



Control Number: 44547



Item Number: 645

Addendum StartPage: 0

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APPLICATION OF CENTERPOINT
ENERGY HOUSTON ELECTRIC, LLC
TO AMEND A CERTIFICATE OF
CONVENIENCE AND NECESSITY
FOR A PROPOSED 345-KV
TRANSMISSION LINE WITHIN
GRIMES, HARRIS, AND WALLER
COUNTIES

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BEFORE THE STATE OFFICE

OF

ADMINISTRATIVE HEARINGS

DIRECT TESTIMONY

of

NATASHA GRAY

individually and

on behalf of

CHARLES GRAY

and

THREE MILE CREEK ALLIANCE

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I. INTRODUCTION

Q. Please state your name, title and address.

A. My name is Natasha Gray. My address is 27262 Hard Road, Hockley, Texas 77447 (the "Property"). A map indicating the location of my Property is attached hereto as Exhibit "A."

Q. Please describe your background, profession and/or experience.

A. My husband, Charles Gray, and I both work from our Property running our businesses: Gray Data Services, Inc., and High Dancer Farm (horse breeding, training, and sales).

Q. Have you ever participated or testified in another proceeding before the Public Utility Commission of Texas ("PUC")?

A. No.

Q. On whose behalf are you testifying?

A. I am testifying on my own behalf and that of the Three Mile Creek Alliance (the "Alliance").

Q. Please describe your interest in SOAH Docket No. 473-15-3595 and PUC Docket No. 44547.

A. I intervened in this proceeding as a potentially affected landowner. I own property in Waller County that might be impacted by the transmission line proposed to be built by CenterPoint Houston Electric LLC ("CenterPoint") in this docket.

Q. Are you familiar with the Property and this area of Waller County, Texas?

A. Yes.

Q. Briefly describe your ownership history in the affected property.

A. My husband and I have owned the Property for approximately fifteen years.

II. PURPOSE OF TESTIMONY

Q. What is the purpose of your testimony?

A. The purpose of my testimony is to: (i) describe my Property; (ii) describe the expected impact of the proposed transmission line on my Property; (iii) voice my opposition and that of the Alliance against certain segments; and (iv) provide information on the segments that I and the Alliance prefer.

1 **Q. Is the information contained in your testimony true and correct to the best of your**
2 **knowledge and belief?**

3 A. Yes, it is.

4 **III. DESCRIPTION OF THE PROPERTY**
5 **AND IMPACT OF THE TRANSMISSION LINE ON THE PROPERTY**

6 **Q. Please describe your Property.**

7 A. My Property has numerous improvements, such as a two-story brick and hard siding
8 house which is approximately 3,992 square feet with well and septic, an approximately
9 3,200 square feet metal building/barn, a 60-foot diameter round pen, barbed wire fencing
10 on the north and east Property lines, slick wire fencing on the south and west Property
11 lines, and pipe fencing and gate at the entrance to the Property. There is also has a small
12 pond and lots of native grass and brush in the pastures. The Property has a 120-year-old
13 oak on the Property line where the transmission line would run, if approved.

14 **Q. Please describe the Property's current uses and operations.**

15 A. My husband and I live on the property with our two children. We run my husband's
16 business, Gray Data Service, Inc., out of our home. We also conduct business as High
17 Dancer Farm, which handles horse breeding, training, and sales.

18 **Q. Would you have to regularly drive near or under the transmission line if installed**
19 **on the Property?**

20 A. Yes, I and all other visitors to the Property would have to regularly drive near or under
21 the line if any of the following segments are approved for the line: F3, LB, or LC.

22 **Q. If the transmission line is built on the Property, do you have any concerns about**
23 **CenterPoint having access to the Property?**

24 A. Yes, I have the general concerns of landowners who are required to give third parties
25 access to their property, especially so near to my home. I hope that CenterPoint will
26 respect my Property if I am required to give them access.

27 **Q. If the transmission line is built on the Property, do you have any other concerns?**

28 A. Our Property was bought as an investment for retirement. My husband and I planned to
29 sell the property after the kids were grown and moved out on their own. In my opinion,
30 the transmission line would significantly reduce the value of the Property and

1 compromise our investment. Additionally, if approved, the 120-year-old oak tree would
2 be removed to clear the right-of-way.

3 **Q. Is there anything else you believe the Public Utility Commission should consider?**

4 A. Yes. It is my understanding from the filings in this case that while Segments LB and LC
5 are on the preferred route, an alternative segment, I3, could be used instead of LB and
6 LC. I reviewed public property records and determined that many, if not all, of the
7 houses along I3 and within the proposed right-of-way on I3 were built after the existing
8 transmission line that the new transmission line would parallel if it were built along I3.
9 (See **Exhibit "B,"** the online Waller County Appraisal District's online records of houses
10 located within the right-of-way of Segment I3 which is a sample of the houses along
11 Segment I3. As the attached are public records, I ask the Administrative Law Judges to
12 take judicial notice of such pursuant to Texas Rule of Evidence 201(b).) In my opinion,
13 the landowners along I3 chose to move next to an existing transmission line and either
14 knew, or should have known, that there was a distinct possibility another transmission
15 line could be located adjacent to the existing transmission line. Such is not uncommon.
16 In contrast, the landowners along Segments LB, LC, and F3, including myself, chose to
17 move to an area free of any transmission lines. In my opinion, it will be more detrimental
18 to those landowners located along Segments LB, LC, and F3 and their community values
19 to construct a transmission line on any of those segments, as opposed to I3. In regards to
20 the houses that would need to be removed or relocated if I3 were chosen, from my review
21 of public records and my knowledge of this area, two of those houses are mobile homes
22 which could be relocated easily. Moreover, the homes along Segment I3 that remain
23 would not be newly affected given the existing transmission line.

24 **IV. CONCLUSIONS AND RECOMMENDATIONS**

25 **Q. Please summarize your and the Alliance's position in this proceeding regarding**
26 **CenterPoint's proposed alternative routes.**

27 A. The Alliance and I are very opposed to Segments F3, LB, and LC and all alternative
28 routes that utilize the same. We support any route that does not utilize Segments F3, LB,
29 and LC, including any routes which could be modified to avoid using those segments,

1 such as a modified Route 1A ("Route 1A-M") which would utilize Segment I3 as
2 opposed to Segments LB and LC.

3 **Q. In particular, why do you and the Alliance support Route 1A-M?**


4 A. The Alliance and I support Route 1A-M as it would completely avoid my property. It
5 would further preserve the community values of those along Segments LB, LC, and F3
6 who chose to live in an area devoid of transmission lines, as opposed to those landowners
7 along Segment I3, who chose to move next to an existing transmission line.

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

9 A. Yes, that concludes my testimony, subject to subsequent correction or rebuttal.

CERTIFICATE OF SERVICE

 This is to certify that on the 9th day of July, 2015 a true and correct copy of the preceding
document was served upon all parties of record in accordance with SOAH Order No. 4 in this
docket.



C. Jared Knight

Natasha Gray

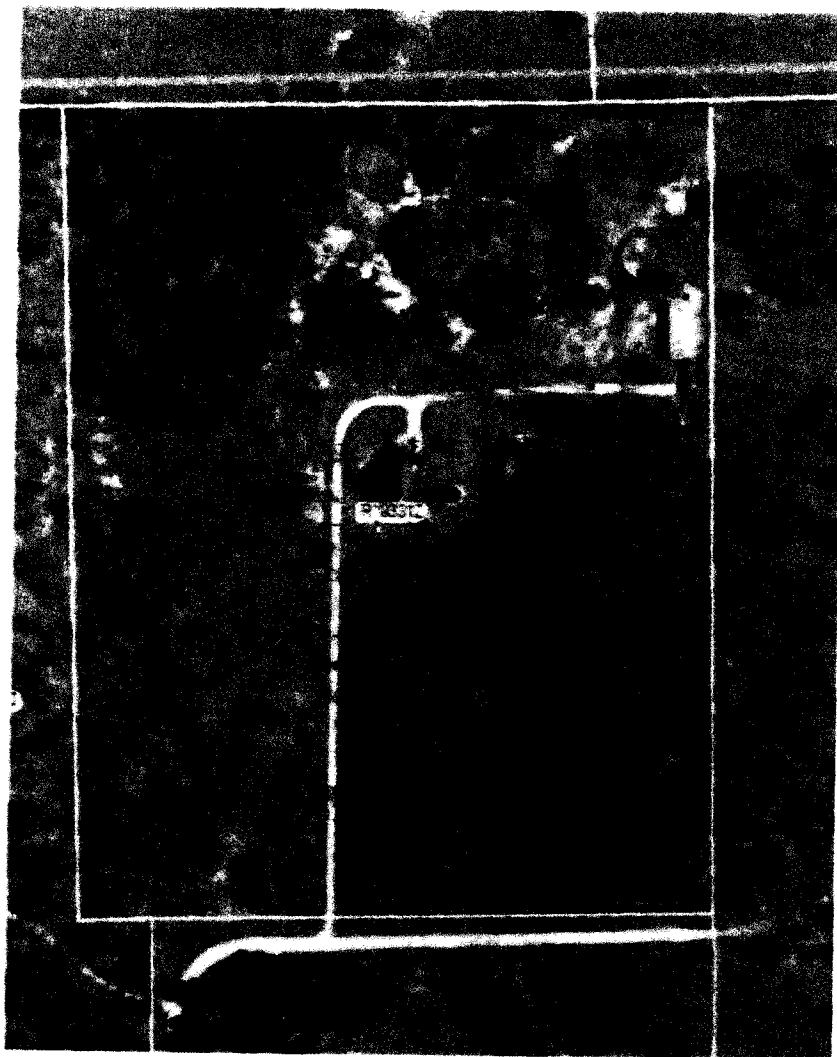


EXHIBIT "A"

Waller CAD

EXHIBIT "B"

GREEN GLENN E & AVA G FURNACE LOT 9 (MAP TR 9) ACRES 5.0164
HOCKLEY, TX 77447



Click on a title bar to expand or collapse the information

Account

Property ID: 19216 Legal Description: S494000 FURNACE LOT 9 (MAP TR 9) ACRES 5.0164
Geographic ID: 494000-009-000-100 Agent Code:
Type: Real
Property Use Code:
Property Use Description:

Location

Address: 28750 MELANIE LN Mapsco:
HOCKLEY, TX 77447
Neighborhood: FURNACE Map ID: 4273 N2
Neighborhood CD: S494000

Owner

Name: GREEN GLENN E & AVA G Owner ID: 1001847
Mailing Address: 28750 MELANIE LN % Ownership: 100.000000000000
HOCKLEY, TX 77447
Exemptions: HS

- Living Area
- Improvements
- ▼ Living Area

Improvement #1: RESIDENTIAL **State Code:** E1 **Living Area:** 1668.0 sqft **Value:** \$130,130

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	6 - 1		1999	1260.0
MA2	MAIN AREA - 2ND	6 - 1		1999	408.0
PO	OPEN PORCH	6		1999	252.0
PO	OPEN PORCH	6		1999	252.0
OCP	CARPORT	1 - C6		2012	320.0

Improvement #2: RESIDENTIAL **State Code:** E1 **Living Area:** sqft **Value:** \$19,120

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
OSB	STORAGE BUILDING	3 - C1		1995	924.0
OVH	OVERHANG	1P - C1		1995	200.0

OVH OVERHANG 1 - C1 2012 128.0

Improvement #3: RESIDENTIAL **State Code:** E3 **Living Area:** sqft **Value:** \$230

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
OSB	STORAGE BUILDING	1P - C6		1995	168.0

Improvement #4: RESIDENTIAL **State Code:** E1 **Living Area:** sqft **Value:** \$3,280

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
S	SEPTIC	*		1995	1.0

Improvement #5: STORAGE BLDG **State Code:** E1 **Living Area:** sqft **Value:** \$500

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
OSB	STORAGE BUILDING	3 - C6		0	288.0

Improvement #6: FARM/RANCH BLDG **State Code:** E3 **Living Area:** sqft **Value:** \$4,320

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
BN	BARN	2 - C1		2012	336.0

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0.00 + 0.00 + 0.00 + 0.00 + 0.00 = 0.00

Account

Property ID 185620 Legal Description ABS A321000 A-210 L S JONES TRACT 2 SN1 HOTX11A00388
 HUD# NTA908533, ACRES 1.25
 Geographic ID 321000-002-000-100 Agent Code:
 Type Real
 Property Use Code:
 Property Use Description:

Location

Address 28835 JOSEPH ROAD Mapsco:
 HOCKLEY, TX 77447
 Neighborhood: SWR S-6 Map ID: 4273 N2
 Neighborhood CD S-6

Owner

Name BLACKBURN KATE E Owner ID 306829
 Mailing Address 28835 JOSEPH ROAD % Ownership 100.000000000000%
 HOCKLEY, TX 77447-7447
 Exemptions: HS

(+) Improvement Homesite Value: + \$29,300
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$33,130
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$62,430
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$62,430
 (-) HS Cap: - \$4,570

(=) Assessed Value: = \$57,860

Owner: BLACKBURN KATE E
 % Ownership: 100.000000000000%
 Total Value: \$62,430

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	WALLER COUNTY APPRAISAL DISTRICT	0.000000	\$62,430	\$57,860	\$0.00
ESD	WALLER-HARRIS ESD 200	0.099500	\$62,430	\$57,860	\$57.57
GWA	WALLER COUNTY	0.650750	\$62,430	\$45,374	\$295.27
RFM	WALLER COUNTY FM	0.036194	\$62,430	\$42,374	\$15.34

7/1/2015

Waller CAD - Property Details

SWR	WALLER ISD	1.440000	\$62,430	\$42,860	\$617.18
	Total Tax Rate	2.226444			
				Taxes w/Current Exemptions	\$985.36
				Taxes w/o Exemptions	\$1,288.22

Improvement #1: MOBILE HOME State Code: A2 Living Area: 1980.0 sqft Value: \$25,820

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2		1999	1980.0

Improvement #2: RESIDENTIAL State Code: A2 Living Area: sqft Value: \$3,480


Type	Description	Class CD	Exterior Wall	Year Built	SQFT
S	SEPTIC	*		1999	1.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A2	A2	1.2500	54450.00	0.00	0.00	\$33,130	\$0

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$29,300	\$33,130	0	62,430	\$4,570	\$57,860
2014	\$30,100	\$22,500	0	52,600	\$0	\$52,600
2013	\$37,740	\$22,500	0	60,240	\$0	\$60,240
2012	\$37,780	\$22,500	0	60,280	\$0	\$60,280
2011	\$41,620	\$22,500	0	64,120	\$0	\$64,120
2010	\$41,660	\$22,500	0	64,160	\$0	\$64,160
2009	\$49,290	\$22,500	0	71,790	\$0	\$71,790
2008	\$49,330	\$20,000	0	69,330	\$0	\$69,330
2007	\$49,370	\$20,000	0	69,370	\$0	\$69,370
2006	\$53,210	\$16,880	0	70,090	\$0	\$70,090

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/30/2009	WDV	WARRANTY / VENDOR LIEN	HORTON LINDA	BLACKBURN KATE E	1147	063	0
2	2/14/2000	WD	WARRANTY DEED	SNOW MARGUERITE ESTATE	HORTON LINDA	643	228	0
3		OT		SNOW MARGUERITE ESTATE	HORTON LINDA			0

Property Tax Information as of 07/01/2015

Amount Due if Paid on: 

Taxing	Taxable	Base	Base Taxes	Base Tax	Discount / Penalty &	Attorney	Amount
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7/1/2015

Waller CAD - Property Details

Year	Jurisdiction	Value	Tax	Paid	Due	Interest	Fees	Due
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NOTE: Penalty & interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Waller CAD

07/01/2015

Click on a title bar to expand or collapse the information



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Account

Property ID: 22568 Legal Description: S554100 KICKAPOO HILLS 1 LOT PT 26, LT 27 ACRES 4 9968
 Geographic ID: 554100-027-000-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 27480 RICE ROAD Mapsco.
 HOCKLEY, TX 77447
 Neighborhood KICKAPOO HILLS 1 Map ID: 554100-027-000-000
 Neighborhood CD: 5554100

Owner

Name: MORRIS RAYMOND B Owner ID: 235674
 Mailing Address: 27480 RICE ROAD % Ownership: 100.000000000000
 HOCKLEY, TX 77447-7447
Exemptions: HS

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1664.0 sqft **Value:** \$113,820

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	5P - 2			1664 0
PO	OPEN PORCH	5P			68.0

Improvement #2: COMMERCIAL **State Code:** A1 **Living Area:** 744 0 sqft **Value:** \$1,500

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2P - C6		1983	744 0

Improvement #3: COMMERCIAL **State Code:** A1 **Living Area:** 600.0 sqft **Value:** \$5,030

Type	Description	<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2P - C5		1983	600 0

Improvement #4: RESIDENTIAL **State Code:** A1 **Living Area:** sqft **Value:** \$7,600

<u>Class</u>	Year
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7/1/2015

Waller CAD - Property Details

Type	Description	<u>CD</u>	Exterior Wall	Built	SQFT
WS	WELL AND SEPTIC	*			1.0



Waller CAD Website

Website version 1 2 2 8

Database last updated on
6/24/2015 8 38 PM

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Property ID:	22658	Legal Description:	5554300 KICKAPOO HILLS 3 BLK 1 LOT PT 2 ACRES 2.0
Geographic ID:	554300-001-002-200	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Address:	27385 WIGWAM TRAIL HOCKLEY, TX 77447	Mapsco:	
Neighborhood:	KICKAPOO HILLS 3	Map ID:	4274 N2
Neighborhood CD:	5554300		

Name	WELSH WENDELL D	Owner ID:	233995
Mailing Address:	107 PRITCHARD RD LIVINGSTON, TX 77351	% Ownership:	100.0000000000%

Exemptions:

Improvement #1:	RESIDENTIAL	State Code:	A2	Living Area:	sqft	Value: \$5,760
Type	Description		<u>Class</u> <u>CD</u>	Exterior Wall	Year Built	SQFT
WS	WELL AND SEPTIC		*		1987	1.0

Waller CAD Website