



Control Number: 38324



Item Number: 46

Addendum StartPage: 0

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10 JUL -2 PM 4:06

APPLICATION OF ONCOR ELECTRIC §
DELIVERY COMPANY, LLC TO AMEND §
A CERTIFICATE OF CONVENIENCE §
AND NECESSITY FOR THE WILLOW §
CREEK-HICKS 345-KV CREZ §
TRANSMISSION LINE IN DENTON, §
PARKER, TARRANT AND WISE COUNTIES §

BEFORE THE STATE OFFICE
PUBLIC UTILITY COMMISSION
FILING CLERK
OF
ADMINISTRATIVE HEARINGS

**BONDS RANCH'S ATTACHMENT OMITTED FROM
FIRST REQUESTS FOR ADMISSION TO
ONCOR ELECTRIC DELIVERY COMPANY**

NOW COMES Intervenor Bonds Ranch, and files this, an attachment that was inadvertently omitted from its First Requests for Admission to Oncor Electric Delivery Company which was filed and served earlier today. This attachment should have followed Request for Admission No. 1-6.

Respectfully submitted,

SMITH TROSTLE LLP
707 West Avenue, Ste. 202
Austin, Texas 78701
(512) 494-9500
(512) 494-9505 – Fax

By: Miguel A. Huerta

Miguel A. Huerta
State Bar No. 00787733

ATTORNEYS FOR BONDS RANCH

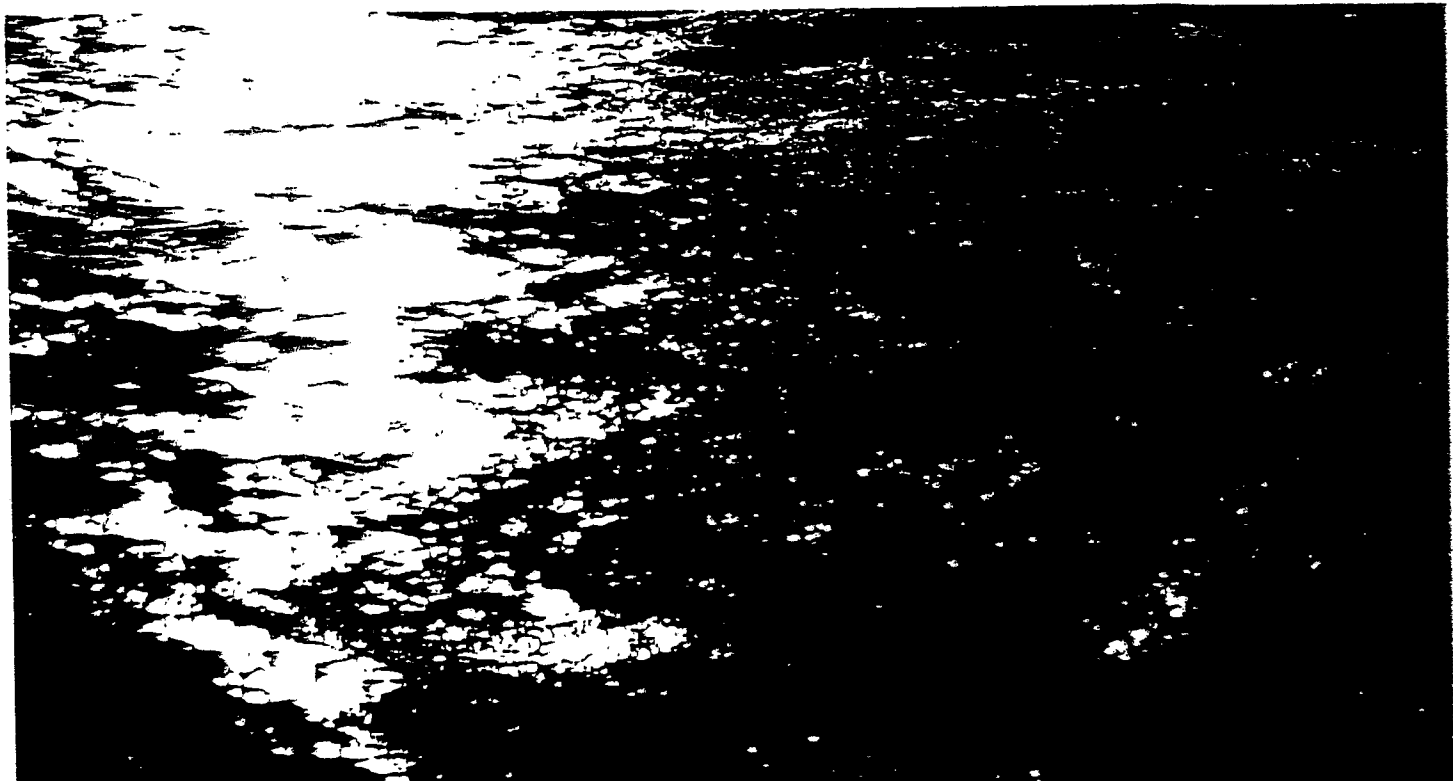
CERTIFICATE OF SERVICE

I hereby certify that on this 2nd day of July, 2010, a true and correct copy of the foregoing document is being served via facsimile, U.S. mail and/or hand delivery to all parties of record.

Miguel A. Huerta
Miguel A. Huerta

Docket No. 38324

Attachment RFA 1-6



EAGLE MOUNTAIN LAKE

LAND DEVELOPMENT OPPORTUNITY

Prime, amenity-rich, 205.9-net acreage land tract with lake frontage

AUSTIN • DALLAS • FORT WORTH • HOUSTON • SAN ANTONIO

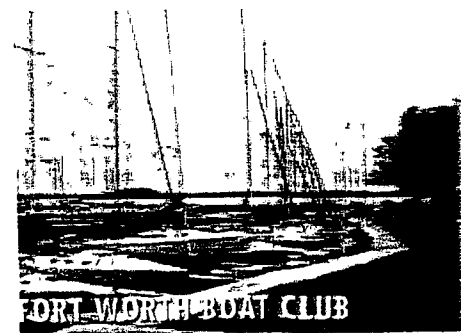
STREAM
REALTY

Eagle Mountain Lake Land

EXECUTIVE SUMMARY

Stream Realty Partners, L.P., is pleased to offer a 100% fee simple interest in the Eagle Mountain Lake Land for sale as the exclusive agent for Luminant, a subsidiary of Energy Future Holdings.

Land Tract Size:	268.359 gross acres; 205.900 net acres
Location:	Off Boat Club Road, with access to Morris Dido Newark Road (F.M. 1220; north of where the two roads separate) near the southeast section of Eagle Mountain Lake, just north of the Fort Worth Boat Club, just south of Eagle Mountain Lake State Park and just west of Eagle Mountain Lake Elementary School, in unincorporated Tarrant County near the northern boundary of the city of Fort Worth, 13 miles northeast of the Fort Worth CBD.
Shoreline Frontage:	4,700 linear feet.
Zoning:	The site has not yet been annexed and therefore remains unzoned (Tarrant County).
Utilities:	Water and electric are available to the site and sewer is available nearby – across Morris Dido Newark Road/Boat Club Road.
Current Power Plant:	A decommissioned power plant formerly operated by the precursor firm to Luminant, TXU Power, resides on the property. Plans for the power plant include demolition by Luminant and its contractors.
Nearby Amenities:	Fort Worth Boat Club (650 feet to the South). Eagle Mountain Lake Park (1,300 feet to the North). Eagle Mountain Lake Elementary School (Eagle Mountain-Saginaw ISD) (1,100 feet to the East).
Topography:	Property features rolling hills and offers incredible views of Eagle Mountain Lake.



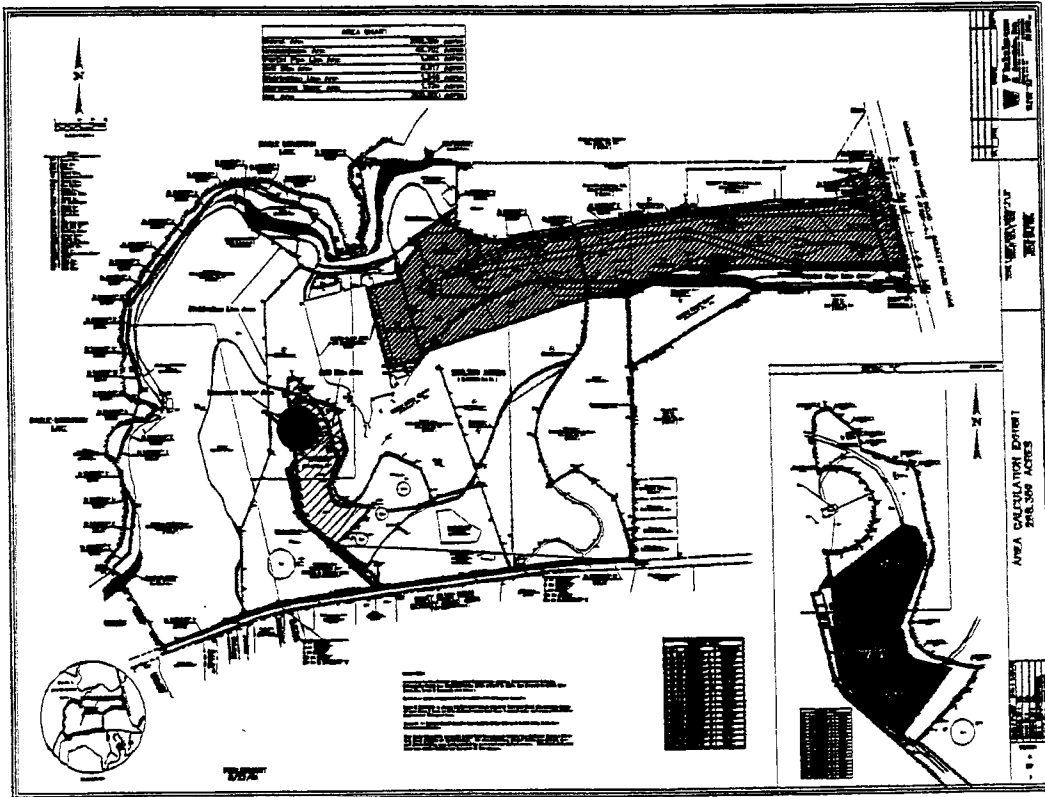
The Eagle Mountain Lake Land is one of the few remaining large developable land tracts with shoreline access to Eagle Mountain Lake. The tract is also among the closest to the Fort Worth city limits and among the few potential developable sites remaining around Eagle Mountain Lake.

The property also features the closest-possible proximity to the top two amenities on Eagle Mountain Lake – the Fort Worth Boat Club and the newly-established, 400-acre Eagle Mountain Lake Park.

The property is located in the highly-rated Eagle Mountain-Saginaw Independent School District, which is one of only two school districts in Texas to be fully accredited by both the Texas Education Agency and the Southern Association of Colleges and Schools Council on Accreditation and Social Improvement.

Eagle Mountain Lake Land

LAND SURVEY



PROPERTY DEMOGRAPHICS

Population (2007)

1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Mile Radius
1,175	6,529	30,407	204,449

Average Household Income (2007)

1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Mile Radius
\$90,918	\$90,750	\$74,918	\$62,084

Median Owner Occupied Housing Value (2007)

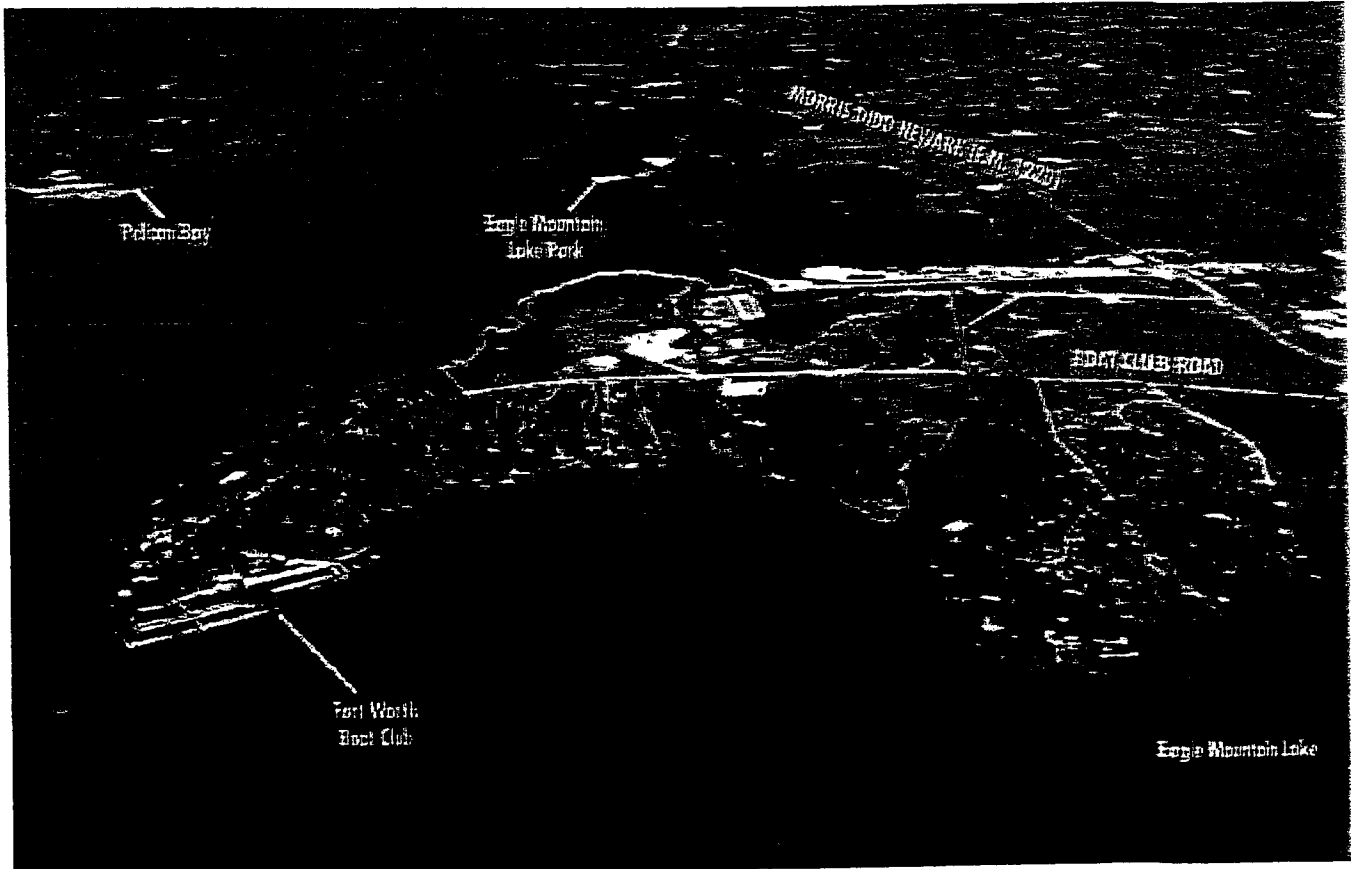
1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Mile Radius
\$225,925	\$191,534	\$127,593	\$95,047

Number of Owner Occupied Homes Valued Above \$300,000

1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Mile Radius
143	350	951	2,531

Eagle Mountain Lake Land

PROPERTY AERIAL



For More Information or to Schedule a Tour:

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