



Filing Receipt

Filing Date - 2024-11-12 03:10:15 PM

Control Number - 57115

Item Number - 173

November 12, 2024

INTERVENOR'S CONCERNS:

Note: Intervenor has attached two maps to this document. The first is the project area depicting Route 4 in relation to Intervenor's property. The second map is a close-up of the area of Intervenor's property that will be adversely affected by the imposition of Route 4 and its accompanying easement.

FINANCIAL CONCERNS:

- 1) a. Per BCAD, approximately 8 acres of the parcel is out of the flood plain; however, only 4.6 +/- are buildable acres on top of the T2 Terrace.
 - b. Approximately 1 acre is currently occupied by Intervenor's residence and the easement would be between 200 and 225 feet from the residence.
 - c. The overlay of a 150' wide right-of-way would reduce the buildable portion of Intervenor's property in half – removing 2.4 acres +/-.
 - d. Of the remainder, the immediate proximity of unsightly and noisome power lines and concerns of electromagnetic radiation, *greatly* diminishes the ability of Intervenor to subdivide and sell any buildable lots and reduces both the desirability and salability of the property by reducing value and sales price.
 - e. Any compensation offered for the proposed right-of-way/easement would need to reflect these losses.
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- 2)a. The imposition of Route 4 and its accompanying easement directly affects Intervenor's prerogatives for exercising use of mineral rights for drilling oil wells and/or for gravel quarrying within and/or under the easement.
 - b. Surrounding and adjoining properties have active oil wells, the closest within approximately 150ft.
 - c. Intervenor's property is documented as being above, not just adjacent to, the edge of this oil field.
 - d. The south adjoining property features a quarry running from the boundary line and extending south connecting with other quarries. The same gravel deposit underlies the surface of the Intervenor's property.
 - e. The loss in value as a result of loss of access forfeited to the right-of-way, reduces the maximum potential for mineral rights derived income.
 - f. Any compensation offered for the proposed right-of-way/easement would need to reflect these losses.

SAFETY/ACCESSIBILITY CONCERNS:

- 1)a. Intervenor's only access is 50ft of frontage at the end of Old Somerset Rd. Intervenor's utility service is provided via a power pole with a transformer and an overhead line to Intervenor's property.
- b. Just inside the property line and to the immediate south is the Intervenor's septic lines, septic field, and tank.
- c. Also in this area are the well-head, pump house and water supply lines for the property.
- d. Intervenor's residence is also located within 100' feet of Old Somerset Road.

d. Along the top of the T2 Terrace slope are a number of heritage trees that could be adversely affected by the construction of powerlines and the imposition of a ROW easement.

e. Any large/heavy truck/trailer access through the gate, if able to even turn into this tight turn, would likely transit some portion of the septic system, water supply, and/or overhead power supply line, with potential for damage, loss, or interruption of services.

f. Any compensation offered for the proposed right-of-way/easement and access to them would require an agreement that reflects the potential losses and concerns.

AESTHETIC/ENVIRONMENTAL CONCERNS:

1) I have lived here for 28 years and have alone maintained the property with as little disturbance as possible, aside from cleaning trash and clearing of small amounts of brush. As population encroaches, wildlife are finding fewer and fewer places in which to take refuge, and I find their numbers increasing on my place. It's one of the few remaining nearly undisturbed acreage in the area, being home to deer, hogs, families of raccoons, skunks, armadillos, and a plethora of birds. Seen on a nearly daily basis are red-tailed hawks, turkey, ducks, Cara Cara, owls, majestic white herons, and a plethora of small bird species.

Multiple historic and prehistoric sites are also noted, at least two on the area of the proposed line route.

What is done cannot be undone. Line placement takes away more of which there is less and less. The unique aesthetic layout, features, and irreplaceable beauty of my property would be dealt an irrevocable blow, future enjoyment and wildlife refuge would suffer, and the tranquility of those who enjoy it forever takes this away.

SUGGESTED ALTERNATIVES:

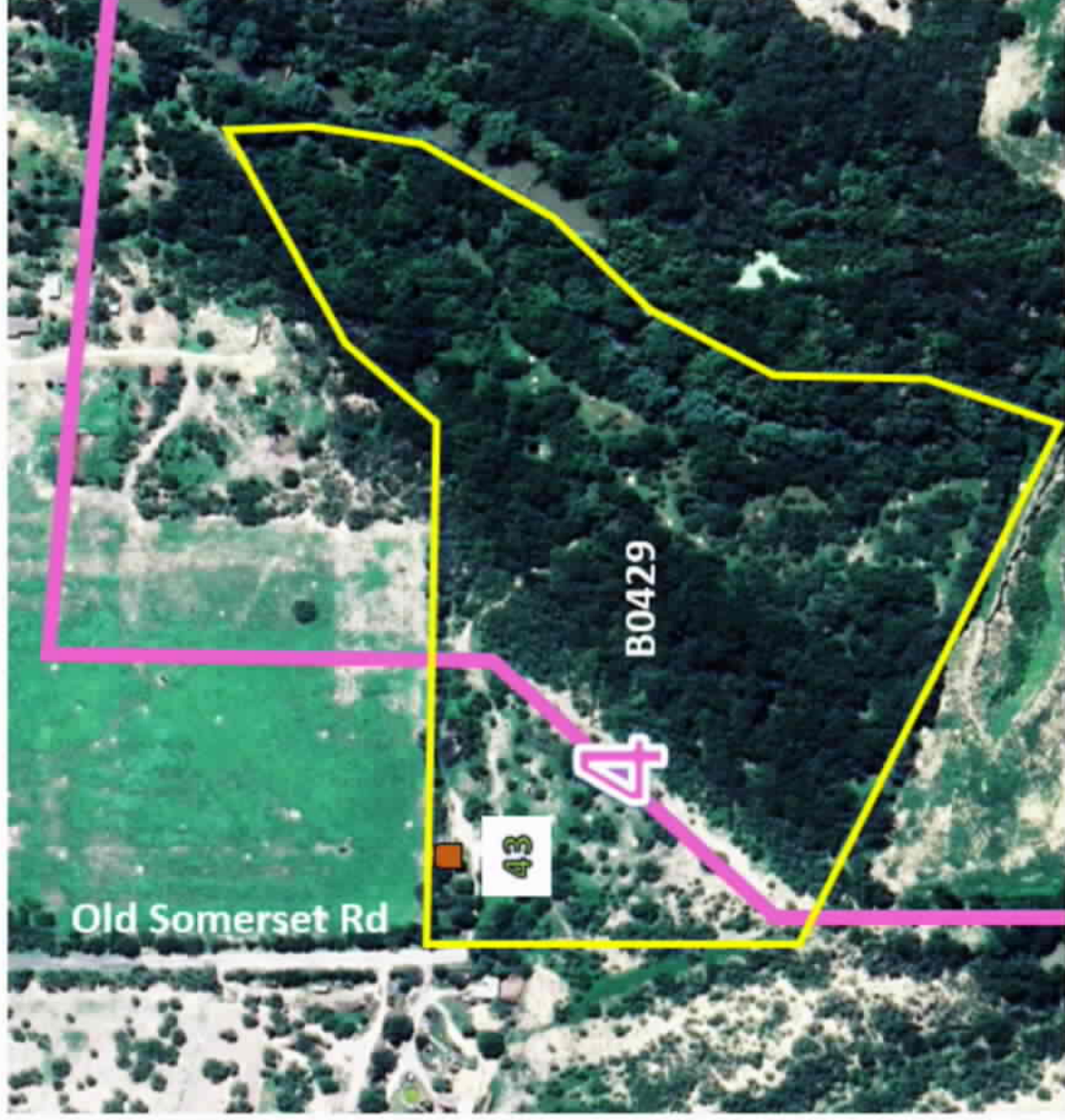
Noted on the Primary Station and Segment Line map, there are alternate routes that utilize lines that already exist. My route is the 2nd longest of all 34 routes, in most cases, by miles. It makes sense to utilize existing lines and easements on other segments, saving the utility having to disrupt new land and their owners, and save the costs of that plus new construction, and saving placing a new line on the furthest, upper right section, more out of the way, with no other spurs or connections coming off it.

Thank you for your time and consideration.

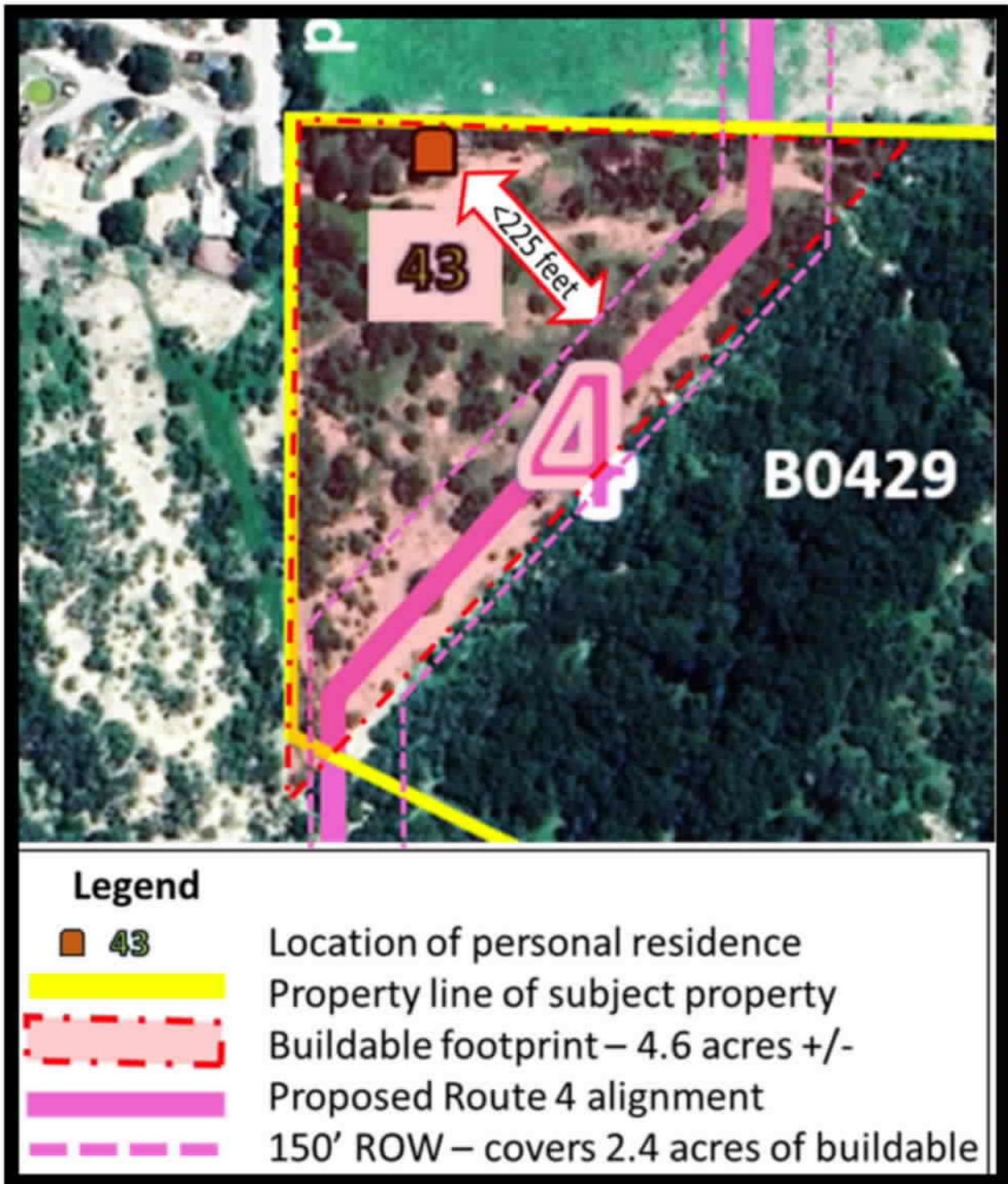
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Map 1



Map 2