



## **Filing Receipt**

**Filing Date - 2023-07-30 09:28:12 PM**

**Control Number - 55067**

**Item Number - 1399**

Public Utility Commission Of Texas  
Central Records  
P. O. Box 13326  
Austin, TX 78711-3326

RE: Opposed to Link J3

To: PUCT Commissioners

Commissioners,

My name is Robert Vinyard. I am currently an HOA Board Member at Legacy Ranch-Justin, TX. The Homeowners in Legacy Ranch strongly oppose the installation of overhead powerlines included in the Ramhorn Hill – Dunham 345 kV Transmission Line Project. The homeowners have done some extensive research regarding overhead versus underground power lines. Residents have found that cost and not safety is the main factor for a utility company choosing overhead versus underground lines. The Homeowners in our Association are adamantly opposed to overhead powerlines for numerous reasons outlined below.

**(A) Decrease Property Values**

From studies as far back as 2018, homes near high-voltage power lines sell from

In our Declaration of Covenants, Conditions and Restrictions for the Legacy Ranch Addition, Denton County, Texas, it states: Whereas, Declarant desires to provide for, among other matters, the preservation of the values and amenities in said community ... etc.

As a Board Member, I feel it is our HOA Board's desire to strongly oppose the Oncor **Link J3**.

**(B) Health Concerns**

The health of children and adults being exposed to magnetic fields related to these transmission powerlines. The Commission has concluded there is no conclusive link relating to electric or magnetic fields, however the PUCT did not say no risk.

As a HOA Board Member I am concerned about the neighborhood children and my own grandchildren (ages 11 and 13) playing outside, swimming in their pools or even riding their bikes. Being less than 200 ft. from a dual 345kV cannot be healthy for any living thing, particularly children.

**(C) Flood Plain**

Legacy Ranch has a Flood Plain located in the same area of the planned Link J3 greenway area between Denton Creek Dr. and Heritage Dr. During extreme rain down pours, the water has reached our fence and into our yards. We also have a pond with many different kinds of water fowl. Including: ducks, cranes, geese, an occasional deer and many others. As a HOA Board Member, it's my sincere concern the Oncor **Link J3**, will totally disrupt the pleasure our residents have who enjoy watching this wildlife.

**(D) Prudent Avoidance**

The PUCT claims to always follow a policy of Prudent Avoidance. Defined as:  
Limiting exposures to electric and magnetic fields which could be avoided by a  
different route of the **Ramhorn Hill – Dunham, Link J3**, with reasonable  
investment of money and effort.

**(E) Recommendation**

The Legacy Ranch HOA Board would recommend another route...

**i2 to i12 to L1**

Commissioners, thank you for your time in reading these concerns and pray you will remove  
**The Oncor Link J3** from further development in our area.

Sincerely,

 7/30/23

Robert L. Vinyard  
Legacy Ranch HOA Board Member  
1109 Denton Creek Drive  
Justin, TX 76247  
Phone: 806-681-8543

SOAH#473-23-21216  
DOCKET# 55067  
OPPOSED TO LINK J3

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE LEGACY RANCH ADDITION**

**THE STATE OF TEXAS  
COUNTY OF DENTON**

**THIS DECLARATION** (herein so called) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Legacy Cattle and Land, LLC (herein referred to as "Declarant").

**WITNESSETH:**

WHEREAS, Declarant is the owner of the real property referred to in Article II hereof and described on Exhibit "A" attached hereto and made a part hereof for all purposes, and desires to create thereon a residential community including, but not limited to, residential lots, open spaces, landscaping, sprinkler system, streets, common lighting, fencing, drives, screening walls, and other common improvements for the benefit of the community; and

\* WHEREAS, Declarant desires to provide for, among other matters, the preservation of the values and amenities in said community and for the maintenance of said open spaces, landscaping, sprinkler systems, streets, common lighting, fencing, drives, screening walls, and any and all other common improvements; and, to this end, desires to subject the real property referred to in Article II, together with such additions as may hereafter be made thereto (as provided in Article II) to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each and every owner of any part thereof.

NOW, THEREFORE, Declarant declares that the real property referred to in Article II, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred, sold, conveyed and occupied only as expressly subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

**ARTICLE I  
DEFINITIONS**

The following words when used in this Declaration or any Supplemental Declaration (Unless the context shall otherwise prohibit) shall have the following meanings:

(a) "Architectural Control Committee" or "Committee" shall mean and refer to the architectural control committee described in Article X hereof.

(b) "Lot" shall mean and refer to any plot or tract of land shown upon any recorded Properties map(s) or plat(s) of the Properties, as amended from time to time, which is designated as a lot thereon and which is or will be improved with a residential dwelling.

(c) "Owner" shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to this Declaration. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

(d) "Properties" shall mean and refer to the Properties subject to this Declaration as described on Exhibit "A" attached hereto.



SOAH #493-23-2/216

DOCKET #55067

"Proposed To Link 53"

