds current NESC and LCRA TSC design standards for capacity and reliability and complies with PUC storm hardening requirements for this circuit. The recommended project completion date is May 15, 2025.

Project Name: Station Service – FY 2023 Substation Upgrade

Project Number: 1026924

Lifetime Budget: \$2.5 million

Description: The project will increase the reliability of substation equipment at six substations in Bastrop, Coke, Hays, Kendall, Travis and Washington counties. The project scope includes installing power voltage transformers, surge arrestors, cable and conduit at Canyon, Comfort, Divide, Highway 36, McNeil and Sim Gideon substations. The recommended project completion date is May 15, 2024.

Project Name: McCarty Lane-Rattler Transmission Line Upgrade

Project Number: 1026919

Lifetime Budget: \$5.8 million

Description: The project will increase the capacity of the 1.2-mile, 138-kV transmission line between McCarty Lane and Rattler substations in Hays County. The project scope includes replacing structures and conductor and installing switches and optical ground wire to enhance the reliability and capacity of substation equipment and the transmission line. The recommended project completion date is May 15, 2025.

Project Name: Fayetteville-Winchester Transmission Line Relocation

Project Number: 1028230

Lifetime Budget: \$1.8 million

Description: The project will relocate and modify transmission facilities on a 1,000-foot portion of the Fayetteville to Winchester 138-kV transmission line in Fayette County to accommodate the Texas Department of Transportation expansion of State Highway 77. The project scope includes removing existing structures, conductor and optical ground wire and replacing them in new locations to accommodate TxDOT needs. The recommended project completion date is May 15, 2024.

FOR ACTION

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

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the property described in Exhibit 1 to the resolution for the acquisition of easement rights for the Boerne Split to Welfare Transmission Line Upgrade project to provide for the continued reliable transmission of electric energy on the Boerne Split to Welfare (T656/T228) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

Budget Status and Fiscal Impact

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

Summary

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

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

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

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

Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

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

EXHIBIT A

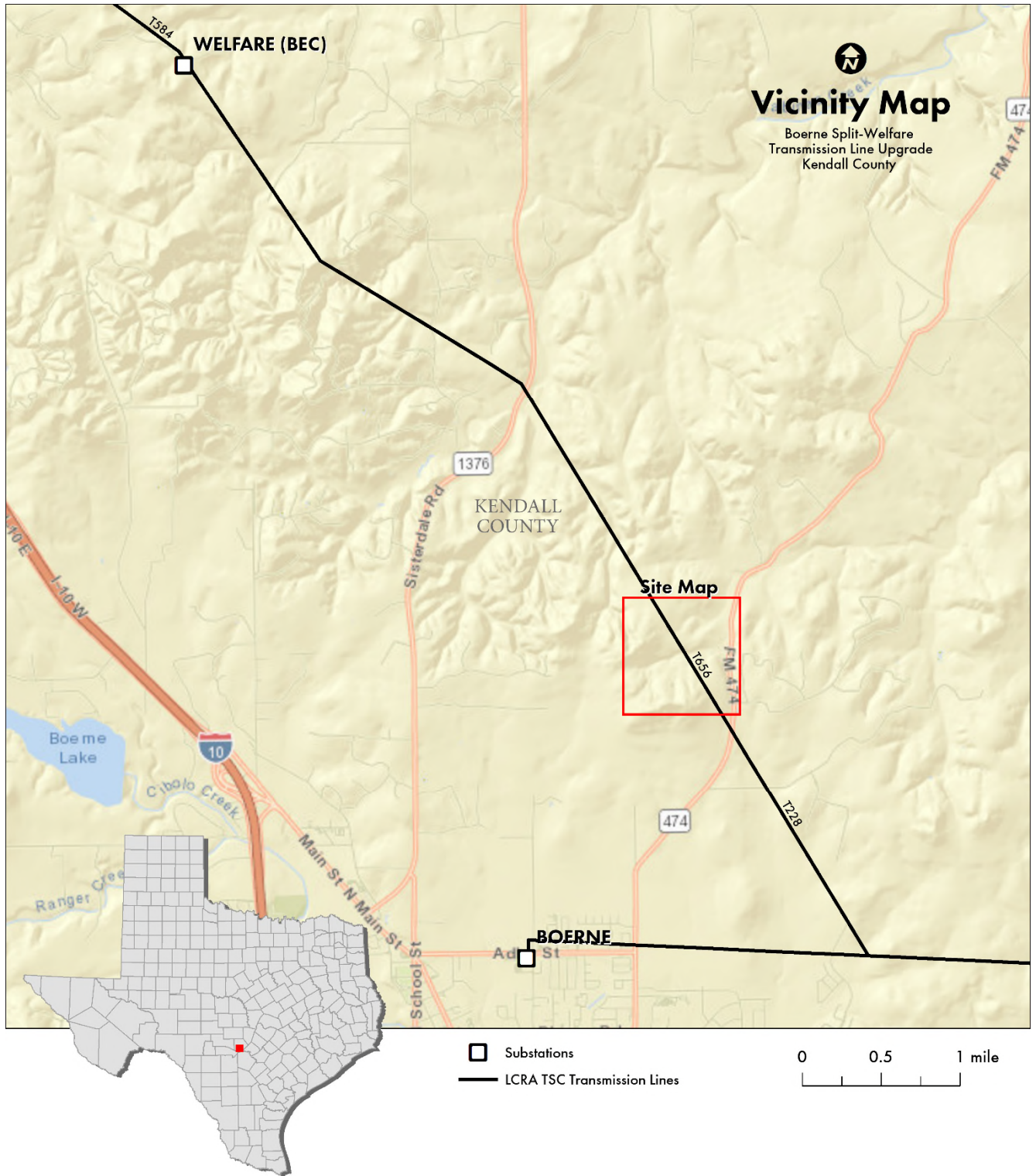


EXHIBIT B

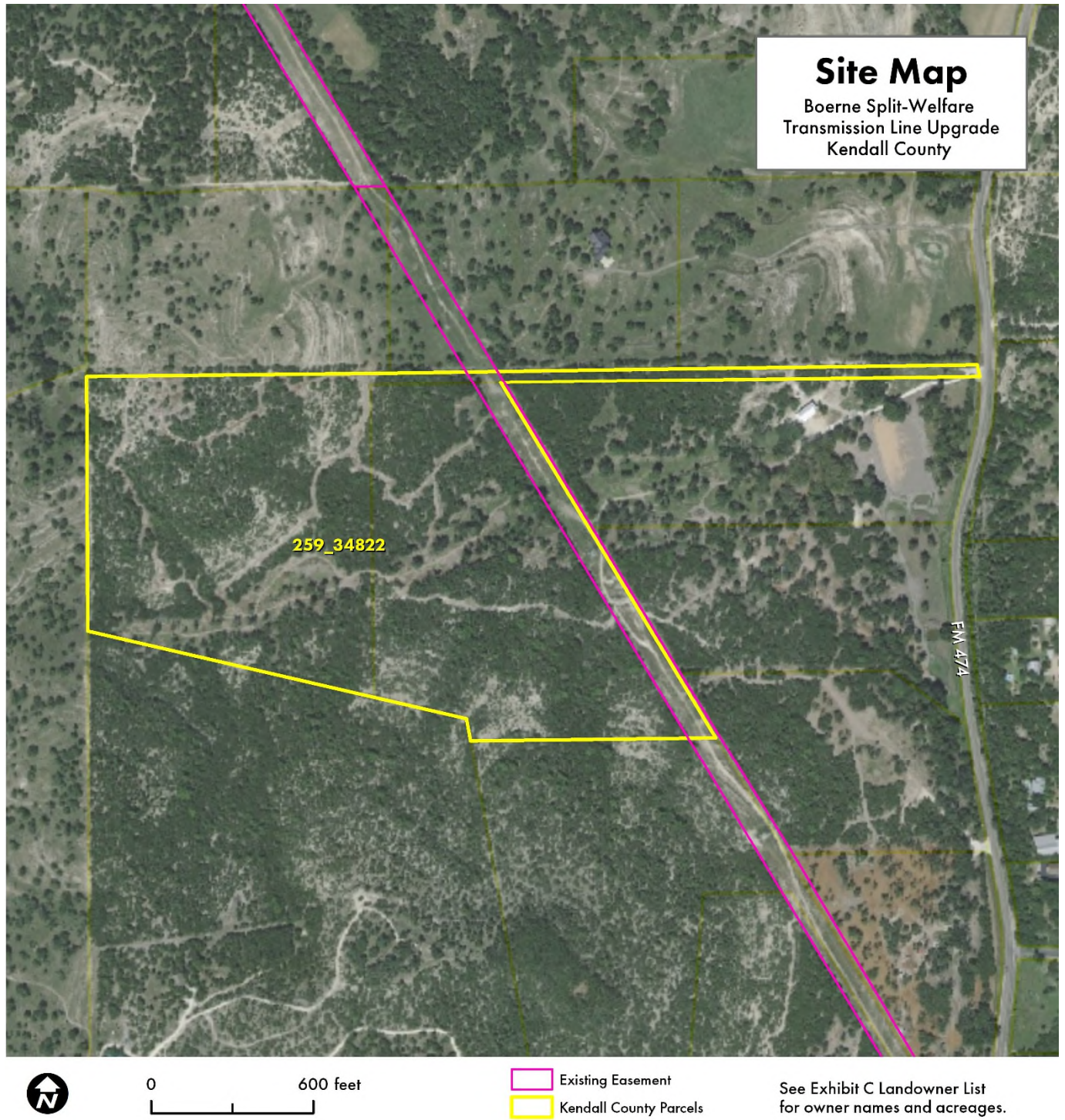


EXHIBIT C

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

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

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

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

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

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

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

EXHIBIT D

Page 2 of 2

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

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

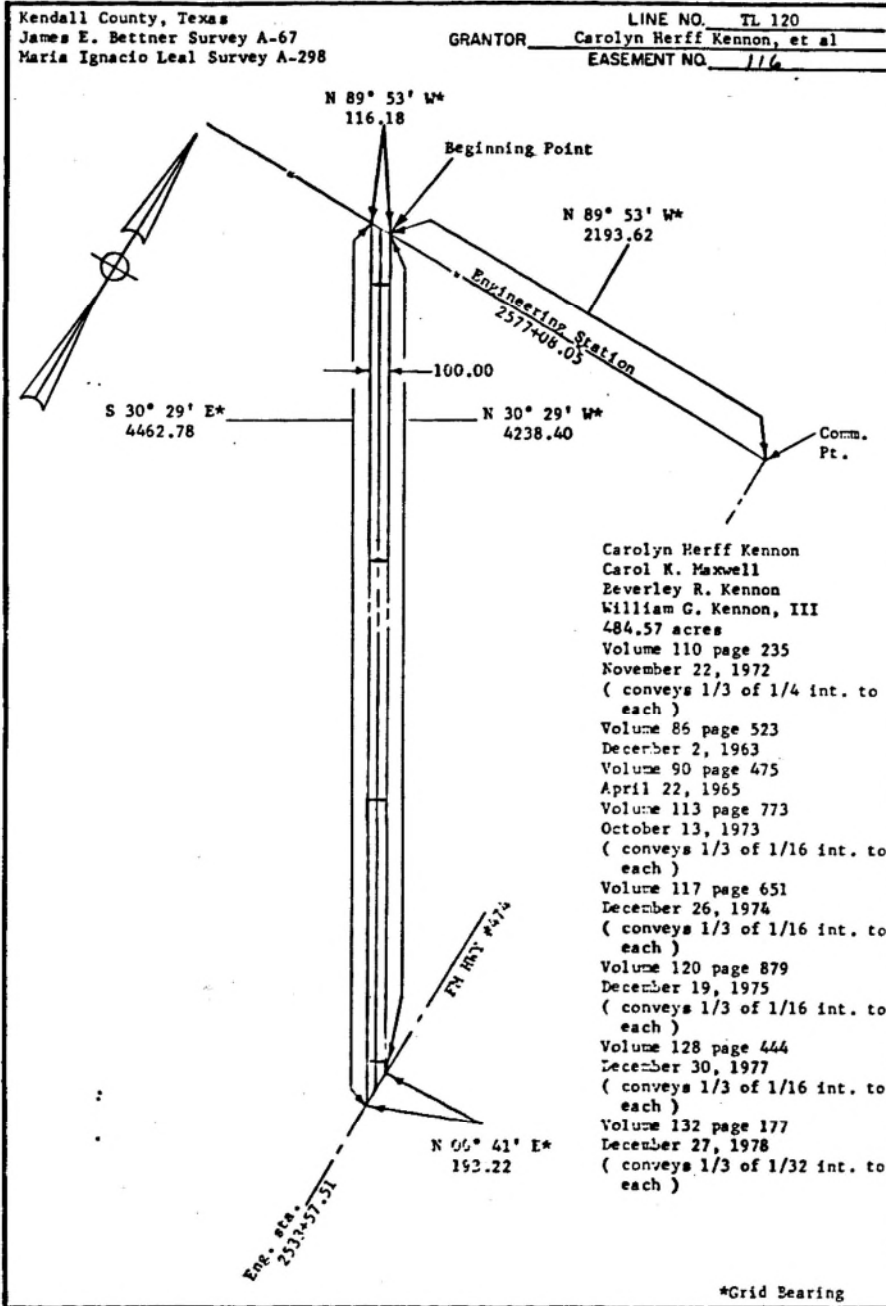
EXHIBIT 1

FORM 20

VOL 237 PAGE 130

DI-10

4-Towers



Carolyn Herff Kennon
 Carol K. Maxwell
 Beverley R. Kennon
 William G. Kennon, III
 484.57 acres
 Volume 110 page 235
 November 22, 1972
 (conveys 1/3 of 1/4 int. to each)
 Volume 86 page 523
 December 2, 1963
 Volume 90 page 475
 April 22, 1965
 Volume 113 page 773
 October 13, 1973
 (conveys 1/3 of 1/16 int. to each)
 Volume 117 page 651
 December 26, 1974
 (conveys 1/3 of 1/16 int. to each)
 Volume 120 page 879
 December 19, 1975
 (conveys 1/3 of 1/16 int. to each)
 Volume 128 page 444
 December 30, 1977
 (conveys 1/3 of 1/16 int. to each)
 Volume 132 page 177
 December 27, 1978
 (conveys 1/3 of 1/32 int. to each)

LOWER COLORADO RIVER AUTHORITY
 AUSTIN, TEXAS
 TRANSMISSION LINE EASEMENT PLAT

EXHIBIT

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

SCALE: 1"=666' DATE / / GRANOR Carolyn Herff Kennon, et al

EXHIBIT B-1

FOR ACTION

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

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the LCRA Broadband Program project to provide, on behalf of LCRA and at LCRA's expense, for communications and to facilitate broadband services on the Kendall to Fredericksburg (T120) and Peach to Headwaters (T288) transmission lines; and that the first record vote applies to all units of property to be condemned.

Board Consideration

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

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

LCRA uses LCRA Transmission Services Corporation to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

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

Summary

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

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

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

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

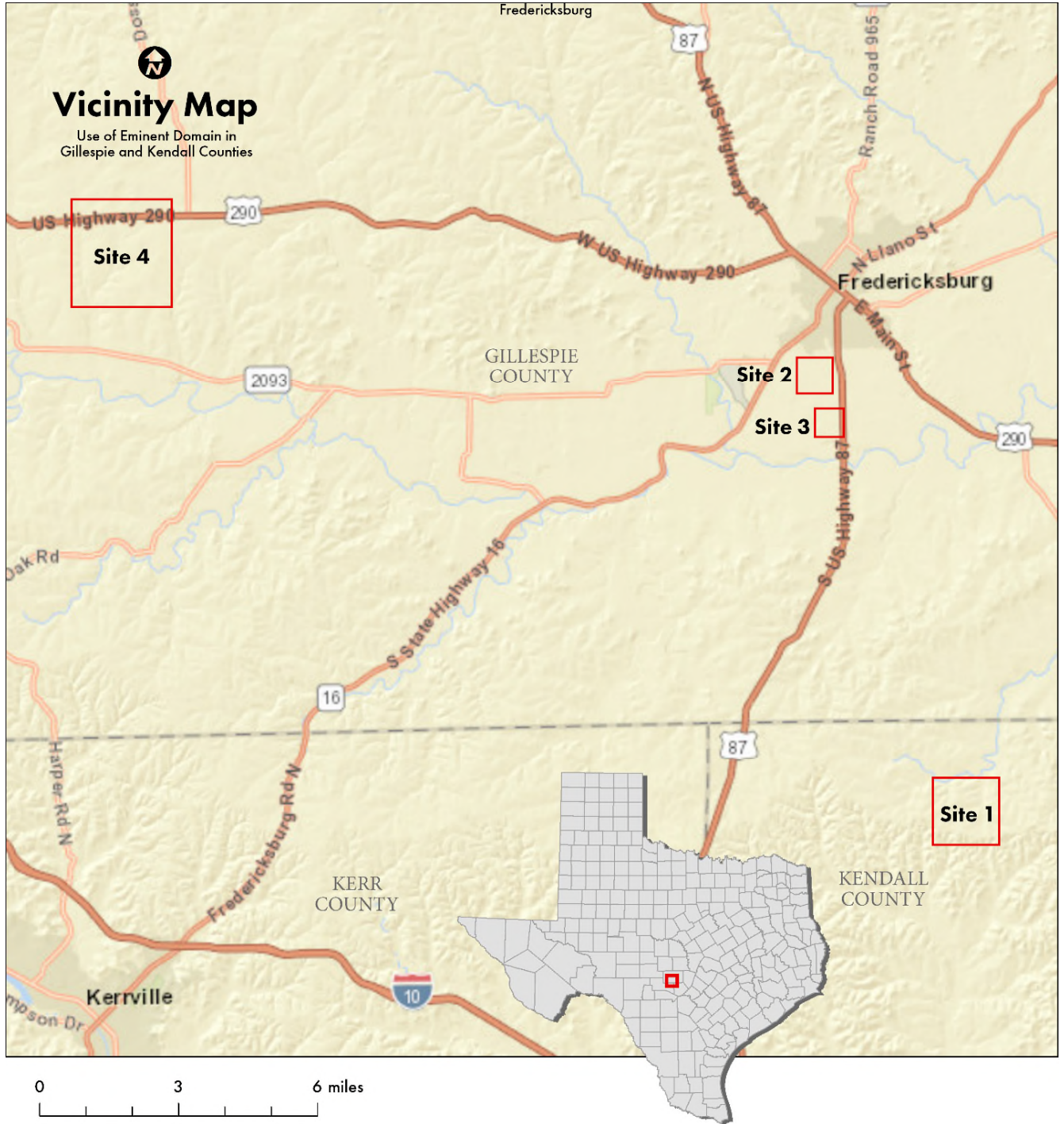
Presenter(s)

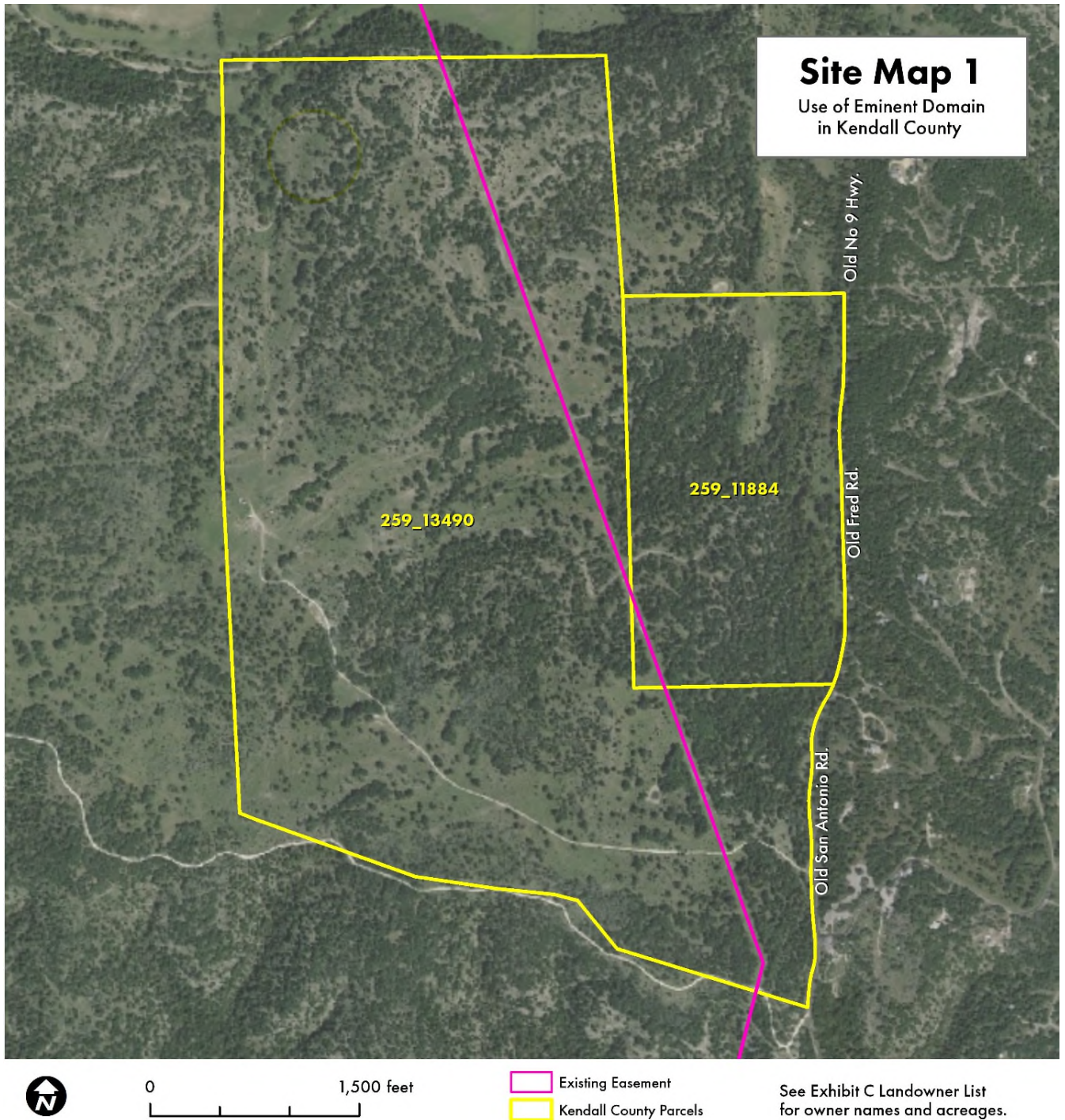
Mark Sumrall
Vice President, Real Estate Services

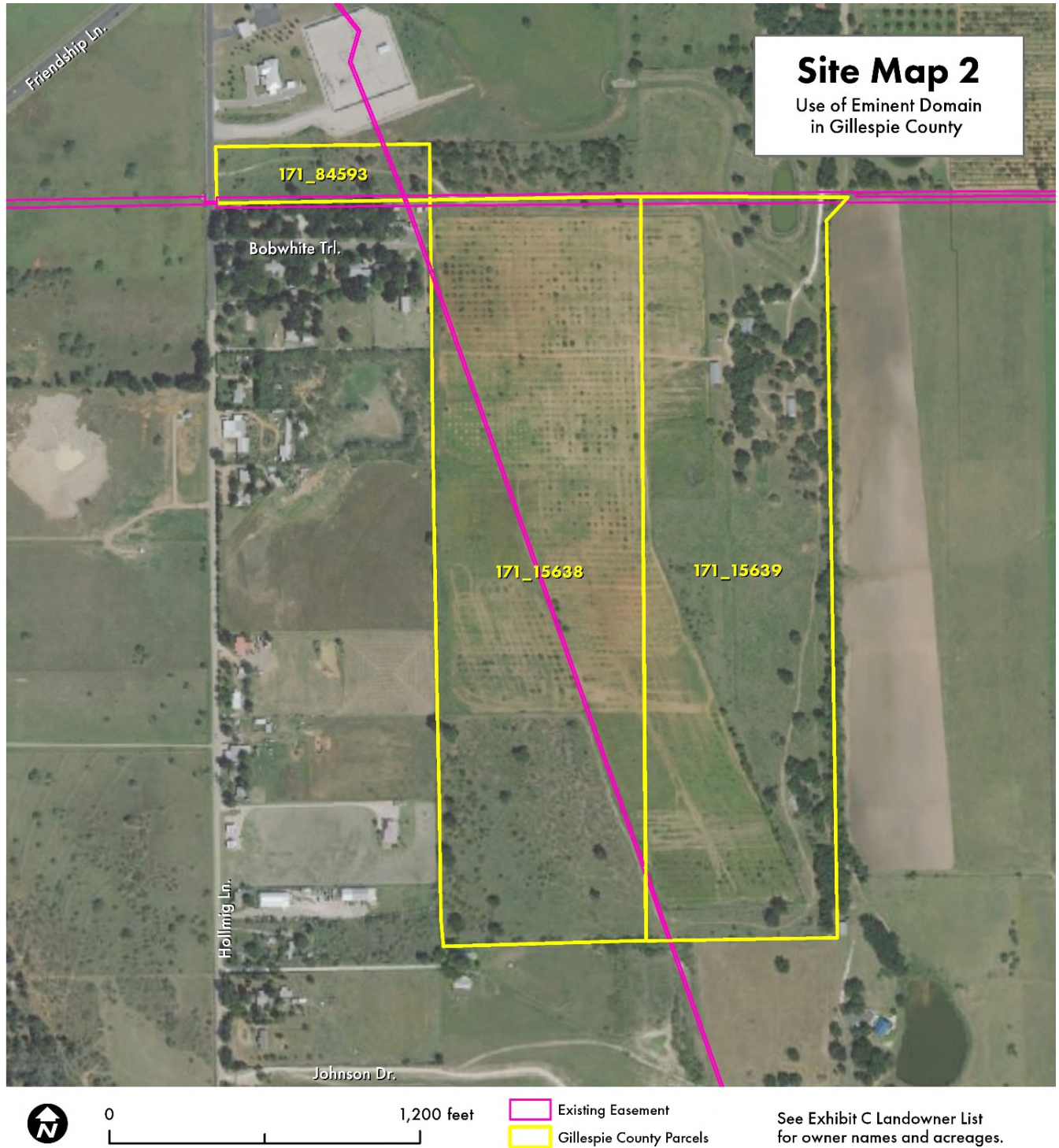
Exhibit(s)

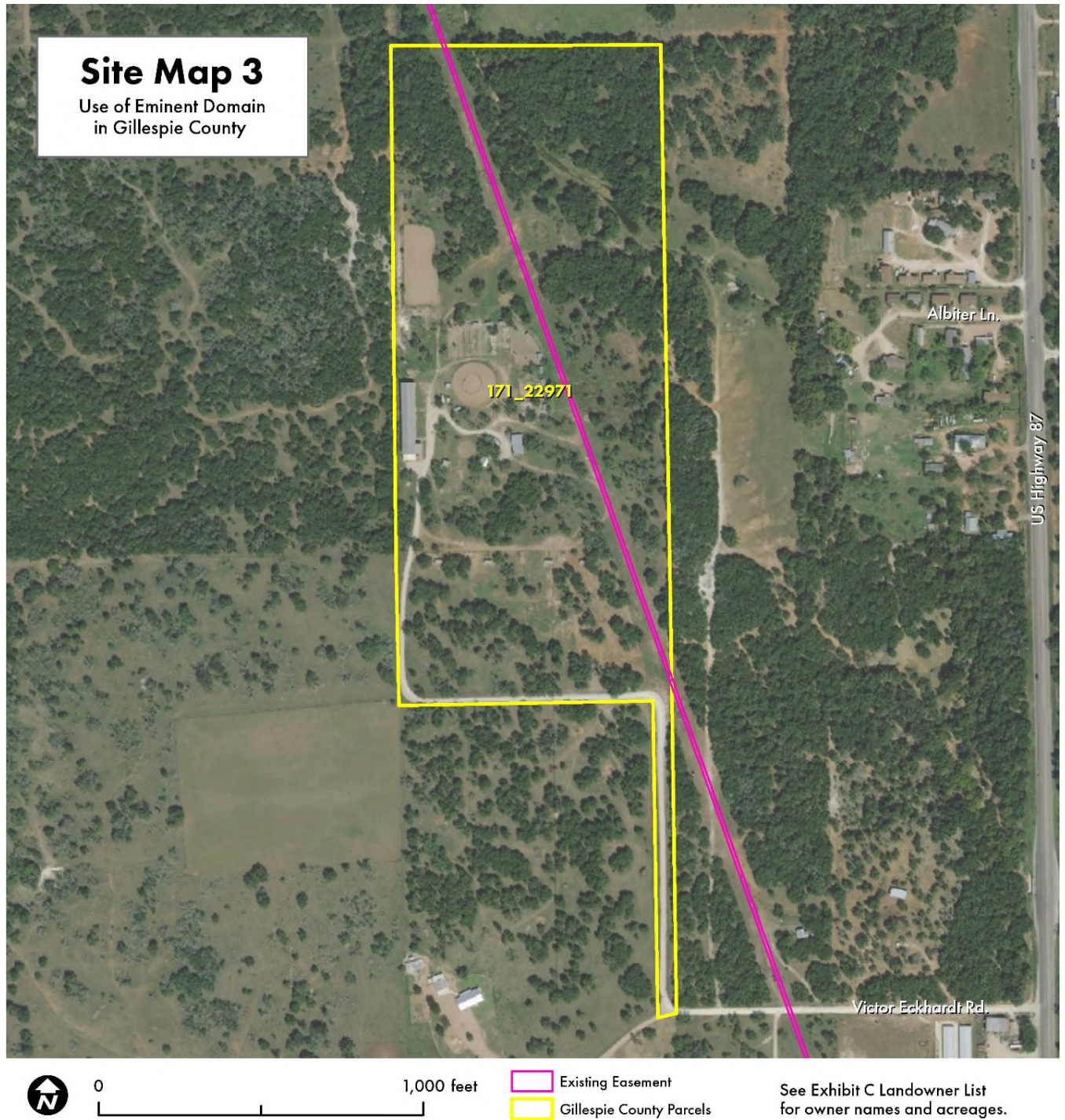
- A – Vicinity Map
- B – Site Maps
- C – Landowner List
- D – Resolution
- 1 – Property Descriptions

EXHIBIT A









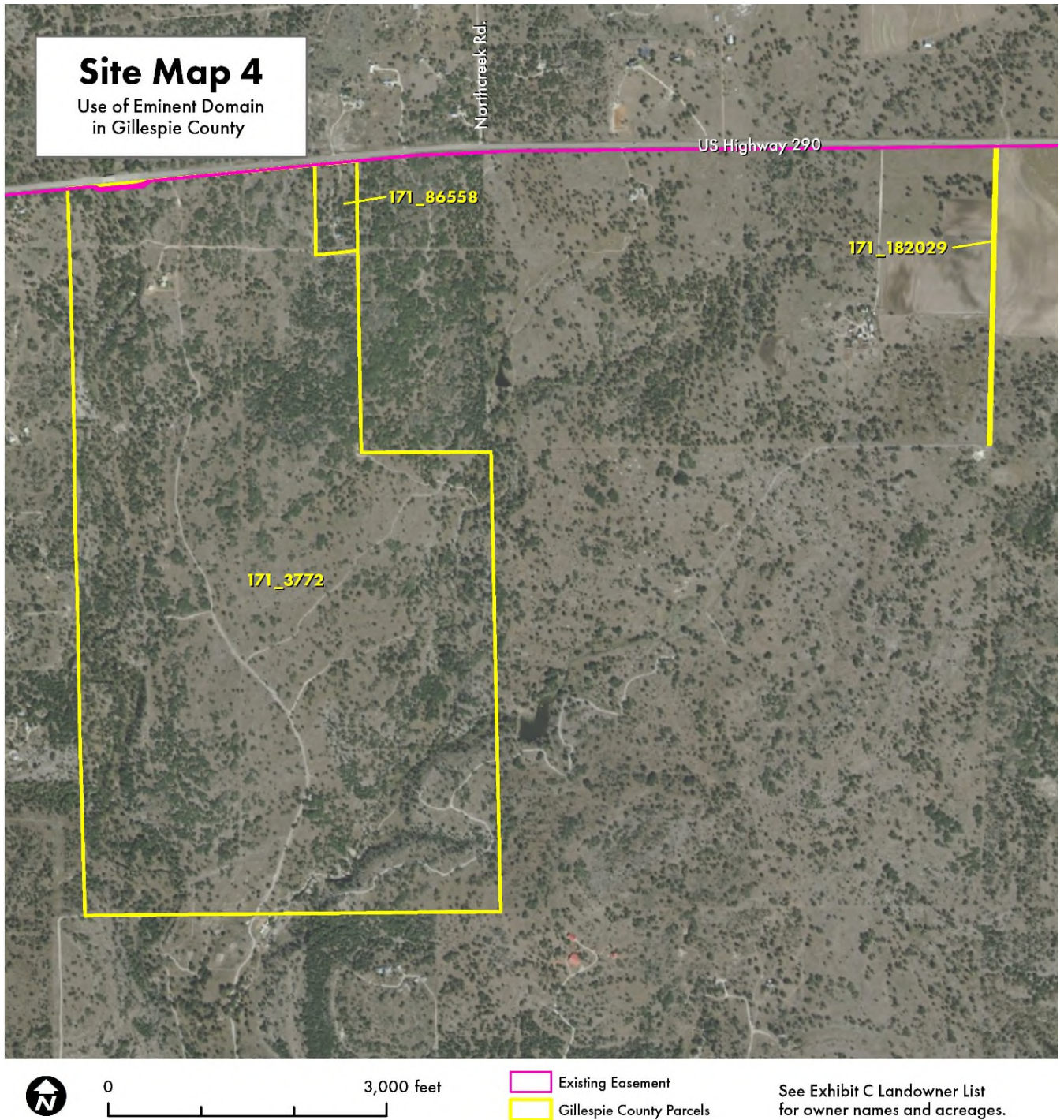


EXHIBIT C

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

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT AMENDMENTS NECESSARY TO PROVIDE, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE KENDALL TO FREDERICKSBURG (T120) AND PEACH TO HEADWATERS (T288) TRANSMISSION LINES; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN KENDALL AND GILLESPIE COUNTIES FOR TRANSMISSION LINE EASEMENT AMENDMENTS.

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

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

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

EXHIBIT D

Page 2 of 2

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

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

EXHIBIT 1

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 One Hundred and 32/100 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. Raush Survey # 299 abt # 11, the J. Raush Survey # 617, abt # 228 and the G.C. & S.F. RR. Survey # 537 abt # 1075.

Said Easement along which said line of transmission extends is described as follows: Beginning at a point in the N.E. line of the above described property, 147.90 feet east 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 a point in the S.E. line, 828 feet west 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 the 15th day of August, A. D. 1926.
Erwin Marquart
Christine Marquart

THE STATE OF TEXAS,
COUNTY OF Kimball

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 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, she 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 Keller
Notary Public

001 001827

E0000068-30

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 One 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 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:

Situated in Kendall County Texas and being in the J. Ranch Survey # 299 abt # 21, the J. Ranch Survey # 617, abt # 28 and the J.C.S.F.R.R. Survey # 537 abt # 1075.

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

Beginning at point in the N.E. 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 & this the 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 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 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, she 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 Walker, J.P. Compt. Texas
Ex-Officio Notary Public.

001 001827

E0000051-23

(103-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Gillespie

That We, Henry Heinemann, Gillespie County, Texas, for and in consideration of the sum of Twenty Seven 50/100 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

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:

172 acres, part of Sur. No. 42, Geo. Le Brandt, Abst. No. 180.

Said Easement along which said line of transmission extends is described as follows: Beginning at a point in the N.W. line of the above described property, 24 feet E of the N.W. corner thence S 20° 40' E 227.5 feet across said property to a point in the south line, 73.5 feet E of the S.W. 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 6th day of August, A. D. 1926
Henry Heinemann

THE STATE OF TEXAS,
COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Henry Heinemann 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 14 day of August, A. D. 19 26

THE STATE OF TEXAS,
COUNTY OF _____

AW P. [Signature]
Notary Public, Gillespie County, Tex.

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 purpose 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 001197

E00000051-23

(223-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Hillespie

That We, Henry Heineemann of Hillespie County, Texas, for and in

consideration of the sum of Twenty Seven 50/100 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

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:

172 acres, part of Sur. No. 42, Geo. Le Brandt, Abst. No. 180.

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, 24 feet E of the N.W. corner thence S 20° 40' E 2279.5 feet across said property to a point in the south line, 735 feet E of the S.W. 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 6th day of August, A. D. 1926
Henry Heineemann

THE STATE OF TEXAS,
COUNTY OF Hillespie

Before me, the undersigned authority on this day personally appeared Henry Heineemann 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 14 day of August, A. D. 1926

THE STATE OF TEXAS,
COUNTY OF _____

W. P. [Signature]
Notary Public, Hillespie County, Tex. as.

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 001497

E00000051-23

(123-1)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Gillespie

That We, Henry Heinenmann of Gillespie County, Texas, for and in consideration of the sum of Thirty Seven 50/100 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

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 of 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:

172 acres, part of Sur. No. 42, Geo. Le Brandt, Abst. No. 180.

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, 24 feet E of the N.W. corner. Thence S 20° 40' E 2279.6 feet across said property to a point in the south line, 435 feet E of the S.W. 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 6th day of August, A. D. 1926 Henry Heinenmann

THE STATE OF TEXAS, COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Henry Heinenmann 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 14 day of August, A. D. 1926

THE STATE OF TEXAS, COUNTY OF

Notary Public, Gillespie County, Tex. J. P. [Signature]

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 001197

E0000051-50

(550-1)

THE STATE OF TEXAS

County of Gillespie

KNOW ALL MEN BY THESE PRESENTS:

That We, Charlie Molzberger of Gillespie County, Texas, for and in consideration of the sum of \$1000.00 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

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:

1 1/2 acres, part of Sur. No. 40, Henry Harmon, Abstract No. 299.

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 165.5 F. of the N.W. corner, thence S 20° 46' E 206.7 feet across said property to a point in the E. B. line 193.2 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 17th day of August, A. D. 1926. Charles Molzberger

THE STATE OF TEXAS, COUNTY OF Gillespie

Before me, the undersigned authority on this day personally appeared Charles Molzberger 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 17th day of August, A. D. 1926. A. W. Tutwiler, J. P. and C. F. Office, Notary Public, Gillespie County, Texas.

THE STATE OF TEXAS, COUNTY OF

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.

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EXHIBIT 1

Page 8 of 9

G1007449

33

Form 21 G
Rev. 5-50

THE STATE OF TEXAS,)
))
County of Hill Country)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of _____

Hill Country State of Texas, and more particularly described as follows:

A tract of land located approximately 17 miles West (Show direction above) from the town of Fredricksburg; and bounded

on the north by land owned by: _____

on the south by land owned by: Highway #290 _____;

on the east by land owned by: Albert Maner _____;

on the east by land owned by: Elmer Ellerbracht _____;

and on the west by land owned by: Mrs. Wm. Cornell _____;

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric transmission ~~or distribution line~~ or system, ~~telephone lines~~, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

This easement restricted to a line along south fence line of Highway #290.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 25th day of February, 1954.

Arthur Feller L.S.

Sealed and delivered in the presence of: April 17, 1954 → Mrs Arthur Feller, L.S.

EXHIBIT 1

Page 9 of 9

GI0007449

*no spouse
no ask* 33

Form 21 G
Rev. 5-50

THE STATE OF TEXAS,)
County of Hill)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Hill State of Texas, and more particularly described as follows:

A tract of land located approximately 17 miles West (Show direction above) from the town of Fredericksburg; and bounded

on the north by land owned by: _____;

on the south by land owned by: Highway #290 _____;

on the east by land owned by: Albert Maner _____;

and on the west by land owned by: Elmer Ellerbracht _____;

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

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It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 25th day of February, 1954.

Arthur Feller L.S.

Sealed and delivered in the presence of: April 17, 1954 → Mrs Arthur Feller L.S.

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