

**Proposed Willow Creek – Hicks
345 kV Transmission Line Project
Public Open House Meeting**

**TUESDAY
JANUARY 19, 2010
4:00 TO 8:00 P.M.
PRAIRIE VIEW ELEMENTARY
SCHOOL CAFETERIA
609 FM 3433
RHOME, TEXAS 76078**

**WEDNESDAY
JANUARY 20, 2010
4:00 TO 8:00 P.M.
SPRINGTOWN AREA
SENIOR CENTER
1070 NORTH MAIN STREET/FM 51
SPRINGTOWN, TEXAS 76082**

Welcome and thank you for taking the time to attend this open house for the proposed Willow Creek – Hicks 345 kV transmission line project. The proposed new transmission line project is needed for Oncor Electric Delivery Company LLC (Oncor) to ensure safe and reliable electric service to the State in light of increased integration of electric energy generated by wind production facilities. Completion of the project will enable the transmission system to more efficiently move wind-generated electric power to market and will add valuable capacity to the entire transmission system. The proposed transmission line will connect the existing Willow Creek Switching Station (located approximately 0.5 mile northeast of State Highway 199) in Wise County to the proposed Hicks Switching Substation (located approximately 1 mile east of US Business 287 (Saginaw Boulevard) and approximately 2.75 miles west of US 81) in Tarrant County (see associated map). This proposed transmission line project is currently planned to be completed by March, 2013.

The purpose of this open house is for Oncor to present information, answer your questions about the project, and receive your ideas and concerns. To help you better understand the proposed transmission line project, and routing and certification process, typical Questions and Answers about transmission line projects are presented below.

You will notice that there are several exhibits around the room. Oncor representatives, as well as representatives from its contractors POWER Engineers, Inc. and JS Land Services, are stationed at each exhibit and can provide answers to specific questions about the proposed transmission line project relating to the portion of the process presented in that exhibit. We encourage you to take advantage of this opportunity to talk with the various representatives of Oncor, our routing and environmental consultant POWER Engineers, Inc. and our property ownership abstractor JS Land Services. Oncor and contractor representatives can provide information based on their particular area of expertise. The exhibits are arranged in a particular order that will, if visited in order, give a better overall understanding of the proposed transmission line project. Please spend as much time as you need to address any issues you might have at each exhibit. Since this is an open house meeting, there may be times when one particular exhibit is very crowded. Please bear with us and we will make every attempt to address your concerns.

Who is Oncor Electric Delivery Company LLC?

Oncor Electric Delivery Company LLC is an electric utility regulated by the Public Utility Commission of Texas (PUCT). Oncor constructs, owns, and operates the conductors or “wires” that move electric power between points on the electric transmission and distribution system, connecting electric power producers and sellers with electric power consumers. Oncor does not own power plants or buy or sell electric power. TXU Energy and Luminant are not the same company as Oncor.

What does the transmission system do?

The State’s electric system is a network of power generation facilities, transmission lines, switching stations and substations, and distribution lines designed to provide reliable electric service to retail customers. Transmission lines carry, or transport, electricity from power generation facilities at a high voltage to the substations where the electricity is converted to a lower voltage that the distribution lines carry to residences and businesses.

In order for Oncor to provide reliable electric service, it must work with other utilities and state organizations to ensure that the electric transmission network is designed so that the temporary loss of a power generation facility, a substation, or a transmission line will not result in a major electric outage. For example, without appropriate planning, damage to a single transmission line due to such incidents as tornadoes, lightning, ice storms, or equipment failure could result in significant disruptions to the delivery of electricity.

Why must a new transmission line be constructed in this area?

In response to the Texas Legislature’s direction in 2005, the PUCT has designated certain areas, or zones, of Texas for development of wind power, known as Competitive Renewable Energy Zones (CREZ). The PUCT has approved a plan for building transmission line to deliver the electric energy produced by wind generating facilities in the CREZ to the electric market. This proposed project is one such project associated with CREZ. Additional information concerning CREZ and associated transmission project can be obtained at: <http://www.oncor.com/transmissionprojects>

What is the approximate location of the proposed transmission line?

The location of the alternative transmission line route segments being considered are shown on the attached location map (Exhibit 1). Once the current routing study is completed (of which this public open house meeting is part), Oncor will select a preferred route for the proposed transmission line project (along with one or more alternate transmission line routes) for submission to the PUCT for approval. Ultimately, after consideration of the information presented by Oncor and other participating parties, the PUCT is responsible for final approval of the route for the proposed transmission line project.

How long will the transmission line be?

The transmission line project will be approximately 40 miles long depending on the alternative route certificated by the PUCT.

What type of transmission structure will be used?

Oncor continually evaluates different structure types for different transmission line voltages in various geographic areas that will satisfy particular project requirements. At this time, Oncor is proposing to use a self-supporting, double-circuit 345 kV lattice steel V-tower design as the typical structure for the project. A drawing of this type of structure is attached as Exhibit 2.

Who will benefit from the new transmission line?

In addition to statewide benefits related to potential decreases in wholesale costs of electricity, the completion of the proposed transmission line project will benefit all consumers of electric power in Wise, Denton, Parker and Tarrant counties by providing a more reliable source of electric power to such consumers.

Will environmental studies be conducted to determine the impact of the project?

Yes. POWER Engineers, Inc., an engineering consulting firm with environmental expertise, is preparing an Environmental Assessment and Alternative Route Analysis to support an application for a Certificate of Convenience and Necessity (CCN) from the PUCT. The Environmental Assessment and Alternative Route Analysis will include the evaluation of the alternative transmission line routes in terms of its impacts to the existing environment and land uses.

How will property owners or other interested persons find out the results of the certification process?

There are several ways members of the public can follow and/or participate in the certification process, the submission of Oncor's application to the PUCT for approval of the proposed transmission line project, and the PUCT's action on Oncor's application.

First, there is a question on the Questionnaire, provided to you with this information packet that asks if you would like to know the results of Oncor's route selection process. If you provide your name and address, you will be sent a notification of the results of Oncor's route selection process.

Second, a formal notice will be provided (via first class mail) to any property owner whose land will be crossed by any alternative route for the proposed transmission line project filed by Oncor at the PUCT as part of a formal application for approval to

construct the project. In addition, a formal notice will also be provided (via first class mail) to any property owner who has a habitable structure within 500 feet of the centerline of any alternative route for the proposed transmission line project by Oncor at the PUCT as part of a formal application for approval to construct the project. Property ownership for this notice is determined by research of the appropriate County Tax Appraisal District records.

Third, public notice will be provided, in newspapers of general circulation within the appropriate county, in the week following the filing of the Company's application at the PUCT.

Finally, if a route for the proposed transmission line project is approved by the PUCT, a notice (via first class mail) will be sent to the same property owners who were provided formal notice of the filing of Oncor's application at the PUCT.

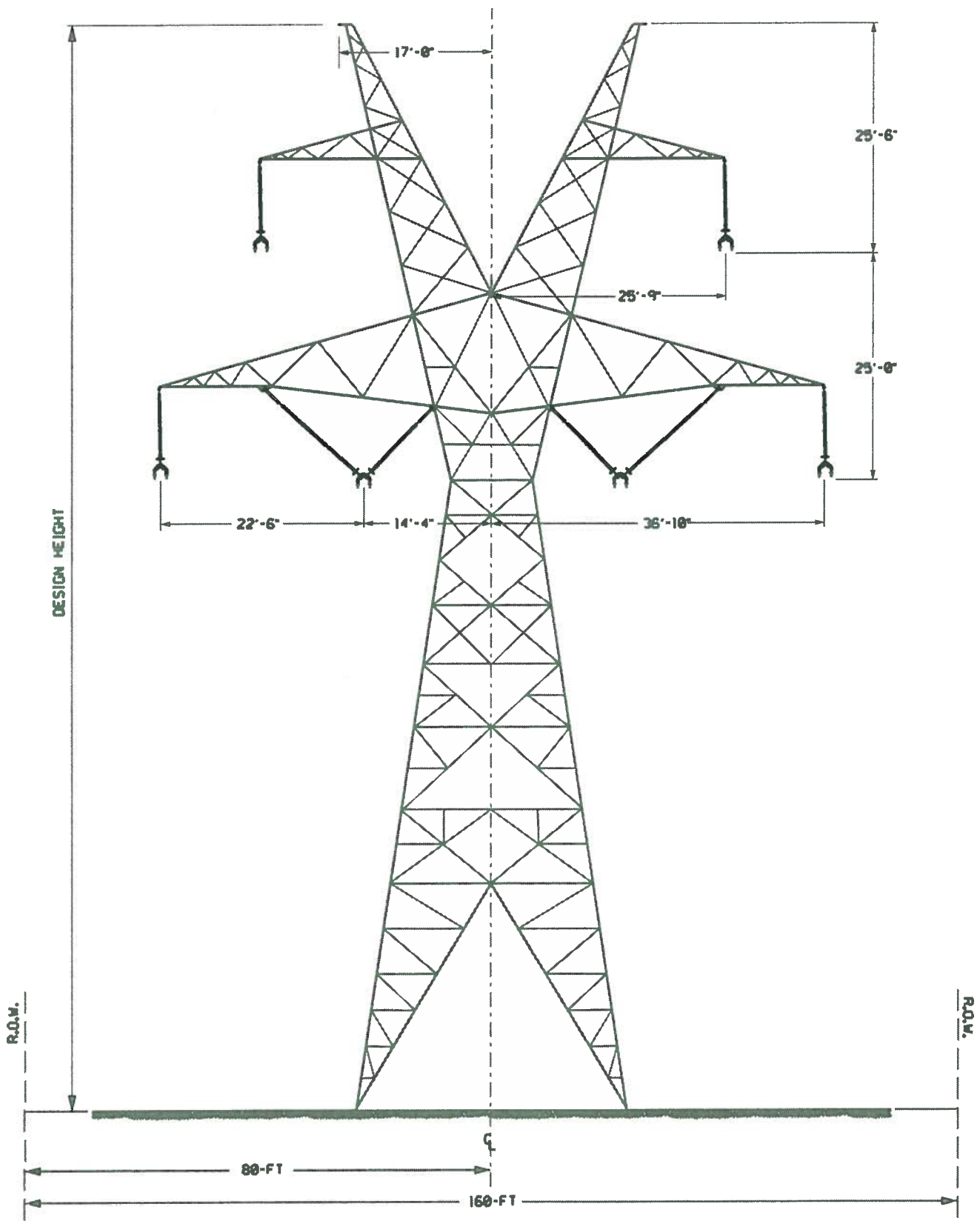
When will construction of the proposed transmission line project begin?

Before construction can begin, Oncor must seek and receive approval from the PUCT to construct the proposed transmission line project. This application process, along with typical time frames for each step of the process, is provided in the attached **Licensing Process for New Transmission Facilities**.

If I have additional questions following this meeting, who should I contact?

Additional information concerning this and other Oncor transmission line projects can be obtained at <http://www.oncor.com/transmissionprojects>. You may also contact Martha Henson at (214) 486-7336.

Thank you again for attending this open house!



Office of the Attorney General

Notice Regarding Update of the Texas Landowner's Bill of Rights

The 81st Legislature recently passed House Bill 2685, which requires the Office of the Attorney General to update the Texas Landowner's Bill of Rights in order to reflect the legislative and constitutional changes made during the 81st Legislative Session.

The text of the proposed updated Texas Landowner's Bill of Rights is published below. Written comments should be directed to Brooke Paup, Deputy Division Chief, Intergovernmental Relations Division, Office of the Attorney General, P.O. Box 12548, Austin, Texas 78711-2548, facsimile (512) 475-4421. All comments must be received no later than February 5, 2010.

The Office of the Attorney General will review any comments submitted and will publish the final document on the agency Web site (www.oag.state.tx.us) by February 26, 2010.

TEXAS LANDOWNER'S BILL OF RIGHTS

This Bill of Rights applies to any attempt by the government or a private entity to take your property. The contents of this Bill of Rights are prescribed by the Texas Legislature in Texas Government Code §402.031 and Chapter 21 of the Texas Property Code.

1. You are entitled to receive adequate compensation if your property is taken for a public use.
2. Your property can only be taken for a public use.
3. Your property can only be taken by a governmental entity or private entity authorized by law to do so.
4. The entity that wants to take your property must notify you about its interest in taking your property.
5. The entity proposing to take your property must provide you with an assessment of the adequate compensation for your property.
6. The entity proposing to take your property must make a good faith offer to buy the property before it files a lawsuit to condemn the property.
7. You may hire an appraiser or other professional to determine the value of your property or to assist you in any condemnation proceeding.
8. You may hire an attorney to negotiate with the condemning entity and to represent you in any legal proceedings involving the condemnation.
9. Before your property is condemned, you are entitled to a hearing before a court appointed panel that includes three special commissioners. This specialized hearing panel must determine the amount of compensation the condemning entity owes for the taking of your property. The commissioners must also determine what compensation, if any, you are entitled to receive for any reduction in value of your remaining property.
10. If you are unsatisfied with the compensation awarded by the special commissioners, or if you question whether the taking of your property was proper, you have the right to a trial by a judge or jury. If you are dissatisfied with the trial court's judgment, you may appeal that decision.

CONDEMNATION PROCEEDURE

Eminent Domain is the ability of certain entities to take private property for a public use. Private property can include land and certain improvements that are on that property.

Private property may only be taken by a governmental entity or private entity authorized by law to do so.

Your property may be taken only for a public use. That means it can only be taken for a purpose or use that serves the general public. However, Texas law prohibits condemnation authorities from taking your property to enhance tax revenues or foster economic development.

Your property cannot be taken without adequate compensation. Adequate compensation includes the market value of the property being taken. It may also include certain damages, if any, to your remaining property caused by the acquisition itself or by the way the condemning entity will use the property.

How the Taking Process Begins

The taking of private property by eminent domain must follow certain procedures. First, the entity that wants to condemn your property must provide you a copy of this Landowner's Bill of Rights before or at the same time the entity notifies you of its interest in acquiring your property.

Second, the condemning entity must send this Landowner's Bill of Rights to the last known address of the person in whose name the property is listed on the most recent tax roll at least seven days before the entity makes a final offer to acquire your property.

Third, the condemning entity must make a good faith offer to purchase the property. The condemning entity's offer must be based on an investigation and an assessment of adequate compensation for the property. At the time the offer is made, the governmental condemning entity must disclose any appraisal reports it used to determine the value of its offer to acquire the property. You have the right to either accept or reject the offer made by the condemning entity.

Condemnation Proceedings

If you and the condemning entity do not agree on the value of the property being taken, the entity may begin condemnation proceedings. Condemnation is the legal process for the taking of private property. It begins with a condemning entity filing a claim for your property in court. If you live in a county where part of the property being condemned is located, the claim must be filed in that county. Otherwise, the claim can be filed in any county where at least part of the property being condemned is located. The claim must describe the property being condemned, the intended public use, the name of the landowner, a statement that the landowner and the condemning entity were unable to agree on the value of the property, and that the condemning entity provided the landowner with the Landowner's Bill of Rights statement.

Special Commissioners' Hearing

After the condemning entity files a claim in court, the judge will appoint three landowners to serve as special commissioners. These special commissioners must live in the county where the condemnation proceeding is filed, and they must take an oath to assess the amount of adequate compensation fairly, impartially, and according to the law. The special commissioners are not authorized to decide whether the condemnation is necessary or if the public use is proper. After being appointed, the special commissioners must schedule a hearing at the earliest practical time and place and provide you written notice of that hearing.

You are required to disclose to the governmental condemning entity, at least ten days before the special commissioners' hearing, any appraisal reports used to determine your opinion about adequate compensation for the property. You may hire an appraiser or real estate professional to help you determine the value of your private property. You may also hire an attorney regarding these proceedings.

At the hearing, the special commissioners will consider evidence on the value of the property, the damages to remaining property, any value added to the remaining property as a result of the project, and the uses to be made of the property being taken.

Special Commissioners' Award

After hearing evidence from all interested parties, the special commissioners will determine the amount of money to be awarded as adequate compensation. You may be responsible for the costs if the Award is less than or equal to the amount the condemning entity offered before the condemnation proceeding began. Otherwise, the condemning entity will be responsible for the costs. The special commissioners will give a written decision to the court that appointed them. That decision is called the "Award." The Award must be filed with the court and the court must send written notice of the Award to all parties.

After the Award is filed, the condemning entity may take possession of the property being condemned, even if either party appeals the Award of the special commissioners. To take possession of the property, the condemning entity must either pay you the amount of the Award or deposit the amount of the Award into the registry of the court. You have the right to withdraw the deposited funds from the registry of the court.

Objection to the Special Commissioners' Award

If either you or the condemning entity is dissatisfied with the amount of the Award, either party can object to the Award by filing a written statement of objection with the court. If neither party timely objects to the Award, the court will adopt the Award as the final judgment of the court. If a party timely objects to the special commissioners' Award, the court will hear the case in the same manner as other civil cases.

If you object to the Award and ask the court to hear the matter, you have the right to a trial by judge or jury. The allocation of costs is handled in the same manner as with the special commissioners' Award. After that trial, either party may appeal any judgment entered by the court.

Dismissal of the Condemnation Action

A condemning entity may file a motion to dismiss the condemnation proceeding if it decides it no longer needs your property. If the court grants the motion to dismiss, the case is over and you are entitled to recover reasonable and necessary fees for attorneys, appraisers, photographers, and for other expenses incurred to the date of the hearing on the motion to dismiss.

You may also file a motion to dismiss the condemnation proceeding on the ground that the condemning entity did not have the right to condemn the property, including a challenge as to whether the property is being taken for a public use. If the court grants your motion, the court may award you reasonable and necessary fees for attorneys, appraisers, photographers, and for other expenses incurred to the date of the hearing or judgment.

Relocation Costs

If you are displaced from a residence or place of business, you may be entitled to reimbursement for reasonable expenses incurred while moving personal property from the residence or relocating the business to a new site. You are not entitled to these relocation costs if they are recoverable under another law. If you are entitled to these costs, they cannot exceed the market value of the property being moved and can only be reimbursed for moving distances within 50 miles.

Reclamation Options

If private property was condemned by a governmental entity, and the purpose for which the property was acquired is canceled before the 10th anniversary of the date of the acquisition, you may have the right to seek to repurchase the property for the fair market value of the property at the time the public use was canceled. This provision does not apply to property acquired by a county, a municipality, or the Texas Department of Transportation.

Disclaimer

The information in this statement is intended to be a summary of the applicable portions of Texas state law as required by HB 1495, enacted by the 80th Texas Legislature, Regular Session. This statement is not legal advice and is not a substitute for legal counsel.

Additional Resources

Further information regarding the procedures, timelines and requirements outlined in this document can be found in Chapter 21 of the Texas Property Code.

For information regarding this publication, contact Zindia Thomas, Agency Liaison, at (512) 936-9901.

TRD-200905874

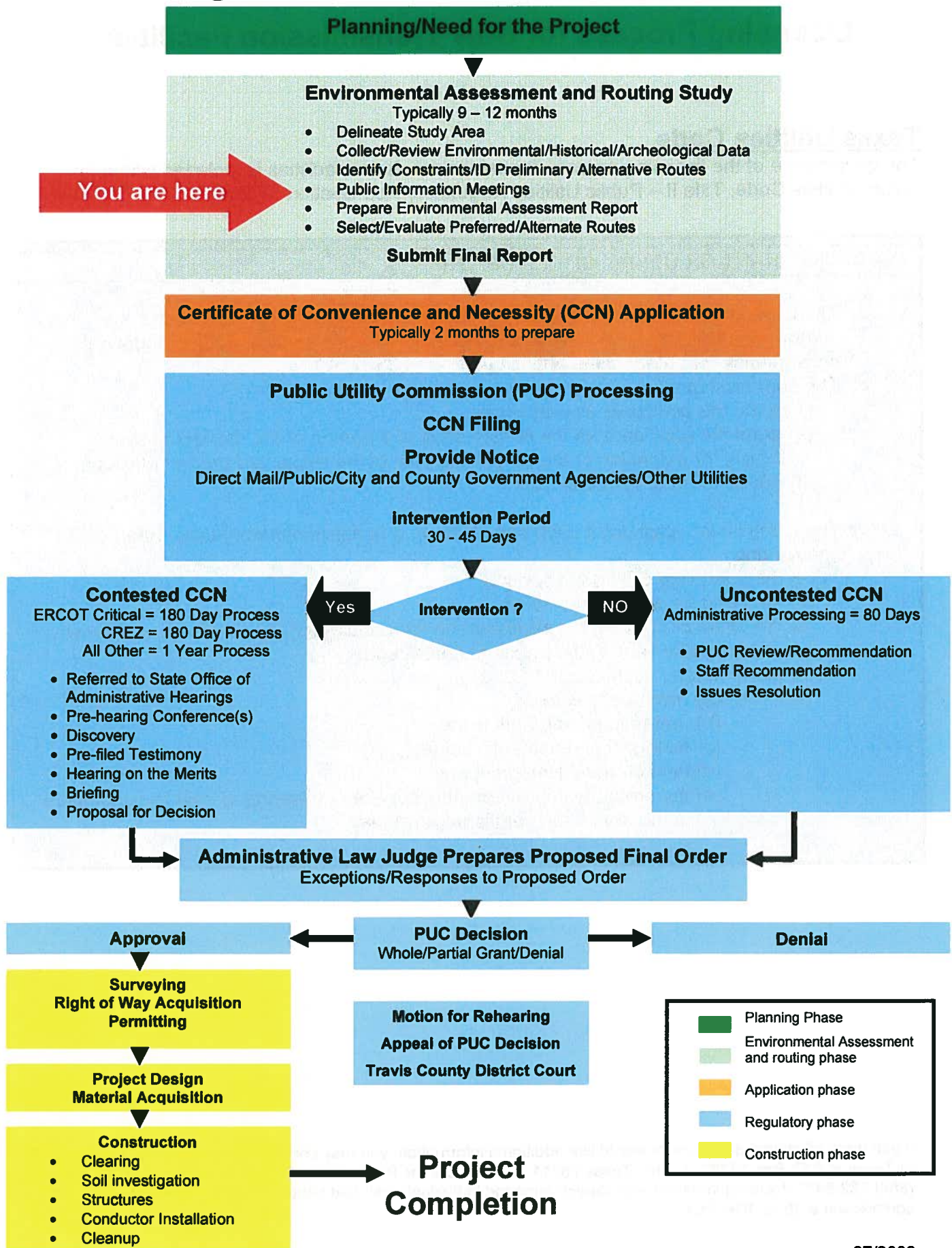
Stacey Napier

Deputy Attorney General

Office of the Attorney General

Filed: December 16, 2009

Licensing Process for New Transmission Facilities



Licensing Process for New Transmission Facilities

Texas Utilities Code

The governance of the licensing process for new transmission facilities is included within the Texas Utilities Code, Title II – Public Utilities Regulatory Act, Section 37.056.

Sec 37.056 GRANT OR DENIAL OF CERTIFICATE

- (a) The commission may approve applications and grant a certificate only if the commission finds that the certificate is necessary for the service, accommodation, convenience, or safety of the public.
- (b) The commission may:
 - (1) issue the certificate as requested;
 - (2) grant the certificate for the construction of a portion of the requested system, facility, or extension or the partial exercise of the requested right or privilege; or
 - (3) refuse to grant the certificate.
- (c) The commission shall grant each certificate on a nondiscriminatory basis after considering:
 - (1) the adequacy of existing service;
 - (2) the need for additional service;
 - (3) the effect of granting the certificate on the recipient of the certificate and on any electric utility serving the proximate area; and
 - (4) other factors, such as:
 - (a) community values;
 - (b) recreational and park areas;
 - (c) historical and aesthetic values;
 - (d) environmental integrity; and
 - (e) the probable improvement of service or lowering of cost to consumers in the area if the certificate is granted.

If you have additional questions or would like additional information, you may contact the Public Utility Commission of Texas at P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120, or (888) 782-8477. Hearing impaired and speech-impaired individuals with text telephones may contact the commission at (512) 936-7136.