



Filing Receipt

Filing Date - 2024-11-02 01:17:51 PM

Control Number - 57115

Item Number - 77

Value of Improvements

| Item | Distance in feet | Cost/Ft | Total |
|---------------------|------------------|---------|---------------|
| 3 Wire | 4500 | 4.15 | \$ 18,675.00 |
| 10" Pipe | 1800 | 6.25 | \$ 11,250.00 |
| 8" Pipe | 3080 | 4.65 | \$ 14,322.00 |
| Labor | 4880 | 10 | \$ 48,800.00 |
| Pivot 21 | 900 | 84 | \$ 75,600.00 |
| Pivot 22 | 1200 | 84 | \$ 100,800.00 |
| Pivot 23 | 660 | 84 | \$ 55,440.00 |
| Pivot 8 | 720 | 84 | \$ 60,480.00 |
| Well Hole and Bowls | | | \$ 173,000.00 |
| Motor | | | \$ 10,000.00 |
| Building Structure | | | \$ 10,000.00 |
| Diesel Tank | | | \$ 7,500.00 |
| | | | \$ 585,867.00 |

Land Value

| Condemned Acres | Acres | Price per Acre | |
|---------------------|-------|----------------|-----------------|
| Irrigated | 22 | \$ 20.00 | |
| Un-irrigated | 19 | \$ 14,261.00 | |
| | | | |
| Actual Minimal Loss | | | |
| Irrigated | 55 | \$ 20,000.00 | \$ 1,100,000.00 |
| Un-Irrigated | 19 | \$ 14,261.00 | \$ 270,959.00 |
| | | | \$ 1,370,959.00 |

Production Value

| | | | |
|---------------------------|---------|--------------|--------------------|
| 1200 lbs/ Acre | 3.5/ lb | \$ 4,200.00 | per acre in 1 Year |
| Acquisition at 7 year ROI | 7 | \$ 4,200.00 | \$ 29,400.00 |
| Acres x Production | 55 | \$ 29,400.00 | \$ 1,617,000.00 |

| | |
|--------------------|-----------------|
| Total Improvements | \$ 585,867.00 |
| Land Value | \$ 1,370,959.00 |
| Production Value | \$ 1,617,000.00 |

| | |
|----------------|-----------------|
| Value of Route | \$ 3,573,826.00 |
|----------------|-----------------|

Clay Teixeira's petition for Line 44 for property IDs 18156, 18157, 20630049. Proposed Line 44 cuts behind my house and property in close proximity. My pregnant wife and I live in a small home 550 feet from the proposed transmission line and have invested our money into a barn where we intend to build a barndominium for our family. This brand-new building is located only 300 feet away from the Proposed line. While I understand the evidence supporting childhood leukemia rates near transmission lines is considered "weak", no one can deny that the evidence exists. Nor can anyone say that Transmission Lines do not cause any health related effects. When I bought this property, I paid a lot of money to take down the overhead power lines that fed my house and I put in all underground ground. I have actively done my best to avoid living near power lines and to insulate myself as best as I can. This line would ruin our new building and effectively ruin my entire property for my family. I ask for this line to remain on unpopulated lines as much as possible and to run along roadways or railroad tracts.

Teixeira Holdings LLC's petition on Line 47 crossing Property ID 11912, Docket 57115. While other Lines proposed paid heed to Irrigation pivots and property lines, Line 47 does not. It cuts across a 922 acre tract in an angle, long ways. It covers over a mile of our property and would result in a direct condemnation of 41 acres (based on a 300' Easement) but that does not show the true scope of the effects. Line 47 has a direct impact on our pasture irrigation, our operating business, and an adverse effect on the marketability of the property.

While Line 47 would condemn 41 acres, it has a much larger impact. It would directly shut off the irrigation of 55 acres and condemn 19 unirrigated acres more. The 55 irrigated acres are a part of a water system for 125 acres with a brand new 1200 GPM irrigation well that is located roughly 300 feet from the line. With the loss of two machines, it renders this well useless. For only 70 acres of irrigation and no possibility of adding any more, there is no need for such a well or the entire \$500,000 infrastructure that was put into place.

The value of this ranch is not that of typical Texas brush land. This land is being operated by a profitable cattle company and the acreage has a production value that is greater than the appraisal value. Properties nearby have sold for \$10,000-\$14,261 an acre for unused, unirrigated, unclear land, which puts the land value for ours much higher. In addition to base land value, we stock each irrigated acre with 1200 lbs of stockers or cow/calf pairs year around. Cattle prices are currently in the \$3-4 range, and with current World Cattle numbers, the price will continue well into the future. As you would be eliminating the production value of this land, it would be like buying a company. This requires a bare minimum of 13% payback, 7-year evaluation. $1200 \times 3.5/\text{lb} \times 7 \text{ years} = \$29,400$ production value per irrigated acre. We are currently the largest strawberry grower in Texas, and in trial stages with peppers, both commodities are planned to be grown on this irrigated ground in the near future. Strawberries and peppers are both much higher value commodities with higher yields per acre. This area is a winter garden that has the potential to provide Local Texas Produce to the residents of this state.

While CPS may make the egregious claim that Transmission lines do not have negative effects on property values, this claim cannot be made when the line is going through the center of a property. Line 47 cuts off 170 acres from the rest of the property into an undesirable triangle. This triangle would be effectively ruined for farming, and it would be ruined for any future development. A triangle property has a much lower value to any buyer than a square property. The shape of a property does play an important role for a properties utility.

Line 47 was engineered with zero regard to Teixeira Holdings or the productivity of this land. It seems to have been created as a quick connection between Lines 44 and 51 in a direct route as an afterthought. Why can't this go down the property line? Why does this not follow Coble Road? Why not connect 50 and 51 at FM 1470? This line is drastically impacting one land owner in an unfair manner when compared to neighboring properties.



MILANO LIVESTOCK EXCHANGE

P.O. Box 146
Milano, Texas 76556
(512) 455-7631
www.milanolivestockexchange.com

April 23, 2024

Teixiera Ranch

| STEERS | | |
|--------------------------|-------------|-----|
| Slide | \$8 | cwt |
| Base Weight | 440 | lbs |
| Shrink | -3 | % |
| Sale Price | \$330.00 | cwt |
| Average Delivered Weight | 443 | lbs |
| Total Delivered Weight | 31,005 | lbs |
| Shrink | (13) | lbs |
| Pay Weight | 430 | lbs |
| Number of Head | 70 | |
| Weight Subject to Slide | -10 | lbs |
| Slide Adjustment | \$0.80 | cwt |
| Actual Price Paid | \$330.80 | cwt |
| Total Pay Weight | 30,075 | lbs |
| Total Cattle Amount | \$99,488.10 | |

Beef Checkoff **-\$140.00**

Total Amount **\$99,348.10**

Milano Livestock Exchange, LTD is a USDA bonded Livestock Dealership

This transaction is governed by the laws of the State of Texas.

By accepting payment you agree that cattle are free of leins or that payment is made to the correct payee.



MILANO LIVESTOCK EXCHANGE

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(512) 455-7631

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April 23, 2024

Teixeira Ranch

| HEIFERS | | |
|--------------------------|-------------|-----|
| Slide | \$15 | cwt |
| Base Weight | 415 | lbs |
| Shrink | -3 | % |
| Sale Price | \$295.00 | cwt |
| Average Delivered Weight | 436 | lbs |
| Total Delivered Weight | 24,430 | lbs |
| Shrink | (13) | lbs |
| Pay Weight | 423 | lbs |
| Number of Head | 56 | |
| Weight Subject to Slide | 8 | lbs |
| Slide Adjustment | -\$1.20 | cwt |
| Actual Price Paid | \$293.80 | cwt |
| Total Pay Weight | 23,697 | lbs |
| Total Cattle Amount | \$69,621.79 | |

Beef Checkoff -\$112.00

Total Amount **\$69,509.79**

Milano Livestock Exchange, LTD is a USDA bonded Livestock Dealership

This transaction is governed by the laws of the State of Texas.

By accepting payment you agree that cattle are free of leins or that payment is made to the correct payee.

K&M Irrigation Services, Inc.
1640 State Highway 97
Pleasanton, TX 78064
830-569-4311
kmirrigationservices@yahoo.co
m

Estimate 1087



ADDRESS

Clay

DATE
04/24/2024

TOTAL
\$22,709.26

| | DESCRIPTION | QTY | RATE | AMOUNT |
|----------|---|-------|--------|-----------|
| PIPE880 | 8" 80# PVC Pipe PIP | 2,400 | 4.65 | 11,160.00 |
| PIPE1080 | 10" 80 # PVC Pipe | 1,848 | 6.2496 | 11,549.26 |
| NOTICE | **Any extra parts will be charged out accordingly. ** Labor Not Included. Freight Not included at this time | 1 | 0.00 | 0.00 |
| NOTICE | ** Availability is about 1-1/2 week | 1 | 0.00 | 0.00 |
| NOTICE | Full payment will have to be made before getting ordered | 1 | 0.00 | 0.00 |

| | |
|----------|-----------|
| SUBTOTAL | 22,709.26 |
| TAX | 0.00 |

| | |
|-------|-------------|
| TOTAL | \$22,709.26 |
|-------|-------------|

THANK YOU.

Accepted By

Accepted Date

All invoices over 30 days past due will accrue a 1.5% service charge, which will appear on the statement each month.
All returns must be made within 30 days of purchase and must be brought back with the original receipt. No returns allowed for electrical items.
Non-parts purchases greater than \$5,000 require a 50% down payment with the balance due upon receipt.

EE WATER COMPANY, LLC
 313 US Highway 90 E
 Hondo, TX 78861-6087

Invoice

| Date | Invoice # |
|----------|-----------|
| 9/6/2024 | 28628 |

| |
|---|
| Bill To |
| TEIXEIRA RANCH INC. GARY TEIXEIRA 2150 RICHVIEW RD SANTA MARIA, CA 93455 |



| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|----------------|-----|----------|-----|--------|---------|
| | Due on receipt | EH | 9/6/2024 | | | 2320 |

| Item Code | Description | Quantity | Price Each | Amount |
|-----------|---|----------|------------|-----------|
| | Bruce Rd. Strawberry Farm Proposal to drill 14" Carrizo Water well WELL LOCATION: 29.115929, -98.537115 SWL: 173' | | | |
| DRILLING | Drill 14" Cased PVC replacement well at Bruce Rd. SET 440' OF 14" SHUR-LOC PVC CASING GRAVEL PACKED & GROUTED TO SURFACE | 1 | 23,180.00 | 23,180.00 |
| | CREDITED THE 10" SCREEN THAT WE TOOK OUT OF OLD WELL - 23,160 & THEN SPLIT THE REMAINING 46,360 IN HALF | | | |
| DRILLING | LABOR TO SET PUMP | 1 | 2,500.00 | 2,500.00 |
| DRILLING | NEW GOULDS 11CHC- 8 STG (7) FULL 8.03, (1) 7" SET AT 300' ON customers 8" COLUMN FLOWAY ASSEMBLY COS: 1000GPM @ 480' TDH | 1 | 15,654.00 | 15,654.00 |
| | START-UP 950GPM, 52Hz, 132 RUNNING AMPS | | | |
| DRILLING | 14" Cased PVC Well ---520' Cattle Ranch | 520 | 158.00 | 82,160.00 |

Buyer Signature _____

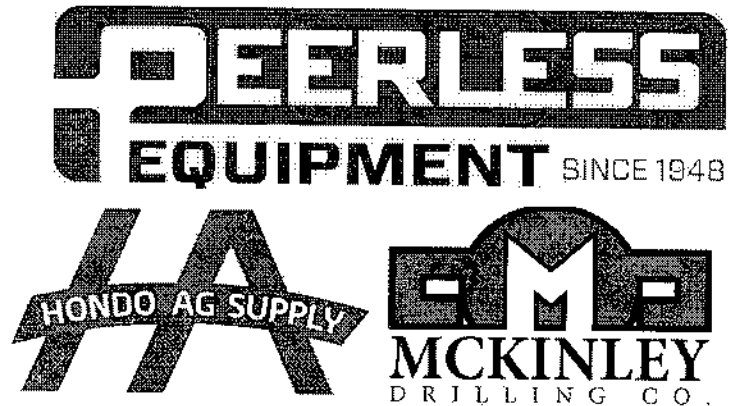
| |
|-------------------------|
| Total |
| Payments/Credits |
| Balance Due |

EE WATER COMPANY, LLC
 313 US Highway 90 E
 Hondo, TX 78861-6087

Invoice

| Date | Invoice # |
|----------|-----------|
| 9/6/2024 | 28628 |

| |
|---|
| Bill To |
| TEIXEIRA RANCH INC. GARY TEIXEIRA 2150 RICHVIEW RD SANTA MARIA, CA 93455 |



| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|----------------|-----|----------|-----|--------|---------|
| | Due on receipt | EH | 9/6/2024 | | | 2320 |

| Item Code | Description | Quantity | Price-Each | Amount |
|-----------|---|----------|------------|-----------|
| | Mobilization and demobilization of equipment | | | |
| | Labor to drill 22" hole from surface to 550' | | | |
| | ran geo-physical log | | | |
| | Furnished and installed 14" Shure Grip threaded PVC casing from 12" above surface to 520' | | | |
| | Gravel pack screen section 6/9 silica sand | | | |
| | Place bentonite seal on top of gravel pack, stage cement to surface | | | |
| | air jet on well to clean & develop | | | |
| | 16" steel conductor pipe for pump to set on & 5x5 concrete slab | | | |
| | File the State Well Report | | | |
| | Geo physical logging will determine the setting depth of the casing | | | |
| SALES | Complete Line Shaft Turbine Pump 200HP set at 340' on 8" column assembly | 1 | 62,999.67 | 62,999.67 |
| | 1200 GPM W/ 40psi | | | |
| | 1-Simflo SP11M-9 Stage Pump Bowl | | | |
| | 16--8" x 2.5" x 1.68" x 20' Floway Column assembly | | | |
| | 2-- 8" x 2.5" x 1.68" x 20' Floway Column assembly | | | |
| | 1-- Simflo 8" complete discharge head | | | |
| | Labor to Install Unit | | | |
| SALES | 200HP 1-1/2" Airarillo gear drive | 1 | 11,471.67 | 11,471.67 |
| SALES | Harmonic Balance & Drive Shaft | 1 | 7,287.29 | 7,287.29 |

Buyer Signature _____

| |
|-------------------------|
| Total |
| Payments/Credits |
| Balance Due |

EE WATER COMPANY, LLC
313 US Highway 90 E
Hondo, TX 78861-6087

Invoice

| Date | Invoice # |
|----------|-----------|
| 9/6/2024 | 28628 |

Bill To

TEIXEIRA RANCH INC.
GARY TEIXEIRA
2150 RICHVIEW RD
SANTA MARIA, CA 93455



| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|----------------|-----|----------|-----|--------|---------|
| | Due on receipt | EH | 9/6/2024 | | | 2320 |

| Item Code | Description | Quantity | Price Each | Amount |
|-----------|--------------------------------------|----------|------------|--------|
| | Engine is being provided by customer | | | |
| | Please call with any question. | | | |
| | Thanks, Edwin Hatcher | | | |
| | 210-288-1758 | | | |

Buyer Signature _____

| | |
|-------------------------|--------------|
| Total | \$205,252.63 |
| Payments/Credits | \$0.00 |
| Balance Due | \$205,252.63 |

Land Comparable 1

Address 934 Old Applewhite,
Poteet, TX

Date 2/20/2024

Price \$810,000

Price/Unit \$9,781 Acre

Record Type Closed Sale

Financing Cash

Property Rights Fee Simple



Conditions of Sale Normal

Grantor Marple Keith A Teresa C

Grantee David A Padilla

Days on Market 138

Recording Reference 177537

Source/Verification MLS #1713377

Site

Tax ID 16979

Acreage 82.81

Site Shape Irregular

Topography Appears Level

Ingress/Egress Appears Adequate

Utilities Prv.W,Prv.S

Zoning Un-Zoned

**Easements/
Encumbrances** Typical

Environmental Issues Unknown

Overall Utility Partial

Comments

Land Comparable 2

Address 4410 Eichman Rd, Von
Ormy, TX

Date 12/13/2023

Price \$999,992

Price/Unit \$9,346 Acre

Record Type Closed Sale

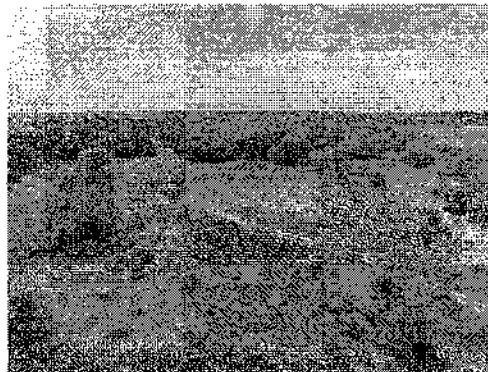
Financing Conventional

Property Rights Fee Simple

Conditions of Sale Normal

Grantor Jason Charles Mohr

Grantee KNE Capital, LLC



Days on Market 82

Recording Reference Doc # 239175

Source/Verification MLS 1714082

Site

Tax ID 182819

Acreage 107.00

Site Shape Irregular

Topography Appears Level

Ingress/Egress Appears Adequate

Utilities Prv.W,Prv.S

Zoning Un-Zoned

**Easements/
Encumbrances** Typical

Environmental Issues Unknown

Overall Utility Partial

Comments

Land Comparable 4

Address 16404 N SH 16, Poteet,
TX

Date 11/24/2023

Price \$1,000,000

Price/Unit \$14,261 Acre

Record Type Closed Sale

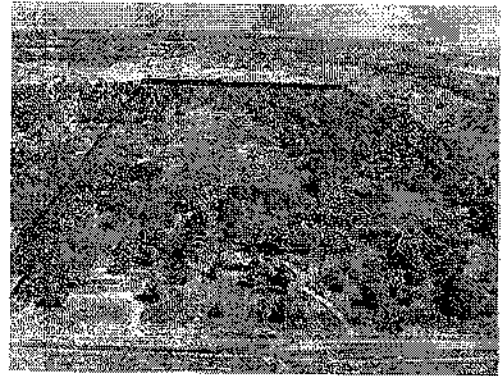
Financing Private Lender

Property Rights Fee Simple

Conditions of Sale Normal

Grantor Arnordo Leal Martinez

Grantee Poteet 16404, LLC



Days on Market 821

Recording Reference 238733

Source/Verification MLS 1626307

Site

Tax ID 17113

Acreage 70.12

Site Shape Rectangular

Topography Appears Level

Ingress/Egress Appears Adequate

Utilities Prv.W,Prv.S

Zoning Un-Zoned

**Easements/
Encumbrances** Typical

Environmental Issues Unknown

Overall Utility Partial

Comments

Land Comparable 5

Address 22320 Applewhite, San Antonio, TX

Date 11/10/2023

Price \$4,900,000

Price/Unit \$9,986 Acre

Record Type Closed Sale

Financing Cash

Property Rights Fee Simple

Conditions of Sale Normal

Grantor 486 HOLDINGS LLC

Grantee REDDY DR MALLAKI &
REDDY PRAVINA



Days on Market 23

Recording Reference 20230210194

Source/Verification MLS 1705551

Site

Tax ID 162846

Acreage 490.70

Site Shape Irregular

Topography Appears Rolling

Ingress/Egress Appears Adequate

Utilities Prv.W,Prv.S

Zoning Un-Zoned

**Easements/
Encumbrances** Typical

Environmental Issues Unnown

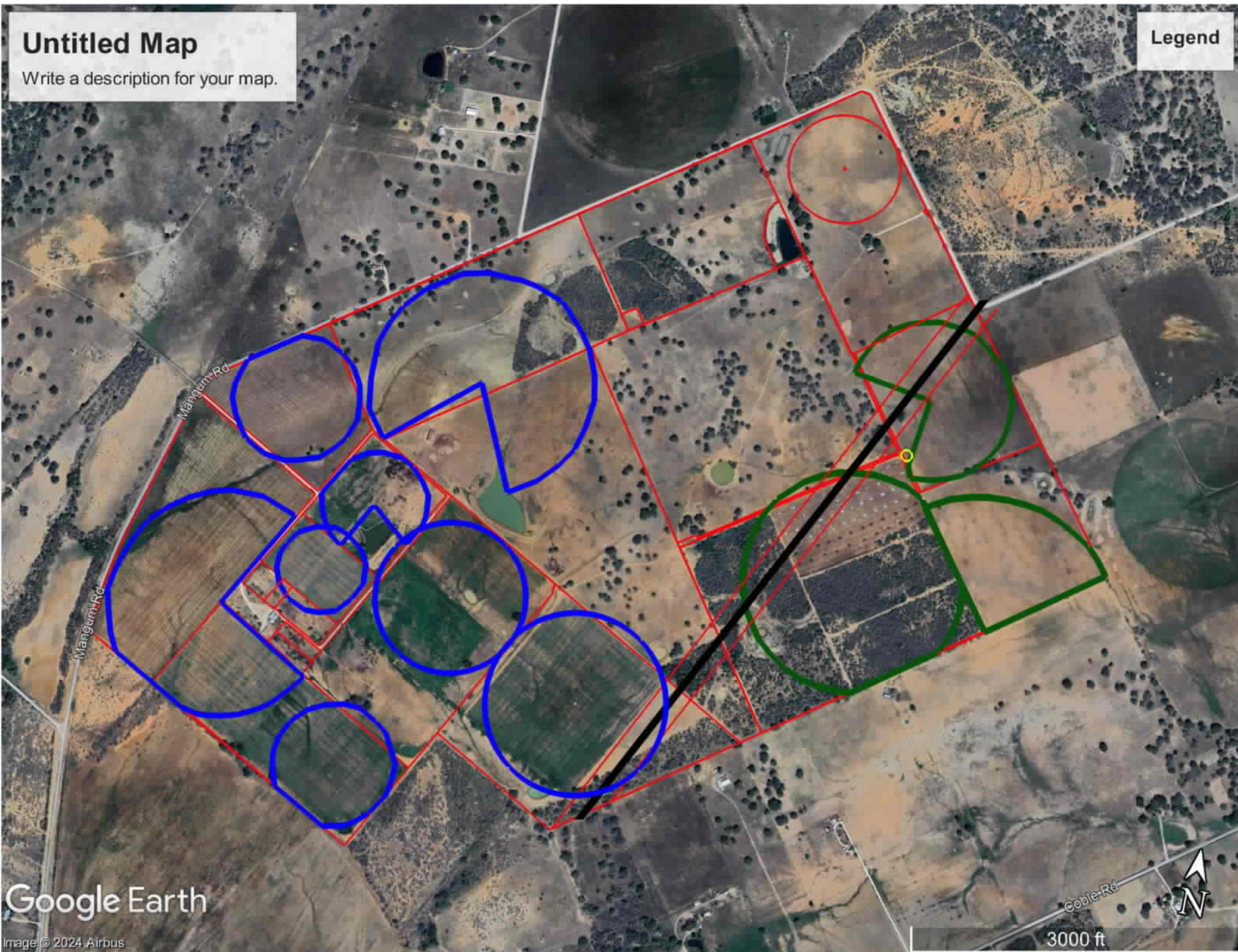
Overall Utility Partial

Comments

Untitled Map

Write a description for your map.

Legend



Request to Intervene in PUC Docket No. 57115

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

Mail this completed form and 10 copies to:

Public Utility Commission of Texas
Central Records
Attn: Filing Clerk
1701 N. Congress Ave.
P.O. Box 13326
Austin, TX 78711-3326

First Name: Clay Last Name: Teixeira
Phone Number: 830-399-2744 Fax Number: _____
Address, City, State: 1175 Bruce Rd Poteet, Texas 78065
Email Address: Clay@teixeiraranchinc.com

I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
- If I file any documents in the case, I will have to provide a copy of that document to every other party in the case; and
- I acknowledge that I am bound by the Procedural Rules of the Public Utility Commission of Texas (PUC) and the State Office of Administrative Hearings (SOAH).

Please check one of the following:

- ☐ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☒ One or more of the utility's proposed routes would cross my property.
- ☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

Property ID 11912. Lines 44, 47, 50. Line 47 runs a over 6000 feet through the center of our Ranch. It would condemn 45 acres, but it would also stop the irrigation of over 250 Acres of Prime Farm land that is under Pivot Irrigation

Signature of person requesting intervention:

Clay Teixeira

Date: 10/25/2024

Effective: April 8, 2020

000617

Request to Intervene in PUC Docket No. 57115

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

Mail this completed form and 10 copies to:

Public Utility Commission of Texas
Central Records
Attn: Filing Clerk
1701 N. Congress Ave.
P.O. Box 13326
Austin, TX 78711-3326

First Name: Clay Last Name: Teixeira

Phone Number: 830-399-2744 Fax Number: _____

Address, City, State: 1175 Bruce Rd, Poteet, Texas, 78065

Email Address: clay@teixeiraranchinc.com

I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
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Please check one of the following:

- ☒ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☐ One or more of the utility's proposed routes would cross my property.
- ☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

Proposed Line 44 is very close behind my house and even closer to the building I have started to become my new house

Signature of person requesting intervention:

Clay Teixeira Date: 10-24-24

Effective: April 8, 2020

000617