



Control Number: 37448



Item Number: 173

Addendum StartPage: 0

Richard & L.M. "Pepper Procter" d/b/a Procter Brothers

SOAH DOCKET NO. 473-10-1097

PUC DOCKET NO. 37448

**RE: Response to Commission Staff's First Set of Request for Information to LCRA
Transmission Services Corporation .**

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09 NOV 30 AM 9:34
PUBLIC UTILITY COMMISSION
FILING CLERK

BA-1-1

Question:

Do you have a habitable structure (According to Subst. Rule 25.101, habitable structure that is normally inhabited by humans or intended to be inhabited by humans on a daily or regular basis.) near one or more of the links of the proposed transmission line? If so, describe the structure, identify the link(s) and estimate how far the proposed line is from the habitable structure?

Response:

There is a Habitable Structure on what would be considered the Northeast side of CR 2001 of this property. This structure is an approximate 1,500 square foot house currently inhabited by one of our renters. This structure is near link "31" where it crosses Lampasas County Road 2001. Based on the maps I was provided it is difficult to estimate how far the line is from the house. Best estimate would be 400 yards.

BA-1-2

Question:

Will one or more of the links of the proposed transmission line cross your property? If so, identify the links and any features like a property line, pipeline, power line or road that the proposed transmission line will follow through your property.

Response:

Yes, it appears that it runs along the Northwest end of the property. This appears to be at the beginning of link "31" and will cross over the railroad Tracts and Hamilton County Electric Lines that traverse the property.

BA-1-3

Question:

Have you discussed any modifications to the proposed transmission line route on your property with a representative of LCRA TSC? If so, what were the modifications to the proposed route that you suggested and what was the response of the LCRA TSC?

Response:

I have not had any discussions with any representatives of the LCRA TSC, regarding this link on this property?

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BA-1-4 Question:
What are your specific concerns about the proposed transmission line?

Response:
Future devaluation of this property along with any potential effects of additional electricity traversing the property in an open air environment.

BA-1-5 Question:
Did you attend any open houses presented by the utility concerning this proposed transmission line? If so, when and where? Did you provide written comments to LCRA TSC at or after the open house?

Response:
I attended the Open House in Burnet, Texas that was held in the Spring of 2009. I did provide written comments after the meeting.

BA-1-6 Question:
Are your property boundaries represented accurately on the maps provided by the utility? If not, please explain any discrepancies and provide a modified LCRA TSC map or drawing to indicated the discrepancies

Response:
As far as I know, the property boundaries are accurately represented on the maps provided by the utility.

BA-1-7 Question:
What is the primary use for your property and, in your opinion, will this use be impacted by the proposed transmission line?

Response:
The current use of this property is for agriculture and investment purposes, however, the intended future use is to subdivide into acreage tracts for sale to potential buyers for new home construction. In my opinion if this line was to cross this property it would drastically effect the value of the land and the viability of subdividing. Furthermore, the easement setbacks could prohibit the construction of new homes.

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BA-1-9

Question:

In your opinion, is there any feature about your land that you believe should be considered when routing a transmission line on your property? If so, please explain.

Response:

At this point LINK "31" is an alternate route. However, Oncor's current "Preferred Route" to the Newton Station does cut across the middle of this property. As mentioned above in item BA-1-2, this property is currently burdened by a railroad track and a Hamilton Electric Transmission line. If PUC does select Oncor's current preferred route and then the PUC ended up moving the LCRA's route to LINK 31, it would have a devastating effect on the ascetics', value and useable of this property.

I hereby sponsor all of the above answers and guarantee the truth of the answers:



Richard D. Procter, Owner/Partner