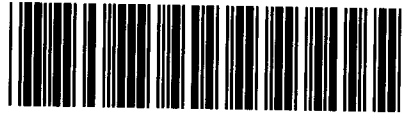




Control Number: 41606



Item Number: 1119

Addendum StartPage: 0

SOAH DOCKET NO. 473-13-5207
PUC Docket No.: 41606

2013 NOV -8 AM 10:38

PUBLIC UTILITY BOARD
FILING CLERK

IN RE: JOINT APPLICATION OF ELECTRIC §
TRANSMISSION TEXAS, LLC AND §
SHARYLAND UTILITIES, L.P. TO AMEND §
THEIR CERTIFICATES OF CONVENIENCE §
AND NECESSITY FOR THE PROPOSED §
NORTH EDINBURG TO LOMA ALTA §
DOUBLE-CIRCUIT 345 kV TRANSMISSION §
LINE IN HIDALGO AND CAMERON §
COUNTIES, TEXAS §

DIRECT TESTIMONY OF MICHAEL SCAIEF

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Escobedo, Tippet & Cardenas, LLP
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ATTORNEY FOR MICHAEL SCAIEF

SOAH DOCKET NO. 473-13-5207

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IN RE: JOINT APPLICATION OF ELECTRIC §
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COUNTIES, TEXAS §

DIRECT TESTIMONY OF MICHAEL SCAIEF

1 My name is Michael Scaief, I am the record title owner of the property shown in Exhibit
2 A, that is crossed by link 270. I further have an ownership interest in and am the corporate
3 representative for the companies that are record title owners of the following properties:
4 property owned by Chaparral Developments, LLC, crossed by link 354, as shown in Exhibit B;
5 property owned by John F. Scaief Farms, John Scaief, Michael Scaief, Vista HC, Ltd., and Vista
6 MC, LLC, crossed by link 270, as shown in Exhibit A.


7 The property owned by Chaparral Development LLC, crossed by link 354 is a platted
8 master-planned subdivision. A true and correct copy of the subdivision plat is attached hereto as
9 Exhibit C. This master plan subdivision is already partially developed and will consist of a total
10 of approximately 400 lots. Prudent avoidance dictates that a 345-kV transmission line avoid the
11 Chaparral subdivision. This subdivision will be home to numerous families and children. The
12 subdivision will incorporate a park and recreational area that will be affected by the transmission
13 lines. Both community and aesthetic values will be adversely impacted by the transmission
14 lines. Community values dictate the transmission line avoid the subdivision and be routed away
15 from densely populated residential areas, such as the Chaparral subdivision. Transmission lines

1 through a subdivision will also interfere with the aesthetic value of the subdivision by having the
2 large industrial pole structures intruding in the subdivision's carefully managed and manicured
3 residential spaces. There are many other alternative links presented by the joint applicants that
4 create less impact and infringement on the above-stated factors.

5 The property owned by John Scaief Farms, John Scaief, Michael Scaief, Vista HC, Ltd,
6 and Vista LLC, is crossed by link 270. This link crosses directly through the middle of a large
7 portion of the property. Proposed link 270 does not follow or parallel the property's boundary
8 lines. This property is also slated for subdivision development which will be adversely
9 impacted by the proposed placement of the transmission line link and would not follow prudent
10 avoidance. Community and aesthetic values would also be affected in the development of the
11 subdivision, as in the Chaparral development. Viable alternative links are available. The use of
12 links 286-285-272 instead of links 271 and 270 would achieve the same result with less adverse
13 impact.

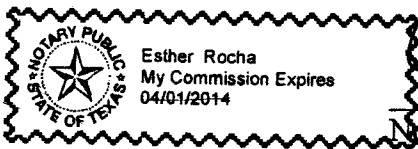
The written testimony is a true and accurate representation of what the testimony would be if the testimony were to be given orally at the time the written testimony is offered into evidence.

DATE: October 14, 2013



Michael Scaief

Subscribed and sworn to before me on the 14th day of October, 2013.

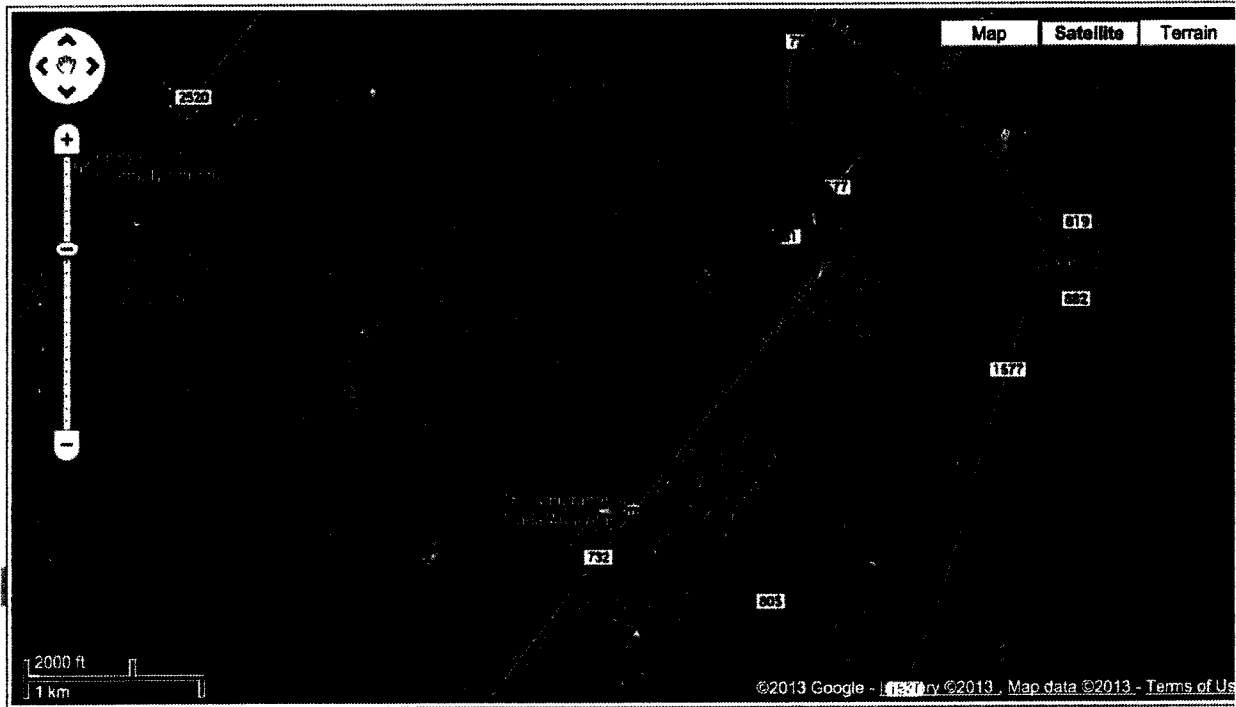


Notary Public, State of Texas

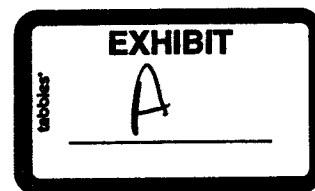


Approximate center line of potential route

150ft right of way boundary



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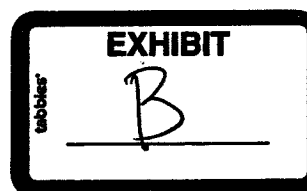


Approximate center line of potential route

150ft right of way boundary



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1. WALTER BARRETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS IS A PRELIMINARY PLAT OF MEASURES CROSSING SUBDIVISION.



F. M. 1846

EAST 50' LINEATION
DISTRICT R.O.W.



C

tables.