



Control Number: 38597



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Responses to SOAH DOCKET NO. 473-11-0072
PUC DOCKET NO. 38597

These responses were prepared by Phillip Wildman owner of 5W Ranch Properties.

Staff-1-1 Do you have a habitable structure, as defined by P.U.C. SUBST. R. 25.101(a)(3), near

one or more of the segments of the proposed transmission line? If so, describe the structure, identify the segment(s) and estimate how far the segments are from the habitable structure. P.U.C. SUBST. R. 25.101(a)(3) defines "habitable structures" as follows: "Structures normally inhabited by humans or intended to be inhabited by humans on a daily or regular basis. Habitable structures include, but are not limited to, single-family and multi-family dwellings and related structures, mobile homes, apartment buildings, commercial structures, industrial structures, business structures, churches, hospitals, nursing homes, and schools."

Response for property owned on Section "M": Yes, Section "M" bisects my property which includes a three bedroom brick house, an equipment barn, a five stall horse barn and two cattle loafing sheds. The distance from these buildings is approximately 2000 feet.

Response for property owned on Section "W 72": No

Response for property owned on Section "W 2": No

Staff-1-2 Does one or more of the segments of the proposed transmission line cross your property? If so, identify the segments and any features including but not limited to a property line, pipeline, power line or road that the segments follow through your property.

Response for property owned on Section "M": Yes, Section "M" bisects my property. There is no pipeline, power line, property line or any other feature in this proposed segment.

Response for property owned on Section "W 72": Yes, Section "W 72" runs along the road on east property line of my property. There are no other pipelines, power line, or any other feature in this proposed segment.

Response for property owned on Section "W 2": Yes, Section "W 2" runs along the property line on east side of my property. There are no other pipelines, power line, roads or any other feature in this proposed segment.

Staff-1-3 Do any existing transmission or distribution lines cross your property? If so, please describe how and where they cross your property.

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Response for property owned on Section "M": Yes, this property has an electric line located on the west property line. The line runs parallel to the road side.

Response for property owned on Section "W 72": No.

Response for property owned on Section "W 2": Yes, this property has an electric line located on the south property line that runs parallel to the road.

Staff-1-4 Are any existing transmission or distribution lines visible from your property? If so, please describe from where the lines are visible, approximately how far away the lines are located and how the current lines affect your property, if at all.

Response for property owned on Section "M": Yes, they are located on my property line.

Response for property owned on Section "W 72": No.

Response for property owned on Section "W 2": Yes, they are located on my property line.

Staff-1-5 Do you currently have any windmills located on your property? If so, please describe the location of the windmills and how many are located on your property.

Response for property owned on Section "M": No.

Response for property owned on Section "W 72": No.

Response for property owned on Section "W 2": No.

Staff-1-6 Are you aware of any directly affected landowner that did not receive notice of the proposed transmission line project from Oncor? If so, please identify the landowner and describe as best possible the location of the property affected. A directly affected landowner is any landowner from which Oncor would need to obtain an easement or other property interest if it built the transmission line using one or more of the segments of the proposed transmission line, or whose land contains a habitable structure that is within 500 feet of the centerline of one or more of the segments of the proposed transmission line.

Response: No

Staff-1-7 Have you discussed any modifications to the proposed transmission line route on your property with a representative of Oncor? If so, what were the modifications to the proposed route that you suggested and what was the response of Oncor?

Response: No

Staff-1-8 What are your specific concerns about the proposed transmission line?

Response: I feel that the proposed transmission line (lines) is currently affecting and will in the future have an affect on the value of my land.

Staff-1-9 Did you attend any open houses presented by Oncor concerning this proposed transmission line? If so, when and where? Did you provide written comments to Oncor at or after the open house? If so, please provide them.

Response: No

Staff-1-10 Are your property boundaries for the property you own represented accurately on the maps provided by Oncor in its Application at Attachment No. 5? If not, please explain any discrepancies and provide a modified Oncor map or drawing to indicate the discrepancies.

Response: I have not seen a detailed property map with the proposed lines overlaid.

Staff-1-11 What is the primary use for your property and, in your opinion, will this use be impacted by the proposed transmission line?

Response: Currently these properties are for crop and livestock production. These properties were purchased for several reasons, the two reason important to and pertaining to this questionnaire are: First, we purchased this property to create income. Second, we purchased this property to appreciate in value over the years, for a retirement nest egg. I could not invest in any other investments and create current income, so this method was my only avenue of guaranteeing my retirement income. With these proposed lines my land values will be greatly reduced. With an easement of 500 feet from the centerline of the proposed line many things will occur. Loss of land to build houses, schools and commercial buildings within the easements and the unsightly lines will deter developments from building on the areas not in the easements.

Staff-1-12 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: The properties I own on Section "M" and Section "W 2" have abundant wildlife and native wildlife areas. Section "M" will bisect my property and travel through a creek and green space area that would rival the green space located on the preferred route. My property has native trees that are over a hundred years old and the Burr Oak trees are enormous. The natural forage produced in this area has maintained a large deer population of exceptional quality and these deer have won Texas awards for their antler size. I have also won a game management award from the State of Texas.

Staff-1-13 Please identify all persons with an ownership interest in your property.

Response for property owned on Section "M": Phillip Wildman and Terry Wildman.

Response for property owned on Section "W 72": Pat Crow, Kent Clay, David Wildman and Phillip Wildman

Response for property owned on Section "W 2": Phillip Wildman, Jack Wall, Frank M. Sands and Donald Potts.

Staff-1-14 If the transmission line is routed on your property, please identify specifically the location that you would prefer for the right-of-way of the line. Use a map to show the location.

Response: I prefer the line go along the preferred route selected by Oncor.

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**COMMISSION STAFF'S FIRST SET OF REQUESTS FOR ADMISSIONS
TO INTERVENORS**

**Staff RFA 1-1: Admit or deny that you do not own or reside
in a habitable structure within
500 feet of the centerline of any proposed transmission
line route in this
docket.**

**Response: I do not own or reside in a habitable structure
within 500 feet of any proposed transmission line in this
docket.**

**Staff RFA 1-2: Admit or deny that the property boundaries
for the property(ies) you own
are accurately represented on the maps provided by Oncor.2**

**Response: I have not seen a property map with the proposed
routes overlaid.**