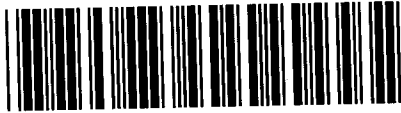


Control Number: 42087



Item Number: 558

Addendum StartPage: 0

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APPLICATION OF ONCOR  
ELECTRIC DELIVERY COMPANY,  
LLC TO AMEND ITS CERTIFICATE  
OF CONVENIENCE AND NECESSITY  
FOR THE PROPOSED WESTMINSTER  
138-KV TRANSMISSION LINE IN  
DENTON, TARRANT AND WISE  
COUNTIES (HICKS-ELIZABETH  
CREEK CCN)

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§

BEFORE THE STATE OFFICE

OF

ADMINISTRATIVE HEARINGS

**DIRECT TESTIMONY OF RICHARD E. LEBLANC ON BEHALF OF  
WILLOW RIDGE RESIDENTIAL PARTNERS, LTD.**

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1 **I. Witness qualifications**

2 **Q. Please introduce yourself and state your business address.**

3 A. My name is Richard E. LeBlanc. I am Manager of Willow Ridge Residential GP, LLC,  
4 the General Partner of Willow Ridge Residential Partners, Ltd. (collectively "Willow  
5 Ridge"), which owns parcels identified as Tracts 385, 387, and 388 (the "Subject  
6 Property"). My business address is 3001 Knox Street, Suite 207, Dallas, Texas 75205.

7 **Q. What is the business of Willow Ridge?**

8 A. Willow Ridge specializes in the development of large scale master planned residential  
9 communities.

10 **Q. Please describe your educational and professional background.**

11 A. I began my real estate career in 1974 as an agent with Dan Majors & Company, a  
12 commercial real estate brokerage firm. In 1977, I formed Majors/LeBlanc to specialize in  
13 the sale of sites to developers and users, an association that remained active until 1989.  
14 In 1984, I formed Hanover Property Company, a land development entity specializing in  
15 the development of large scale master planned residential communities. Some of the  
16 properties I have developed include:

- 17 • MIRA LAGOS: a 900 acre residential community with 2500 homes in South  
18 Grand Prairie between Joe Pool Lake and State Highway 360;
- 19 • HIDDEN LAKES: an 825-acre tract with 1,600 lots in four sizes ranging from  
20 6,000 to 20,000 square feet, as well as associated hardscaping, landscaping, and  
21 community amenities beyond the basic infrastructure;
- 22 • CRAWFORD FARMS: 234 acres developed into 822 lots in three phases  
23 between I-35 West and Denton Highway west of Keller;
- 24 • LOWES FARM: 133 acres developed into 436 lots in two phases in southeast  
25 Mansfield near Joe Poole Lake on State Highway 360 at Holland and Broad  
26 Streets;
- 27 • STONE HILL FARMS: 208 acres developed into 563 lots in Flower Mound just  
28 south of FM 407 and west of I-35; and

- OVERTON RIDGE: 130 acres developed into 207 lots in three phases in north Keller on Mt. Gilead Rd east of Denton Highway.

**Q. On whose behalf are you testifying?**

A. I am testifying on behalf of Willow Ridge Residential Partners, Ltd., an intervenor in this proceeding.

## **II. Subject of testimony**

**Q. What is the subject of your testimony?**

A. I am providing testimony regarding the on the Subject Property if the proposed transmission line is constructed on Link J.

## **III. The impact of the proposed transmission line**

**Q. Please describe your involvement with the Subject Property?**

A. I have been the Manager of Willow Ridge since its inception. I have worked with local governmental agencies during their review of the plans and the individual plats and zoning issues for its development, and worked with several builders and other real estate professionals on the build out and marketing of the different phases of development.

**Q. What are the development plans for the Subject Property?**

A. The Subject Property is to be a single-family residential development comprising approximately 750 lots at full build-out, with a total value of \$200 million. The development is adjacent to a city park and existing elementary school, and is also adjacent to the future high school and middle school sites planned by Northwest ISD.

**Q. Please identify *Attachment 1* to your testimony.**

A. *Attachment 1* is the current plan for the development.

**Q. Based on your familiarity with the development, does *Attachment 1* fairly and accurately depict the development?**

A. Yes, it does.

1 **Q. Please describe how the Subject Property would be affected by the proposed**  
2 **transmission line.**

3 A. We estimate Oncor's proposed alignment of Link J would result in the loss of a  
4 significant number of platted lots with house prices of \$200,000 to \$400,000. In addition,  
5 several of the lots that will remain after those lost due to the line will back up to the  
6 transmission line and will have to be severely discounted in price in order to sell them.  
7 Moreover, since all portions of this property will be subject to a view that includes the  
8 transmission line, the value of every lot will be negatively impacted.

9 **Q. Are there other consideration unique to the Willow Ridge Residential Partners, Ltd.**  
10 **property which exacerbate the impact of the proposed transmission line on that**  
11 **property?**

12 A. Yes.

13 **Q. What are those?**

14 A. The entry points to the subdivision and the east/west roads that move traffic throughout  
15 the subdivision orient traffic such that the transmission lines will be in the field of vision  
16 for nearly all current and future residents causing long term negative impacts to property  
17 values.

#### 18 **IV. Summary and conclusion**

19 **Q. Will you summarize your testimony on constructing the transmission line on Link J**  
20 **as proposed by Oncor?**

21 A. Constructing the transmission line along Oncor's proposed Link J would drastically affect  
22 the Subject Property and the development plan already in place for it, and prevent Willow  
23 Ridge from completing the community as it already has expended considerable time and  
24 money to do.

25 **Q. Does this conclude your testimony?**


26 A. Yes, it does

**VERIFICATION**

STATE OF TEXAS       •  
                                  •  
COUNTY OF DALLAS   •

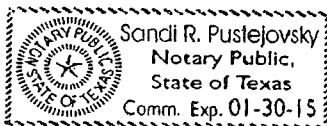
BEFORE ME, the undersigned authority, on this day personally appeared Richard E. LeBlanc who, having been placed under oath by me, did depose as follows:

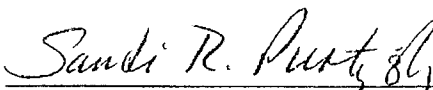
My name is Richard E. LeBlanc. I am of legal age and a resident of the State of Texas. The foregoing testimony and exhibit offered by me are true and correct, and the opinions stated therein are, to the best of my knowledge and belief, accurate, true, and correct.

  
\_\_\_\_\_  
Richard E. LeBlanc

Before me the undersigned, a notary public in and for said County and State personally appeared Richard E. LeBlanc, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes therein expressed.

Given under my hand and seal of office this the 16<sup>th</sup> day of June, 2014.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**GENERAL NOTES:**

1. Existing easements for this property is 70/50 6000 square feet, existing utility easement.
2. Building set back to be established per requirements of the City of Fort Worth.
3. 10 foot corner clips to be established at all street intersections.
4. 10 foot center clips to be established at all street intersections.
5. Water services to be provided by the City of Fort Worth.
6. Sewer services to be provided by the City of Fort Worth.
7. Existing system based on the plot recovered in Cabinet A, North 4454, P.A.T.C. 11.
8. Lot 1, Block 6, Lot 1 is 90' x 130' or 600 square feet.
9. Lot 1, Block 6, Lot 2 is 160' x 160' Lot 3, and Lot 91, Block 1.
10. Lot 4, Block 12, Lot 6, Block 8 and 30, Block 19 are Open Space.
11. The property is located within Northwest Independent School District.
12. TDU Electric to provide electrical service to the development.
13. TDU Electric to provide electrical service to the development.
14. (North Springs Road, Neighboring Abandonment Road or U.S. Highway No. 287) prohibited.
15. CIRM Maps 44-00000330K, 44-00000330K and 44-00000330K dated September 23, 2008, no portion of the tract lies within the 1C flood plain.
16. "Standard Easement" described in County Clerk's File No. 030 is reserved for the purposes of collecting, dedicating, utilizing, maintaining, repairing, replacing and removing streets, roads, canals, utility poles, poles, electric, telephone, cable, fiber optics and other utilities and poles.
17. Equipment and improvements to be provided by the City of Fort Worth.
18. The City of Fort Worth, Texas 76104, Plans 15 and 17 wide Median Access 65' and 10' wide Right of Way.
19. The City of Fort Worth, Texas 76104, Plans 15 and 17 wide Median Access 65' and 10' wide Right of Way.

CASE NO. PP-013-049  
REVISED PRELIMINARY PLAT

WILLOW RIDGE ESTATES  
PHASES 3A, 3B, 4, 5 & 6

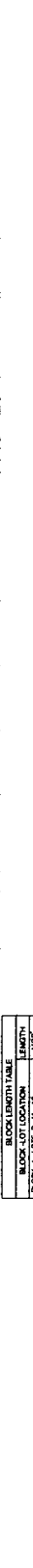
1. BLOCK 4, LOTS 19-27; BLOCK 5, LOTS 21-25; BLOCK 6, LOTS 27-31; BLOCK 7, LOTS 33-37; BLOCK 8, LOTS 39-43; BLOCK 9, LOTS 45-49; BLOCK 10, LOTS 24-28; BLOCK 11, LOT 1; BLOCK 12, LOTS 2-4; BLOCK 13, LOTS 5-7; BLOCK 14, LOTS 8-10; BLOCK 15, LOTS 6-44 & 46; BLOCK 16, LOTS 1-35; BLOCK 24, LOTS 1-48; BLOCK 25, LOTS 1-29; BLOCK 26, LOTS 1-16; BLOCK 27, LOTS 1-50;

118.372 ACRES OUT OF THE  
JAMES RIGBY SURVEY, ABSTRACT NO. 1268;  
HENRY ROBERTSON SIBNEY ABSTRACT NO. 1259

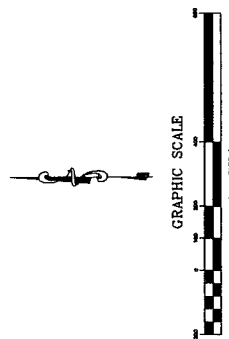
WILLOW RIDGE  
RESIDENTIAL PARTNERS, LTD.  
WILLOW RIDGE  
RESIDENTIAL PARTNERS NO. 2, LTD. OWNERS/DEVELO  
(214)445-2

**BJI PARTNERS, INC.** SURVEYOR/ENGINEER  
6301 Quorum Drive, Suite 200 B (972) 248-  
Addicks, Texas 75001

FEBRUARY 11, 2014



51 - 50' LOTS  
97 - 60' LOTS  
2 - 70' LOTS  
3 - 80' LOTS



USES	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	ACRES	DENSITY	POPULATION
SF. LOTS	403		75.070		
OPEN SPACE		9	21.806		
ROW			21.478		
TOTAL	403	9	118.352	3.40	607

[illegible]

LINE TABLE		
LINE	MEASUREMENT	LENGTH
L1	580.52035T	125.00'
L2	415.23250T	20.00'
L3	500.00037T	55.48'
L4	544.37133W	84.86'
L5	405.36348T	28.25'
L6	540.24300W	24.76'
L7	580.52035T	164.00'
L8	400.03187T	25.00'
L9	520.28263W	25.00'
L10	547.51333W	25.00'
L11	544.37133T	25.00'
L12	580.52035T	45.15'
L13	430.00235T	14.40'
L14	547.51333T	14.40'

CLIQUE TABLE					
STN	RANGES	DELTA	TARGET	END. BEARING	CHORD
50	850.00	271.03	19.50	53072.08 T	38.50
36	828.00	274.33	20.18	58072.33 T	40.17
13	524.00	153.40	20.23	58071.00 T	130.22