



Filing Receipt

Filing Date - 2023-07-31 07:11:32 PM

Control Number - 55067

Item Number - 1484

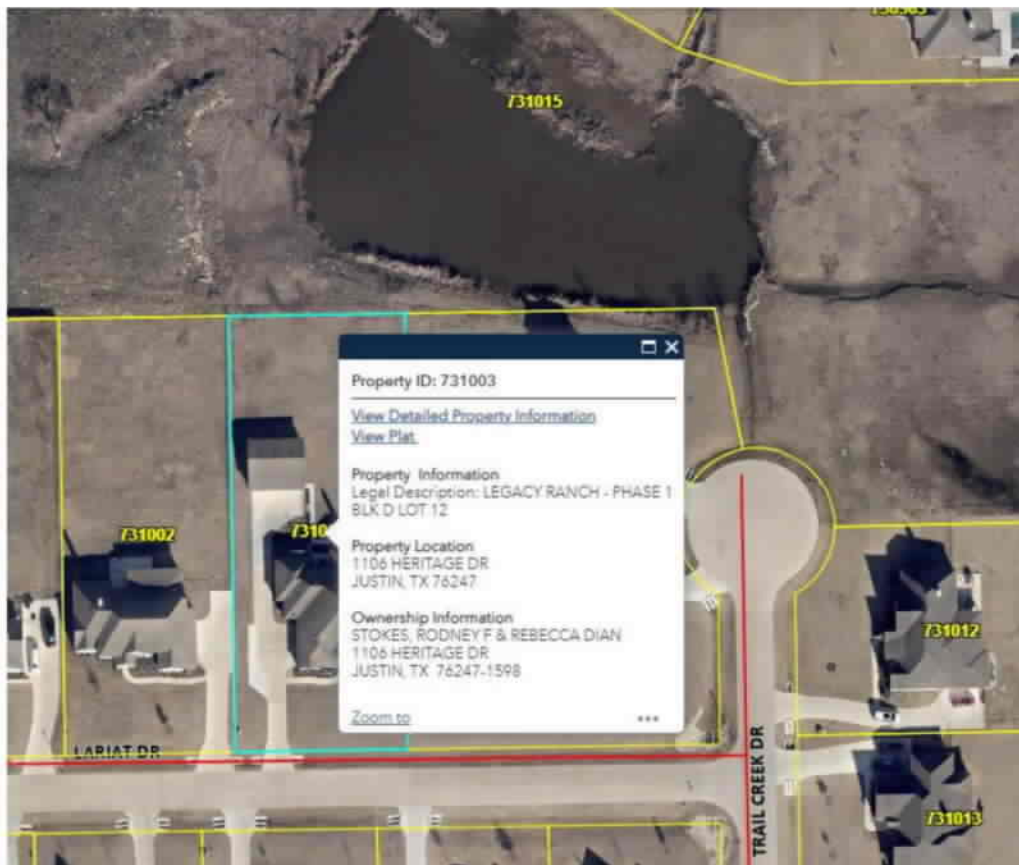
Soah Docket No 473-23-21216

PUC Docket Number 55067

To who it may concern:

I am providing the attached or following criteria containing reasons why I and other property owners in the Legacy Ranch Development located in Justin Texas do not wish the J-3 section of the Ramhorn Hill Transmission Line Project in our back yards and would like to see it discarded/omitted as an option.

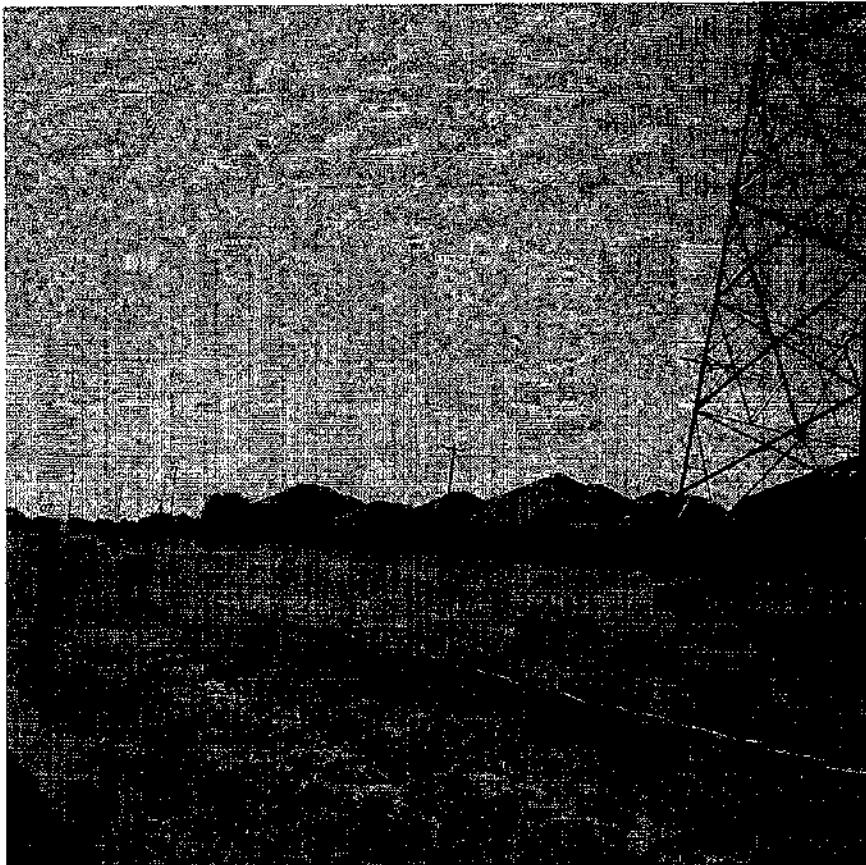
My address is 1106 Heritage Drive, Justin Texas, 76247. My name is Rod Stokes and my wife's name is Dian Stokes. We searched for 3 years to find a lot that we liked and wanted to build on. Construction was completed in October of 2019 at which point we moved in. A year later we completed construction of an approved ADU on our lot complimenting the construction details of the main house. We are not rich people and like many in our neighborhood have a lot of equity tied up in home ownership. We both office from our home with my office in the ADU.



My profession is real estate appraisal services and have done so for almost 16 years. I have provided on the next few pages a paired analysis specifically addressing the adverse value effect of backing up to a utility easement or property containing high voltage transmission lines. This provided information is factual and not a hypothetical scenario found on the internet. The provided documents indicate a decline of approximately 3% of overall property values. Being a real estate appraiser and knowing that market values stated on county websites are typically not correct and further knowing about what my property is worth with an unbiased lean, these high voltage transmission lines would rob my family of approximately 25,000 to 26,000 dollars of equity value. As previously stated we are not rich people and this amount is a lot of money to us and is probably a lot of money to all the residents in our neighborhood. The 3% factor is at the low end of the range of values that I found but was utilized to illustrate a fairness factor. On a cumulative order these transmission lines have the potential to rob the families in the Legacy Ranch development of almost 1.3 to 2.0 million dollars (rounded) in equity wealth with the properties adjacent to the utility easements suffering a greater adverse effect.

Results of study follows...

per attached ~ 10/10



2203 Greensborough Lane, Arlington, Texas 76001

Percentage Available For Power Line Easement

MLS#: 20184403 Closed
Property Type: Residential

2203 Greensborough Lane Arlington, TX 76001-6729
SubType: Single Family

LP: \$310,000
OLP: \$335,000

Backs to Power Line Easement



Also For Lease: N
Subdivision: Greenspoint Add
County: Tarrant
Country: United States
Parcel ID: 06903827
Lot: 5 Block: 5
Legal: GREENSPOINT ADDITION-ARLINGTON BLOCK 5 LOT 5
Unexempt Tx: 55,677

Let \$/SqFt: \$172.61

Lake Name:
Lse MLS#:
Plan Dvlpmt:
MultiPrd: No MUD Dist: No

Beds: 4 Tot Bth: 2 Liv Area: 1
Fireplc: 1 Full Bath: 2 Din Area: 2 Pool: No
Half Bath: 0 Adult Community:
Smart Home App/Pwd: No

SqFt: 1,796
Appraisal:
Yr Bult: 1997/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$200/Annually

Hdcp Am: No
Horses?:
Attached: No
Acres: 0.218

Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 0
Gar Size: 20x20

HOA Co: Greenspoint Homeowners
Phone: 8174721485

School Information

School Dist: Mansfield ISD
Elementary: Carol Molt
Intermediate: CrossTimbe

Middle: Howard

High: Legacy

Rooms

Room	Dimen / Lvl	Features
Bedroom-Primary	13 x 13 / 1	Walk-in Closet(s)

Room	Dimen / Lvl	Features
Living Room	15 x 14 / 1	Fireplace

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: Less Than .5 Acre (not Zero)
Heating: Central
Roof: Composition
Construction: Brick
Foundation: Slab
Basement: No
Possession: Closing/Funding

Fireplace Type: Wood Burning
Flooring: Carpet, Ceramic Tile, Laminate
Levels: 1
Cooling: Central Air
Accessible Ft:
Patio/Porch:
Special Notes:
Listing Terms:

Features

Appliances: Dishwasher, Disposal, Electric Oven, Electric Range, Electric Water Heater
Interior Feat: Cable TV Available
Park/Garage: Garage Single Door
Street/Utilities: City Sewer, City Water
HOA Includes: Management Fees

Remarks

Property Description: Move in ready! This home is located in a well-established neighborhood in Mansfield ISD. This 4 bedroom, 2 bath has a split master bedroom with huge walk-in closet and walk in shower. The living room features a wood burning fireplace and large windows for lots of natural light. There is a formal dining room as well as an eat in kitchen. Laminate flooring in living room and updated carpet and paint in bedrooms, living and kitchen. Outside you will find a large backyard and with porch. Perfect for those outdoor cook outs and entertaining. Come see all this home has to offer!

Public Driving Directions: Harris Rd west to Greenspoint. Turn right. Left on Greensborough

Financial Information

Loan Type: Treat As Clear
Pmt Type:

Bal:
Lender:

Payment:
Orig Date: 2nd Mortg: No

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Matrix

Agent/Office Information

SUB: 0 - %
SAC: 3 - %
List Type: Exclusive Right To Sell
List Off: CENTURY 21 Judge Fite Company (CEJF16MA) 817-473-7661
LO Addr: 352 Matlock Rd, Suite 300 Mansfield, Texas 76063
List Apt: Lisa Hicks (0619803) 817-637-3371
LA Email: Lshicks@judgefite.com
LA Website: <http://www.judgefite.com>
Off Web:
Pref Title Co: Fidelity National Title

CDOM: 16
VAR: No
DOM: 16
LO: 10/12/2022 XD:
LO Fax: 817-453-8565
LO Email:
LA Cell:
LA Othr:
LO Sprvs: Bill Steddum (0473031) 817-473-7661
LA Fax:
LA/LA2 Texting:
Location: 1261 W Green Oaks #101 Arlington 8177844966

Showing Information

Call:
Keybox #: 0000
Show Instr:
Showing: Go Show-No Appt. Needed

Appt:
Keybox Type: Blue iBox

Owner Name: See tax records
Seller Type: Standard/Individual

Sold Information

Contract Date: 10/28/2022 Opt Exp Date: 11/08/2022 Closed Date: 11/28/2022 Close Price: \$290,000
Sfr Paid: \$0 Ciss/Acre: \$1,330,275.23 Ciss/Lot SF: \$30.54
Buyer Off: NextHome on Main (NHOM01AR) 469-865-6882 Ciss/Sqft: \$161.47
Buyer Agt: Billy Prince (0639213) 817-504-8915 BA Email: bprince@nexthomeonmain.com
Third Party AP: No
Buyer Financing: FHA

Prepared By: Rod Stokes NTX Appraisal on 07/26/2023 16:01

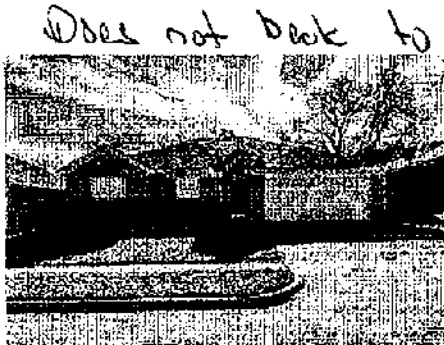
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2202 Green Stone Drive, Arlington, Texas 76001

MLS#: 20225382 Closed
Property Type: Residential

2202 Green Stone Drive Arlington, TX 76001-6776
SubType: Single Family

LP: \$299,900
OLP: \$299,900



Also For Lease: N
Subdivision: Greenspoint Add
County: Tarrant
Country: United States
Parcel ID: 06903401
Lot: 9 Block: 2
Legal: GREENSPPOINT ADDITION-ARLINGTON BLOCK 2 LOT 9
Unexempt Tx: \$5,323

Lot \$/SqFt: \$160.98

Lake Name:

See MLS#:

Plan Dwg#:

MultiPrc: No HUD Dst: No

Beds: 4 Tot Bth: 2 Liv Area: 1
Fireplc: 1 Full Bath: 2 Din Area: 1 Pool: No
Half Bath: 0 Adult Community: No
Smart Home App/Pwd: No

SqFt: 1,796/Public Records
Appraiser: 1997/Public Records/Proowned
Lot Dimen: 120x60x120x58
Subdivide?: No
HOA: Mandatory
HOA Dues: \$200/Annually

Hdcp Am: No
Horses?: No
Attached: No
Acres: 0.165
HOA Co: Greenspoint HOA
Phone: 817.800.4885

Garage: Yes/2
Attch Gar: Yes
Carports: 0
Cov Prk: 2
Gar Size: 20x20x10

School Information

School Dist: Mansfield ISD
Elementary: Carol Holt Middle: Howard High: Mansfield Frontier
Intermediate: Crosstimbe

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	17 x 13 / 1	Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closet(s)	Bath-Primary	/ 1	
Bedroom	10 x 10 / 1	Split Bedrooms, Walk-in Closet(s)	Bath-Full	/ 1	
Bedroom	12 x 10 / 1	Split Bedrooms, Walk-in Closet(s)	Bedroom	12 x 10 / 1	Separate Shower, Walk-in Closet(s)
Kitchen	12 x 9 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Granite/Granite Type Countertop, Pantry, Water Line to Refrigerator	Dining Room	13 x 10 / 1	
Breakfast Rm	12 x 7 / 1	Built-in Cabinets, Eat-in Kitchen, Granite/Granite Type Countertop, Pantry	Living Room	18 x 16 / 1	Fireplace
Utility Room	/ 1				

General Information

Housing Type:	Single Detached	Fireplace Type:	Living Room, Wood Burning
Style of House:	Traditional	Flooring:	Carpet, Ceramic Tile, Vinyl
Lot Size/Acres:	Less Than .5 Acre (not Zero)	Levels:	1
Soil:	Unknown	Type of Fence:	Wood
Heating:	Central, Heat Pump, Natural Gas	Cooling:	Attic Fan, Ceiling Fan(s), Central Air, Electric
Roof:	Composition	Accessible Ft:	
Construction:	Brick	Patio/Porch:	
Foundation:	Slab	Special Notes:	
Basement:	No	Listing Terms:	Cash, Conventional, FHA, VA Loan
Possession:	Closing/Funding		

Features

Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
Laundry Feat: Dryer - Gas Hookup, In Utility Room
Interior Feat: Eat-in Kitchen, High Speed Internet Available, Walk-In Closet(s)
Park/Garage: Garage Single Door, Garage, Garage Faces Front, Ughted

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Matrix

Street/Utilities: City Sewer, City Water, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter
Lot Description: Few Trees, Lrg. Backyard Grass
Dock Permitted: **Lake Pump:** No

Remarks:
Property Description: Darling 4 bedroom home in South Arlington with wonderful room to roam outside! Secondary bedrooms have a wing separating them from the primary suite. The open & airy living room with a wall of windows brings the outside in creating plenty of natural light. The kitchen is well appointed. With an eat-in area, bar & sizeable dining room, there is oodles of space to entertain. The primary suite is private & situated in back of the house. The large walk-in closet is a perk! The expansive yard can't be beat. Very serene & tranquil. Zip onto Cooper for quick access to all DFW has to offer!
Public Driving Directions: GPS
Private Remarks: Contract fell through because HOA does not allow rentals for more than 5% and the buyer was an investor.

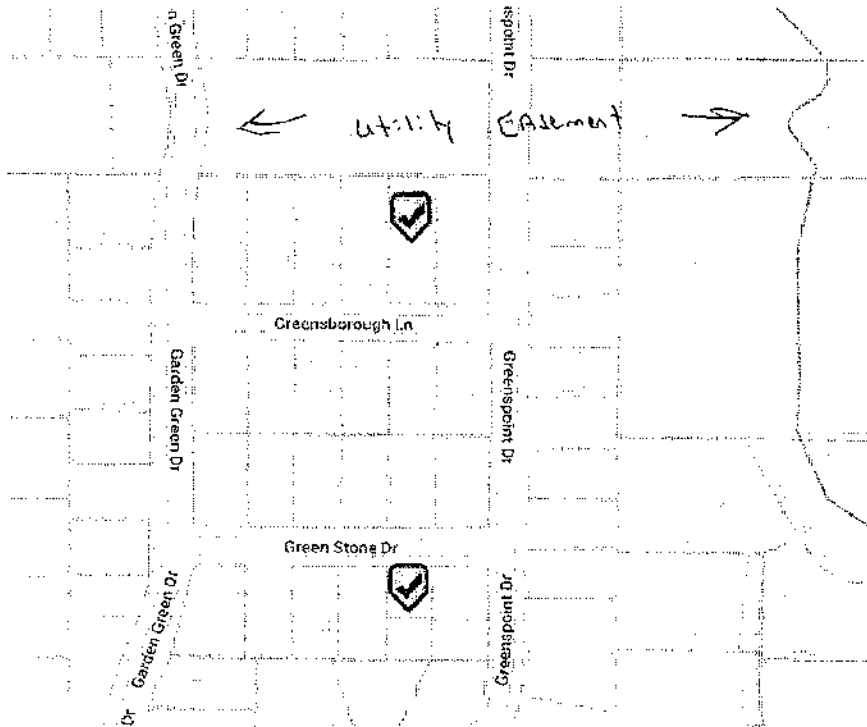
Financial Information
Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No
Agent/Office Information
SUB: 2.5 - % **COOM:** 19 **DOM:** 19 **LO:** 12/22/2022 **XB:**
BAC: 2.5 - % **VAR:** No
List Type: Exclusive Right To Sell
List Off: Century 21 Mike Bowman, Inc. (BWMM01EU) 817-354-7653 **LO Fax:** 817-354-4836 **Brk Lic:** 273938
LO Addr: 4101 William D Tate Grapevine, Texas 76051 **LO Email:** mike@c21bowman.com
List Agt: Melanie Hunt (0295970) 817-431-5477 **LA Cell:** 817-907-0834 **LA Fax:**
LA Email: huntteam@melaniehunt.com **LA Othr:** 817-907-0834 **LA/LA2 Texting:** Yes/No
LA Website: **LO Sprvs:** Jeane Dees (0280300) 817-354-7653
Off Web: www.c21bowman.com **Location:** 101 Countryside Ct, Southlake 817.722.0063
Pref Title Co: Fidelity National Title **Tommy A.**

Showing Information
Call: **Appt:** (800) 257-1242 **Owner Name:** Of Record
Keybox #: 0000 **Keybox Type:** Supra **Seller Type:** Standard/Individual
Show Instr: Broker Bay
Show Srvc: Broker Bay
Occupancy: Owner
Showing: Appointment Service **Open House:**

Sold Information
Contract Date: 01/20/2023 **Opt Exp Date:** 01/27/2023 **Closed Date:** 02/17/2023 **Close Price:** \$300,000
Str Paid: \$0 **Cls\$/Acro:** \$1,818,181.82 **Cls\$/Lot:** \$41,741.74
Buyer Off: Dash Realty (DASHR01) 512-670-1900 **Cls\$/SqFt:** \$167.04
Buyer Agt: Samuel Keronos (0696057) 214-791-8369 **BA Email:** samkeronos@gmail.com
Closing Title Co: Fidelity National Title **Mortgage Co:** United Wholesale Mortgage
Third Party AP: No
Buyer Financing: Conventional

Prepared By: Rod Stokes NTX Appraisal on 07/26/2023 15:01

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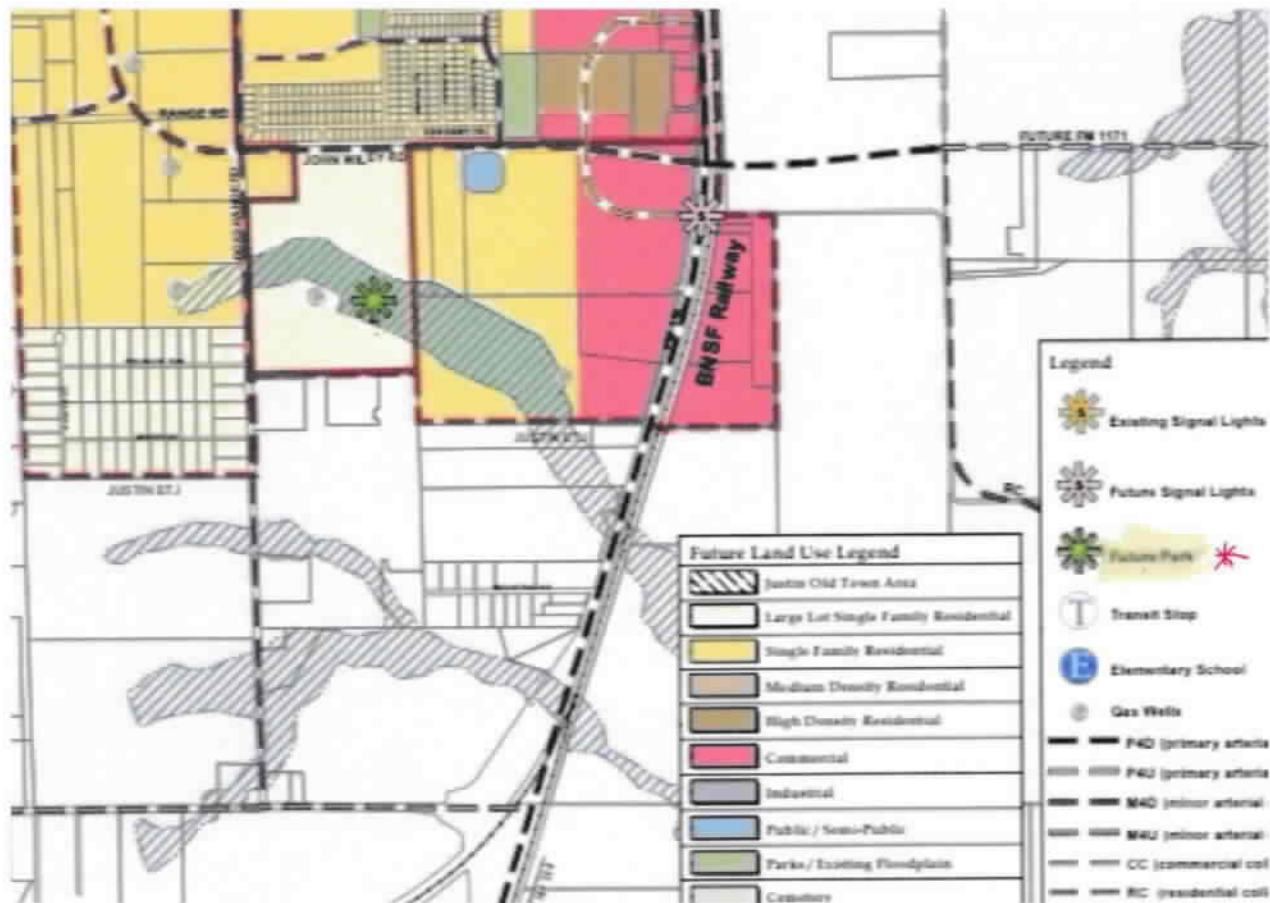


Another characteristic that I am concerned about is flood water displacement. As you are aware, the J-3 proposed line and towers will probably be in an area flood zone. The back of my property in addition to a few others in our development are in that flood zone as well. That last time we had enough rain to fill up this flood zone the water did in fact encroach on our property in addition to a couple others. Construction of the rather larger concrete pillars or platforms are going to displace the natural flow of water during these times of flooding. How is my property and the improvements (ADU) on my property going to be affected. Will your project cost me and my family upon completion of your project assuming route J-3 is chosen, from now on for required flood insurance. Doesn't seem quite fair as it will then again adversely affect the marketability of my home should I decide to sell it.

Photo of flooded land follows.....



Additionally, this green belt area is supposed to contain a propose park area further adding benefit and value to our neighborhood. Photo follows.



Another concern is the fall zone hazard the proposed towers will create. As an appraiser I am required to report to lenders the potential adverse characteristics that backing up to a utility easement creates. Some lenders will not lend on a single family residence if a properties' improvements are within the fall zone of a towering structure such as high transmission lines or water towers and etc. If they do, then additional hazard insurance may be required with yet again another adverse effect on the marketability of a single family residence, creating concern for mine.

As an intervenor I am requested to propose another route. As a result I have studied the propose routes and considered not only feasibility, but in addition to the potential impact on residential areas. In a brief analysis I found property value impact on rurally located and properties adjacent to commercial use properties are more commonly accepted and contributes a lesser adverse value affect compared to residential properties in most instances. As a result and after studying the proposed routes I suggest the following be considered and omit the J-3 section. Suggested route is M-5, M-2, M-1, L-2, L-1, and I-12. These routes are generally over rural and commercial land with some being in potential Corp of Engineer Land or flood plains that are wide enough to provided a larger/further distance to nearby residential properties, when encountered. These larger distances not only reduce the potential flooding or water

displacement affect during floods, but also reduces the potential rate of EMF's that people may be exposed to and are concerned about that effect property values. I've been reading how these lines will affect future growth of subdivision developments. The future potential buyers will or should know what they are buying if placed nearby. In all fairness we here at Legacy Ranch and especially those that may back up to the easement in addition to potentially the towers themselves, were not given that opportunity or they probably would not have purchased here. Doesn't seem quite so fair, does it? Sure hope money and profits are not the only factors at play.

Regards,

Rodney Stokes

1106 Heritage Dr

Justin, Tx, 76247