



## **Filing Receipt**

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APPLICATION OF ONCOR	§	BEFORE THE STATE OFFICE
ELECTRIC DELIVERY LCC TO	§	
AMEND ITS CERTIFICATE OF	§	
CONVENIENCE AND NECESSITY	§	OF
FOR THE RAMHORN HILL-	§	
DUNHAM 345-KV TRANSMISSION	§	
LINE IN DENTON AND WISE	§	
COUNTIES	§	ADMINISTRATIVE HEARINGS

**DIRECT TESTIMONY  
of  
GAGE HARRIS  
on behalf of  
Vested Rock Ventures, Ltd.**

**TABLE OF CONTENTS**

<u>HEADING</u>	<u>PAGE</u>
I. INTRODUCTION	2
II. PURPOSE OF TESTIMONY	2
III. DESCRIPTION OF THE PROPERTY AND IMPACT OF THE TRANSMISSION LINE ON THE PROPERTY	3
IV. CONCLUSIONS AND RECOMMENDATIONS	4
CERTIFICATE OF SERVICE	6



1

## I. INTRODUCTION

2 **Q. Please state your name and address.**

3 A. "My name is Gage Harris. I am the managing partner for family limited partnership  
4 named, Vested Rock Ventures Ltd. My mailing address is 8512 New Hampshire Drive,  
5 Austin, Texas 78758."

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

7 A. "Formerly, I was a environmental geologist and project manager for a general contractor.  
8 Currently as it pertains to this property, I manage a small family partnership of assorted  
9 real estate and asset holdings."

10 **Q. Please describe your history with the property potentially affected.**

11 A. "The property has been in my family for many generations. The specific plot that could  
12 be potentially impacted was inherited by my mother, Donna VonBloch from her father  
13 Max Lindsey and subsequently placed into Vested Rock Ventures Ltd partnership she  
14 formed for estate planning purposes, which has now been inherited by her heirs for their  
15 eventual use."

16

## II. PURPOSE OF TESTIMONY

17

18 **Q. What is the purpose of your testimony?**

19 A. "The purpose of my testimony is to: (i) describe the property; (ii) describe the expected  
20 impact of the proposed transmission line on the property; (iii) voice my opposition  
21 against certain links and routes; and (iv) provide information on the route that I prefer."



1       **III. DESCRIPTION OF THE PROPERTY AND IMPACT OF THE TRANSMISSION**

2                               **LINE ON THE PROPERTY**

3  
4       **Q.     Please describe your property.**

5       A.     "Vested Rock Ventures Ltd. owns the 59.73 acre rectangular shaped property located on  
6             CR 4840, Haslet, TX 76052. This Property is a large undeveloped tract situated on the  
7             south side of County Road 4840, approximately 0.5 miles east of Highway 287. The  
8             Property would be affected by the proposed transmission line if any route utilizing Links  
9             U2 were approved by the PUC. This Property has been identified as Tract 2518 in this  
10            matter."

11       **Q.     Are there any habitable structures or other improvements on your property?**

12       A.     "There are no habitable structures on the property, however there is a natural gas well  
13             located near the middle of the property within the proposed Link U2 easement."

14       **Q.     Please describe your Property's terrain and any ecological features.**

15  
16       A.     "The Property is rolling prairie land that is common of the local area that has historically  
17             been used for agricultural uses. A small creek runs across the Property from the middle  
18             western middle portion of the property to the northeastern corner of the Property."

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

20  
21       A.     "Currently, there is a natural gas well that is producing on the Property. Additionally, the  
22             Property is used for periodic grazing of livestock."



1 **Q. Are there planned future uses of the property that are different from the current**  
2 **use(s)? If so, please explain.**

3 A. "The Property is currently intended for the eventual construction of future homes for one  
4 or more of the Vested Rock Ventures Ltd partner heirs to be near our other family  
5 members, who have already built homes on the land they also inherited from my  
6 grandfather, Max Lindsey."

7 **Q. If the transmission line is built on the Property, do you have any concerns about**  
8 **ONCOR having access to the Property?**

9 A. "I am very concerned with ONCOR using eminent domain to take the property from my  
10 family, which would prevent my family members and I from being able to build homes  
11 on the land that is been in family for many generations."  
12

#### 13 **IV. CONCLUSIONS AND RECOMMENDATIONS**

14 **Q. Please summarize your position in this proceeding regarding Oncor's proposed**  
15 **alternative routes.**

16 A. "I'm strongly in favor of the placement of the transmission line that routes north of  
17 Highway 114 along Links S4 and T4 in the areas and tracts surrounding Elizabeth Creek,  
18 which would be minimally impacted by the proposed 345 kV Transmission Line."

19 **Q. Do you have any further statements regarding why you do not support placement of**  
20 **Link U2 of the transmission line in the area of your Property?**

21 A. Yes, the effect the transmission line will have on my property is extremely detrimental in  
22 terms of the value of the property. In particular, Link U2 would split the Property in half  
23 from North to South, taking up approximately 1/3<sup>rd</sup> of the 59.71 acres and make it



1 unusable for anything other than continued grazing, which would make the entire  
2 property uninhabitable and all but worthless.”

3 **Q. Why are you specifically opposed to link U2?**

4 A. “If the Link U2 is built on the Property, it would prevent my family from building homes  
5 near our other family members as we would not be willing to risk our health and well-  
6 being by living so close to strong sources of electromagnetic radiation that are associated  
7 with high power transmission lines. Besides the obvious negative health effects and loss  
8 of usable property, the transmission towers would be an eye sore and negatively affect  
9 the views of our neighbors.”

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

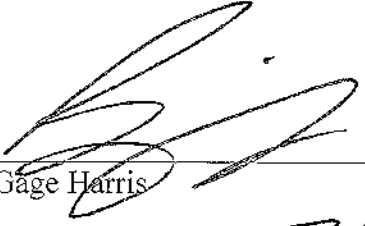
11 A. “Yes, this concludes my testimony, subject to subsequent correction.”

12



**CERTIFICATE OF SERVICE**

I certify a copy of this document is being filed in the Public Utility Commission's Interchange System and served on all parties of record as required by orders in this docket, the Commission's rules, and the Commission's orders in PUC 50667.

  
Gage Harris

7/27/2023