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APPLICATION OF SOUTH TEXAS ELECTRIC COOPERATIVE, INC. TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE PROPOSED SAN MIGUEL - TO-CRUCE DOUBLE CIRCUIT 345- KV TRANSMISSION LINE IN ATASCOSA, MCMULLEN, DUVAL AND JIM HOGG COUNTIES, TEXAS	§ § § § § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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**DIRECT TESTIMONY OF CODY ZABRANSKY ON BEHALF OF SEVENTY-FOUR
RANCH, INC., 74 RANCH, LTD., AND ANDERSON ROBINSON, INC.**

Cody Zabransky files this Direct Testimony on behalf SEVENTY FOUR RANCH¹
and stipulates that all parties may treat this testimony as though filed under oath.

Respectfully submitted,

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ATTORNEYS FOR SEVENTY FOUR RANCH

¹ SEVENTY-FOUR RANCH, INC., 74 RANCH, LTD., and ANDERSON ROBINSON, INC. are collectively referred to herein and in STEC's application as "SEVENTY FOUR RANCH."

CERTIFICATE OF SERVICE

I hereby certify that the foregoing document has been filed in the records of Docket 54936 on this 26th day of June, 2023.

A handwritten signature in black ink, appearing to read 'Soledad M. Valenciano', written over a horizontal line.

Soledad M. Valenciano

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1 **INTRODUCTION**

2 **PLEASE STATE YOUR NAME FOR THE RECORD.**

3 My name is Cody Zabransky.

4 **ON WHOSE BEHALF ARE YOU TESTIFYING?**

5 Seventy Four Ranch, sometimes referred to as "74 Ranch."

6 **IS SEVENTY FOUR RANCH AN INTERVENOR IN THESE PROCEEDINGS?**

7 Yes.

8 **WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

9 The purpose of my testimony is to confirm that Seventy Four Ranch strongly opposes the
10 selection of any Route that would include Segment 2B.

11 **WHAT IS YOUR CONNECTION TO SEVENTY FOUR RANCH?**

12 I have been the Ranch Manager of the 74 Ranch Resort for approximately 10 years.

13 **WHAT IS THE 74 RANCH RESORT?**

14 The 74 Ranch Resort is located on SEVENTY FOUR RANCH. It is a full-service South
15 Texas hunting resort featuring sporting clays, and luxury lodging and meeting facilities.

16 **I WILL REFER TO THE PROPERTY OWNED BY SEVENTY FOUR RANCH AS "YOUR**
17 **PROPERTY" OR "THE PROPERTY" BEING THE SAME ONE IDENTIFIED BY THE**
18 **APPLICANT AS BEING AFFECTED BY SEGMENT 2B.**

19 Yes, I understand.

20 **IN ORDER TO CONSERVE RESOURCES, DO YOU ALSO ADOPT THE TESTIMONY**
21 **OF THE MEMBERS OF THE NORTHEAST MCMULLEN ALLIANCE?**

22 Yes, I do.

1 **PROPERTY DESCRIPTION**

2 **PLEASE TELL US A LITTLE BIT ABOUT SEVENTY FOUR RANCH.**

3 Seventy Four Ranch is a large-acre property located in McMullen, Atascosa, and Live
4 Oak Counties. It is where my boss, George Robinson, has lived full time since around
5 the mid-2000's. Seventy Four Ranch is also home to the well-known 74 Ranch Resort.

6 **WHAT IS THE HISTORY OF THE PROPERTY?**

7 The first segments of Seventy Four Ranch were purchased in 1927 by J.S. Abercrombie
8 and his business partner, D.J. Harrison. In the early 1950s, Mr. Abercrombie established
9 the 74 Ranch Resort as a way for others to come enjoy the ranch's attractive, unfractured
10 diverse habitat, yet experiencing it from a resort-like atmosphere.

11 **IS IT YOUR UNDERSTANDING THAT THE AREA WHERE SEGMENT 2B CROSSES**
12 **IS PART OF THE ORIGINAL 1927 PURCHASE?**

13 Yes.

14 **PLEASE DESCRIBE THE PROPERTY.**

15 Seventy Four Ranch is known for the exciting outdoor experience that it provides, which
16 is part of the reason that Mr. Robinson lives on the property, and part of the reason that
17 74Ranch Resort has been such a success. Seventy Four Ranch is maintained year-
18 round, with an eye toward keeping the property in its most natural state, while still allowing
19 unique South Texas hunting experiences and continued development of oil and gas
20 reserves.

21 **WHAT DO YOU BELIEVE ARE SOME OF THE PROPERTY'S BEST ATTRIBUTES?**

22 Seventy Four Ranch has extensive and well established water features, maintained with
23 an eye toward supporting wildlife in every corner of the property. It has extensive tree

cover, a thoughtful road system, and green grasses. In my opinion, Seventy Four Ranch provides an incredible retreat to nature.

IN YOUR OPINION, IS THE PROPERTY SCENIC?

Yes, absolutely. Seventy Four Ranch thoughtfully maintains a South Texas ranch habitat for its extensive hunting operations while also preserving the 74 Ranch Resort aesthetic. We have a team of approximately 25 employees dedicated to maintaining all aspects of this aesthetic, which is accomplished by careful planning, a commitment to preserving diverse wildlife habitats and ecology, and considerable resources. Extensive care goes into maintaining our green grasses, high mesquite trees and several water features. Our goal is for our guests to be able to travel to any corner of the property and feel like it is curated, cared for and intended to be an experience of a lifetime.

WHAT TYPE OF WILDLIFE EXISTS ON THE RANCH?

Seventy Four Ranch supports habitat for a variety of wildlife including deer, turkey, quail, dove, Kudu, Sable Antelope, Gemsbok Oryx, Common Eland, elk, zebra, Aoudad Sheep and Axis Deer, and giraffe. We even have a strong population of the threatened Texas Horned Lizard.

RANCH ACTIVITIES AND FEATURES

TELL US ABOUT THE HUNTING OPERATIONS ON THE PROPERTY.

Commercial, non-private hunts occur between mid-August and the end of May, starting with dove season through the end of quail season, with turkey hunts in April and sporting clay events at other times.

DOES HUNTING OCCUR IN THE AREA IDENTIFIED FOR SEGMENT 2B?

Yes, this is an important area for deer and quail hunting.

1 **HAVE YOU FOUND HISTORIC ARTIFACTS ON THE PROPERTY?**

2 Yes, there are several historic sites on the ranch. We have located buried remains in
3 several areas. We suspect there are more locations where remains may be present.

4 **HOW DOES SEVENTY FOUR RANCH MANAGE OIL AND GAS RELATED**
5 **OPERATIONS ON THE PROPERTY?**

6 Oil and gas development locations are highly restricted and allowed only with written
7 permission from the ranch. Locations are planned and designed to reduce the visual and
8 ecological impact on the ranch. We also make it a practice to regularly negotiate with our
9 neighboring landowners to further reduce the aesthetic impact on the ranch.

10 **DO YOU HAVE ANY AIRSTRIPS ON THE PROPERTY?**

11 Yes, we have a registered airstrip with an unpublished GPS approach. We do have some
12 concerns that an electric transmission line might impede our approaches and departures.

13 **YOU MENTIONED THAT MR. ROBINSON LIVES ON THE PROPERTY. IN YOUR**
14 **OPINION, IF STEC WAS ALLOWED TO BUILD A LATTICE TOWER ELECTRIC**
15 **TRANSMISSION LINE ON WHAT HAS BEEN IDENTIFIED AS SEGMENT 2B, WOULD**
16 **MR. ROBINSON BE ABLE TO SEE IT FROM HIS HOME?**

17 Yes, I believe so.

18 **WOULD THAT BE THE SAME FOR GUESTS WHO STAY AT THE 74 RANCH RESORT**
19 **LODGE AND COTTAGES?**

20 Yes, and of course, they would see them when they are hunting or otherwise recreating
21 on the property.

22

1 **CONCERNS**

2 **WHAT ARE SEVENTY FOUR RANCH'S CONCERNS WITH RESPECT TO STEC**
3 **BUILDING AN ELECTRIC TRANSMISSION LINE ON THE AREA KNOWN AS**
4 **SEGMENT 2B?**

5 There are several concerns.

6 First, an electric transmission line of this size and magnitude, which would run on
7 Seventy Four Ranch for nearly 1.3 miles, would be highly visible and unsightly. We work
8 very conscientiously to maintain the aesthetics of the property and would not want this
9 eyesore.

10 As I mentioned previously, everything we do on the Seventy Four Ranch is well
11 planned out and done so with an eye toward aesthetics and ecology. As such, the area
12 where 2B crosses has already been extensively planned out. I mentioned that this area
13 is used for hunting. It also has established quail routes that would have to be reconfigured.
14 We have previously reserved the entire length of Segment 2B area for a private oil and
15 gas flow pipeline. This reserved area works hand-in-hand with an area, also within
16 Segment 2B, that has been previously prepared for use as an oil and gas pad site. If
17 STEC were to use Segment 2B then we would need to reconfigure where the gas flow
18 pipeline and pad site would go, understanding the need to keep it some distance from the
19 electric transmission line due to issues related to AC induced corrosion of the pipeline or
20 pipeline shock hazards. The effect of introducing an electric transmission line in this area
21 is really a domino effect on the surrounding area – ultimately leading to the need to
22 reconfigure several components as well as resulting land and habitat fragmentation –all
23 of which we sincerely want to avoid.

There is also a stock tank located within Segment 2B. We would not want to lose the stock tank or the right to continue to impound water to support it. Numerous migratory birds, local native birds and alligators use the water sources on the ranch. So, we are also concerned that even if the stock tank were allowed to remain in the easement and water could continue to be impounded to support wildlife habitat, that STEC's use of pesticides or other chemicals to maintain its easement could affect this pond, our watershed, and our wildlife.

The Seventy Four Ranch already has an electric transmission line on its property, one that does not parallel Segment 2B. The Seventy Four Ranch has experienced ongoing interference with our hunting operations, whether it was during initial construction or during maintenance activities. We worry about the safety of the powerline workers and contractors who may not be expecting active hunting, and we worry about the powerline workers negatively affecting our guests' paid hunts.

Finally, we would not want to lose any of the trees that are in this area. While this area would have lost some trees due to pipeline development, that tree loss would very likely be far, far less than what we would lose due to STEC's many-times-wider proposed easement.

EXHIBITS

PLEASE DESCRIBE THE FOLLOWING EXHIBITS AND WHY YOU INCLUDED THEM IN YOUR TESTIMONY.

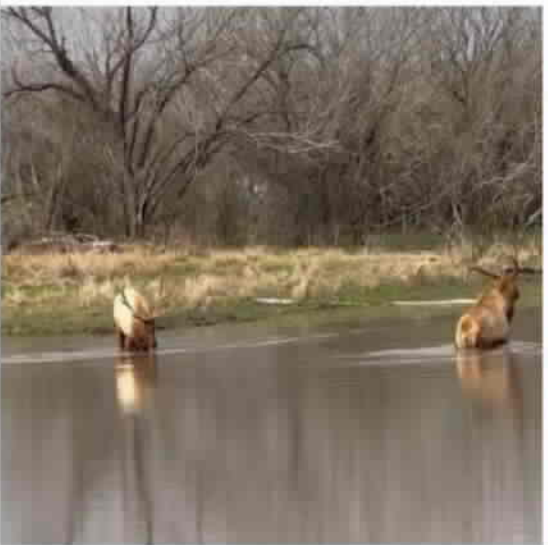
These exhibits provide support to my testimony insofar as Seventy Four Ranch: thoughtfully maintains a South Texas ranch habitat for its extensive hunting operations, evidenced by green grasses, high mesquite trees and several water features; is home to

1 a variety of wildlife; includes a sizeable guest lodge and related amenities to support 74
2 Ranch Resort; and is home to George Robinson, owner of the Seventy Four Ranch.

3 **ARE EXHIBITS 1-3, SHOWN ON THE NEXT THREE PAGES, RESPECTIVELY, TRUE**
4 **AND ACCURATE DEPICTIONS OF SEVENTY FOUR RANCH?**

5 Yes.

6
7
8
9
10
11
12 [CONTINUED ON NEXT PAGE]







74 Ranch Resort Headquarters



Robinson Home

1

CONCLUSION

2

DOES SEVENTY FOUR RANCH OPPOSE ALL ROUTES THAT WOULD INCLUDE

3

SEGMENT 2B?

4

Yes.

5

IS THERE ANYTHING ELSE YOU WOULD LIKE TO ADD?

6

Yes. Thank you for the opportunity to provide this testimony.