## **SPENCER TO LOCUST TM LINE** - VELDIN TRACT-

**City Council** 

August 1, 2017





# **Executive Summary**

- Problem:
  - Growth and Aging Infrastructure
- DME has a responsibility to respond
- Public Involvement Process
  - Allows citizen feedback opportunity
- Consider all practical options

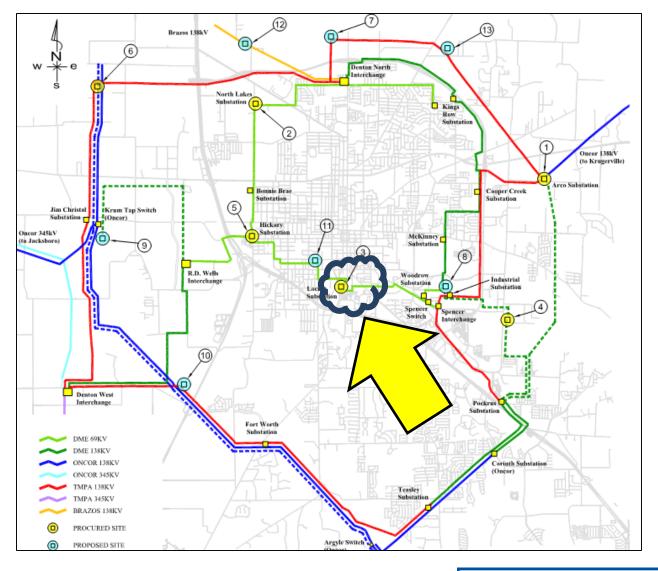
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# **CIP & Regulation - Review**

In addition to DME's governance structure, the utility is regulated by these state and federal agencies. FERC, NERC, and TRE ensure compliance of utilities (such as DME) that own and operate transmission systems. ERCOT and the PUCT are responsible for the integrity of the state-wide power grid.

- FERC Federal Energy Regulatory Commission
  - Requires DME to conduct the 715 study, which helps directs DME's efforts related to the reliability of its transmission system.
- NERC North American Electric Reliability Corporation
  - Responsible for the enforcement of reliability standards set by FERC.
- TRE Texas Reliability Entity
  - Has delegated authority from NERC to monitor compliance with reliability standards.
- PUCT Public Utility Commission of Texas
  - Has the authority to review and approve rate of return for transmission projects.
- ERCOT Electric Reliability Council of Texas
  - Manages the flow of electric power to 24 million Texas customers representing approximately 90% of the state's electric load and about 75% of the Texas land area

# **CIP TM Line and Substations Map**



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# History

- Open House 6/27/16
- PUB Public Hearing (Route Approval) 7/25/16
- CC Public Hearing (Route Approval) 8/16/16
- Appraisal Amount \$75,000 (purchase in fee)

#### Location Map



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#### Site Map

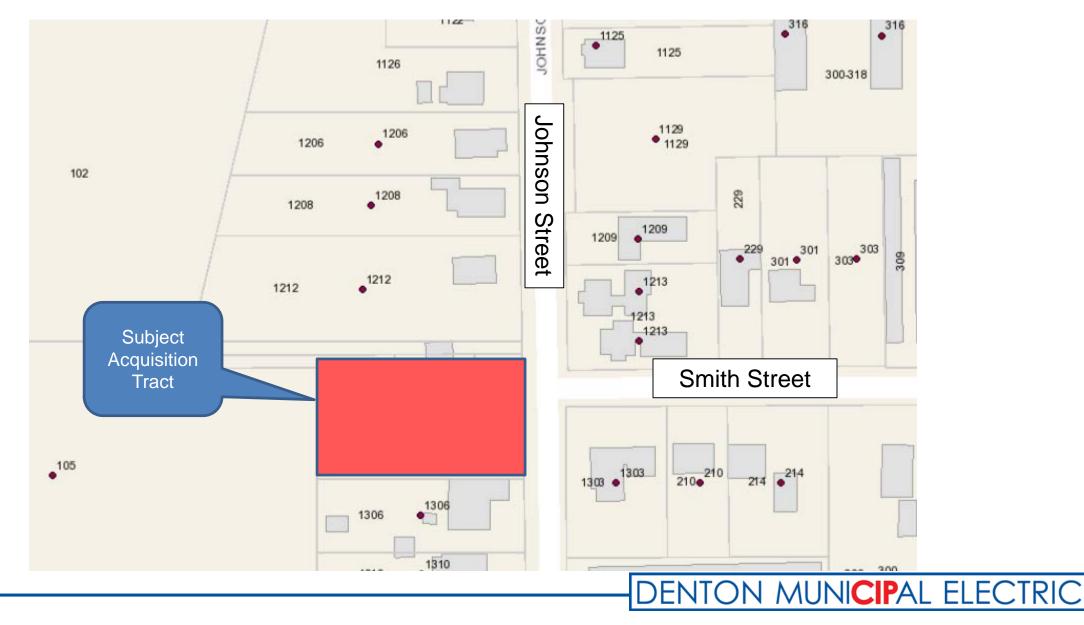


Exhibit A – Property Interests

### PROPERTY LOCATION, SIZE AND SHAPE

 The subject is a 0.697 acre, near rectangular shaped tract of land located at the west corner of Johnson St. & Smith St., Denton, Denton County, Texas.

### **LEGAL DESCRIPTION**

 The subject is legally described as a 0.697 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas.

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#### Exhibit A – Property Interests

BRAHM AND BEHROOZ A CALLED 0.08 ACRES VOL. 4408, PG. 377 R.P.R.D.C.T.

MARIA ISABEL AYALA AND ROSA ELIA AYALE DOC. NO. 93-55472 R.P.R.D.C.T.

VELDIN, LLC TRACT III DOC. NO. 2015-104553 O.R.D.C.T.

VELDIN LLC

TRACT VIL CALLED 0.07 ACRES

#### LEGAL DESCRIPTION

BEING a 0.697 acre tract of land situated in the Alexander HII Gurvey, Abstract No. 623, in the City of Denton, Denton County, Texas, being all of Tract V, a called 0.05% acre text of land and all of Tract VII, a called 0.057 acre text of land, an detorhold in a best to landing Luc, and records in Doomanne No. 2016 HORSS of the Official Records of Denton County, Texas (0.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a metal tence comer post found at the southwest comer of said Tract V, common with the northwest comer of a called D241 acts test of land devotabed to Deet to Migual Angel Raz-Carsia, as recorded in Voltama 4129, 2013 age 2256 of the Relation Tradery Resource Carlow, Trace RAZ, RCT, Land Incade in the wall line of Tract Times, a called 313 acts test of land described in a Deed to Persan Grow. Office Perk, LCL, can encoded to Document No.273-04538(3) (CND-CT).

THENCE North 00/05/46" West, departing the north line of said 0.291 acre truet, and along the common east line of said 3.13 acre Tract Three and the west line of said Tract V, a distance of 141.37 feet to a 3/8 inch iron roof bund at the northwest commer of said Tract V, the northwest commer of said 3.13 acre Tract Three, and located in the south line of said Tract VR.

THEINCE South 89\*5942" West, departing the west line of said Tract V, and along the north line of said 3.13 arce Tract Three, a distance of 122.21 feet to a 122 inch into not found at the southwest corner of said Tract Vil and the southwest corner of Tract Six, a calded 2.931 source total of land described in a Deet to Pesan Grove Office Park, LLC, as recorded in Document No. 2013-85183 (0.9.0.0.7.);

HBHCM birth 12°GH 12° Bad dopating the most line of taid 3.1 µm 7 lard Tree, and along in easiline of and 2021 km 7 m 16°B. A deliation of 12°D fails to all this win most entit the structure of the fail that it the most entit the structure of the most entit of the structure of the bad encoded in 12°M and 160 m tails and 10°M a

THENCE South 80'0700° East, deparing the east live of said 2.031 arm Tract Six, and along the common south live of said 0.08 arm text and the north live of said Tract VII, a distance of 173.35 list to an "X" Cut set at the northwest current of a TO foot by 11 foot that of lived decorbed in deed to M.M. McCreless and wife, Bessie McCreless by Deed recorded is Volume 362, Page 515 (D.R.D.C.T.)

THENCE South 01'50'57" West, departing the south line of said 0.08 acre tract and along an east line of said Tract VII, a distance of 11.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the southwest comer of said McCoeless tract, and located in the north line of said Tract V

THENCE South 88'09'03" East, along the north line of said Tract V, a distance of 70.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the southeast comer of said McCrea

THENCE North 01"50'57" East, departing the north line of said Tract V, and sizes a west line of said Tract VII. a distance of 11.00 feet to a 54t inch mon rod with cap stamped "TNP" set at the northeast corner of said McCreleos tract, and located in the south line of said 0.08 acre tract;

THENCE South 84"0903" East, departing the east line of axid McCrelets tract, and along the common north-line of said Tract VII and the south line of said 0.08 axis tract, a distance of 74.65 feet to a 56 inch item rod with cap stamped "TNP" set at the northeast comer of said Tract VII and located in the existing weat right of way line of Johnson Devel (writelie width N.C.W.).

THENCE South 00'02'43' West, departing the south line of said 0.05 acre tract, and along the existing west right of way line of said Johnson Street, passing a 3/8 inch iron not found at the southeast comer of said Tract VE and the northeast comer of said Tract V at a distance of 11.00 feet, and continuing for a total distance of 145.04 feet to a 60D Nail Sourd at the southeast comer of said Tract V and the northeast comer of said 0.231

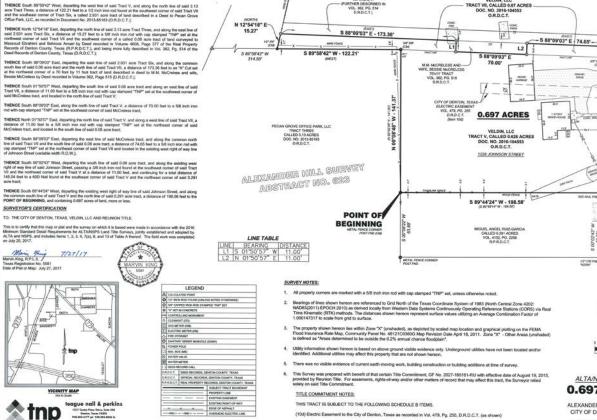
THENCE South 89°44'24° West, departing the existing west right of way line of said Jahrson Street, and along the common south line of said Tract V and the north line of said 0.291 acre tract, a distance of 198.38 feel to the POINT OF BECOMMING, and occurring 0.897 acres of land, more er loss.

SURVEYOR'S CERTIFICATION

the

-(35E)

VICINITY MAI



PECAN GROVE OFFICE PARK, LLC TRACT SIX CALLED 2.931 ACRES DOC. NO. 2013:46183 O.R.D.C.T.

0.697 ACRE TRACT SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623 CITY OF DENTON, DENTON COUNTY, TEXAS SHEET 1 OF 1 TNP PROJECT DME13222 C 2017 COPYRIGHT BY TEACH AND PERCON, INC. ALL REAVES ADDRESS.

tnp 😭

SCALE: 1" = 30"

ALTA/NSPS LAND TITLE SURVEY

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JOHNSON MABLE WIDTH RIGHT

ő

ASPRIALT PRIMA

4 CLAVE

SMITH ST.

(VARIABLE WIDTH

RIGHT-OF-WAY)

DINE

12" CR PND

1 STORY

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