



## **Filing Receipt**

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**PUC DOCKET NO. 55067  
SOAH DOCKET NO. 473-23-21216**

<b>APPLICATION OF ONCOR ELECTRIC</b>	<b>§</b>	
<b>DELIVERY LLC TO AMEND ITS</b>	<b>§</b>	<b>BEFORE THE</b>
<b>CERTIFICATE OF CONVENIENCE</b>	<b>§</b>	
<b>AND NECESSITY FOR THE</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>RAMHORN HILL– DUNHAM 345 KV</b>	<b>§</b>	
<b>TRANSMISSION LINE IN DENTON</b>	<b>§</b>	<b>OF TEXAS</b>
<b>AND WISE COUNTIES, TEXAS</b>	<b>§</b>	

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**DIRECT TESTIMONY OF SCOTT DUDLEY ON BEHALF OF  
DUDLEY REALTY, LLC**

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## **I. SUMMARY OF POSITION ON PROPOSED TRANSMISSION LINE**

### **Q. PLEASE INTRODUCE YOURSELF.**

**A.** My name is Scott Dudley. I am speaking on behalf of Dudley Realty, LLC, a landowner entity that will be directly affected by Oncor Electric Delivery Company LLC's ("Oncor") proposed amendment to the Ramhorn Hill to Dunham 345 kV transmission line (the "Transmission Line") in Denton and Wise Counties (the "Application"). I represent the Dudley family interest in Dudley Realty, LLC.

### **Q. WHAT IS YOUR INTEREST IN THIS CASE?**

**A.** Dudley Realty is the owner of property identified by Oncor in its Application as directly affected by Segments 17, 18, and J3 of the Transmission Line. *See* Application, Attachment No. 8 at 38. Additionally, the Application lists the following routes as directly affecting the property held by Dudley Realty: 29, 33, 36, 41, 42, 54, 71, 86, 116, 130, 132, 137, 138, 154, 175, 176, 178, 179, 184, 185, 186, 187, 207, 216, 217, 218, 221. *See id.* Dudley Realty is the owner of Parcel No. 68537 (the "Dudley Property"), A0993A MARY POLK, TR 19(PT), 46.286 ACRES, OLD DCAD SHT 2, TR 10, which is 46.286 Acres. The Application, if approved, would negatively impact the marketability and future use of the Dudley Property, because the Segments, as proposed, would subsume much of the prime developable land. I have included a map of the parcel below.



**Q. CAN YOU SUMMARIZE HOW THE TRANSMISSION LINE WOULD IMPACT YOUR PROPERTY?**

A. As currently proposed under Alternate Route 179 (the “Oncor Preferred Route”) (*See* Application, Attachment No. 1 at 24), the prime usable and developable portions of the property would be significantly reduced by the Transmission Line. This would dramatically reduce the marketability and financial value of the property, as well as eliminate many possible uses for the Dudley Property into the future.

According to the Oncor Preferred Route, Segment H8 would connect to Segment I8, which would connect to Segment J3. The Dudley Property is directly affected by Segments I8 and J3 in the Oncor Preferred Route. The Application describes Segments I8 and J3 as follows:

**Link I8**

From the intersection of Links H8, I5, I6, and I8, Link I8 proceeds in a northwesterly direction approximately 440 feet to an angle point. This segment of Link I8 crosses a railroad and FM 156. From this angle point, Link I8 proceeds in

a westerly direction approximately 1,870 feet to an intersection of Links I7, I8, and J3. This segment of Link I8 crosses an unnamed stream.

### **Link J3**

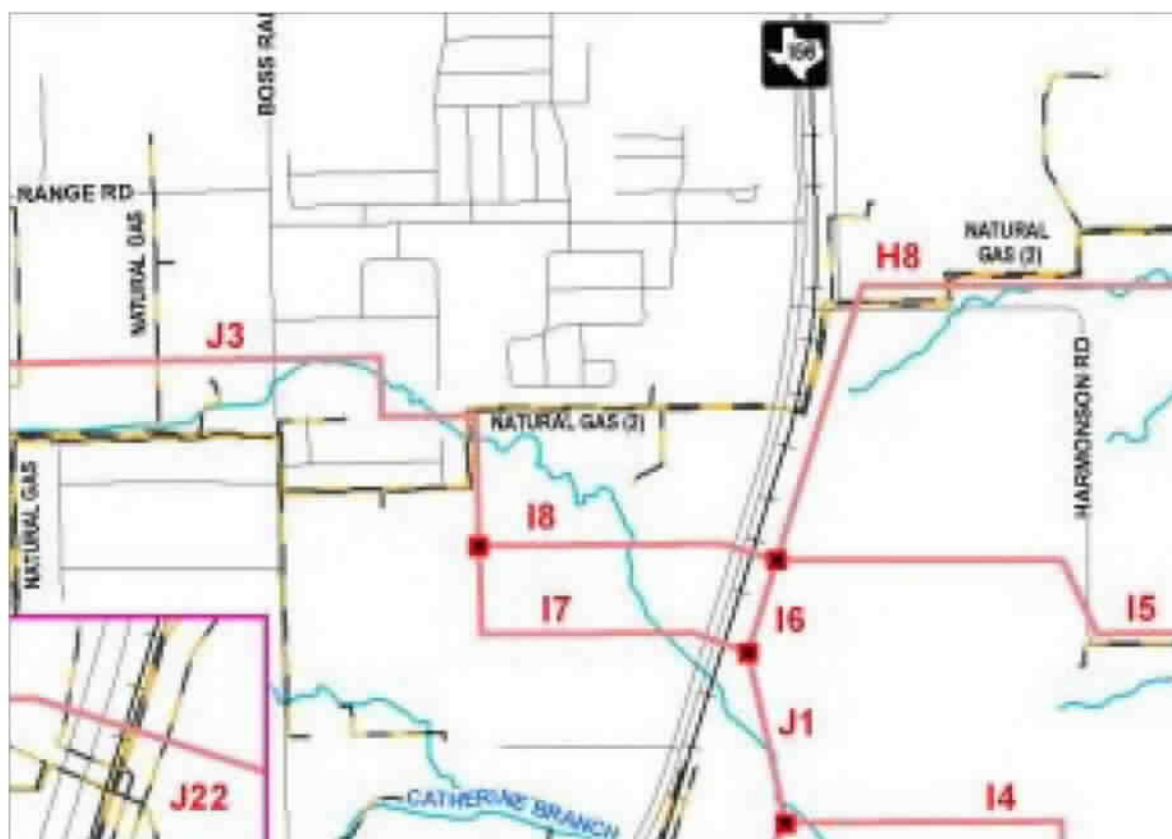
From the intersection of Links I7, I8, and J3, J3 proceeds in a northerly direction approximately 1,000 feet to an angle point. This segment of Link J3 crosses an unnamed stream. From this angle point, the Link J3 proceeds in a westerly direction approximately 730 feet to an angle point. This segment of Link J3 crosses two natural gas pipelines and an unnamed stream. From this angle point, Link JE proceeds in a northerly direction approximately 4,250 feet to the intersection of Links J3, K1, and K22. This segment of J3 crosses Boss Range Road and two natural gas pipelines.

See Application, Attachment No. 10 at 2-3 of 100. In addition, below is a map provided in the Application, Attachment No. 10 at 15 of 100, showing the Segments that directly affect the Dudley Property.



Once the map is enlarged to show the Dudley Property, it is possible to discern the potential negative impact to the Dudley Property.





See Application, Attachment No. 10 at 15 of 100, enlarged.

The Dudley Property includes several sub-parcels of land that vary in topography. Several of these sub-parcels are prime for various types of commercial or residential development. Based on the descriptions and maps provided in the Application, it appears that the Transmission Line would preclude development of the most marketable and prime developable acreage within the Dudley Property. As a result, the Transmission Line would disproportionately impact the value and potential uses of the Dudley Property as a whole. It is unfair and unacceptable for the Transmission Line to so burden the Dudley Property, as the easement, minimum distances, setbacks, and other requirements would greatly reduce or eliminate many development opportunities. We are opposed to the Transmission Line crossing our property generally, but strongly opposed to such a unilateral limitation on our future use of the Dudley Property as outlined in the Oncor Preferred Route.

**Q. AS A MEMBER OF DENTON COUNTY IN JUSTIN, TEXAS, DO YOU HAVE AN OPINION ON WHERE IT WOULD MAKE SENSE FOR THE LINE TO GO?**

A. We strongly believe an appropriate route for the Transmission Line would be along the railroad, or along Highway 114.

**Q. WHAT DO YOU USE THE PROPERTY FOR?**

A. We currently run cattle on the Dudley Property, and we also have producing gas wells and a few billboards.

**Q. WHAT ARE YOUR FUTURE PLANS FOR THE PROPERTY?**

A. We have been closely tracking development in the area and waiting for the appropriate time to develop the land. Area property values have increased in recent years, and we plan to develop the property in the next several years.

**Q. HOW WOULD YOUR FUTURE PLANS BE AFFECTED BY THE TRANSMISSION LINE?**

A. As proposed, the Transmission Line would significantly hamper our property development efforts, as well as the range of possible uses for the Dudley Property, ultimately making the Dudley Property less valuable. Even the portions of the Dudley Property that may still be developed will be impaired by an unsightly Transmission Line running overhead. Photos of the property showing the potential location of the Preferred Oncor Route and its impact on the Dudley Property are below.

1) This is the view from the front gate at FM 156 on the eastern side of the Dudley Property. The photo shows a portion of the Oncor Proposed Route that would impact the Dudley Property.





2) This is a view of the producing gas well and pad on the Dudley Property.



3) This is a view of the southwestern corner of the Dudley Property. The photo a portion of the Oncor Proposed Route that would impact the Dudley Property.



4) This is a view from the southwest corner of the Dudley Property. The photo shows a portion of the Oncor Proposed Route that would impact the Dudley Property.



5) This is a view of the northwest corner of the Dudley Property. The photo shows a portion of the Oncor Proposed Route that would impact the Dudley Property.



6) This is a view from the northwest corner of the property. This photo shows a portion of the Oncor Proposed Route that would impact the Dudley Property.



**Q. WHERE WOULD THE PROPOSED PATHS FOR THE TRANSMISSION LINE  
IMPACT YOUR PROPERTY?**

A. There are small power lines that run down the westward boundary of the Dudley Property to deliver electricity to our neighbors; however, the existing lines do not affect our use of the Dudley Property like the proposed Transmission Line would impact the Dudley Property.

**Q. IS THERE ANY OTHER UTILITY INFRASTRUCTURE ON YOUR PROPERTY?**

A. There is a producing gas well on the property that runs to the Natural Gas Line near the Dudley Property and that is mentioned in the Oncor Preferred Route plans.

**Q. ARE THERE PLACES WHERE THE PROPERTY WOULD BE PARTICULARLY  
IMPACTED BY THE TRANSMISSION LINE?**

A. The prime development areas on the Dudley Property will be greatly reduced by the installation of the Transmission Line. We estimate the Transmission Line would impact eight to ten acres of the prime developable acreage within the Dudley Property.



# Exhibit A

**PUC DOCKET NO. 55067  
SOAH DOCKET NO. 473-23-21216**

APPLICATION OF ONCOR ELECTRIC DELIVERY LLC TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE RAMHORN HILL- DUNHAM 345 KV TRANSMISSION LINE IN DENTON AND WISE COUNTIES, TEXAS	§ § § § § § §	BEFORE THE  PUBLIC UTILITY COMMISSION  OF TEXAS
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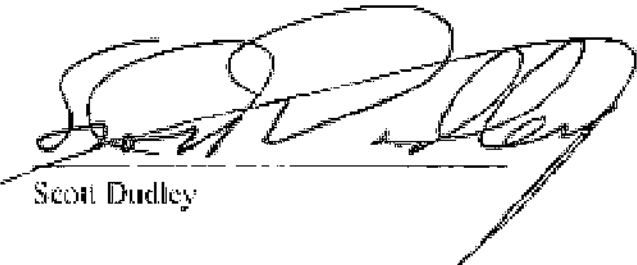
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**DECLARATION SCOTT DUDLEY ON BEHALF OF  
DUDLEY REALTY, LLC**

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1. My name is Scott Dudley. I am over the age of twenty-one (21) and I am competent to make this Declaration. The facts outlined in the Direct Testimony of Scott Dudley on Behalf of Dudley Realty, LLC are true and correct based upon my personal knowledge.
2. I make this Declaration in support of my testimony on behalf of Dudley Realty, LLC, and attached hereto and made a part hereof is my Direct Testimony, which has been prepared in written form for introduction into evidence in SOAH Docket No. 473-23-21216 and Public Utility Commission of Texas No. 55067.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 31<sup>st</sup> day of July, 2023.

  
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Scott Dudley

DATED: July 31, 2023

Respectfully Submitted,

/s/ M. Scott Barnard

M. Scott Barnard

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*Attorneys for Dudley Realty, LLC*

**CERTIFICATE OF SERVICE**

I hereby certify that on this 31st day of July, 2023, a true and correct copy of the foregoing document was electronically filed with the Commission via the PUC Interchange, which system has provided email notice to all parties of record.

/s/ M. Scott Barnard

M. Scott Barnard