



INITIAL OFFER LETTER

_____, 2025

Via CMRRR# _____

Midway Independent School District
13885 Woodway Dr.
Woodway, TX 76712-7621

Via CMRRR# _____

Midway Independent School District
9400 Chapel Rd.
Woodway, TX 76712

RE: Atmos Energy Pipeline – Line Chapel Road
McLennan County, Texas

Dear Landowner:

Atmos Energy Corporation (“Atmos Energy”) is a Texas-based company that transports and delivers natural gas to residential, commercial, industrial and municipal customers. In order to safely and reliably provide our customers with these services, Atmos Energy must from time to time install new pipelines and related facilities. Atmos Energy has determined there is a public necessity to acquire a new easement over your property in McLennan County, which is more particularly described in the easement enclosed.

While this offer is not based on an appraisal report of the property prepared by a certified appraiser, Atmos Energy has investigated property values in your area in order to assess the amount of just compensation due as a result of this acquisition and determined that \$4,575.40 is appropriate compensation

for the acreage within the easement. This compensation includes no value for damages to your remaining property.

You have the right to discuss with others this offer or any agreement made with Atmos Energy, or you have the right to keep this offer or any agreement confidential.

Copies of the proposed easement and a preliminary drawing showing the location of the easement on your property are enclosed. Please feel free to call me to discuss these documents. You may negotiate for the following general terms to be included in the easement: a provision regarding your right to negotiate to recover damages, or a statement that the consideration for the easement includes damages for (1) damage to certain vegetation, and (2) the income loss from disruption of existing agriculture production or existing leases based on verifiable loss or lease payments; and a provision requiring that Atmos Energy maintain at all times while using the easement, including during construction and operations on the easement, commercial liability insurance or self-insurance: (1) issued by an insurer authorized to issue liability insurance in this state, if maintaining commercial liability insurance, and (2) insuring the property owner against liability for personal injuries and property damage sustained by any person to the extent caused by the negligence of Atmos Energy or Atmos Energy's agents or contractors and to the extent allowed by the law.

Atmos Energy also has the power of eminent domain in acquiring the easement being sought because it is for a public use and purpose. However, Atmos Energy prefers to acquire property rights through open market negotiation. In the event Atmos Energy cannot acquire the easement by voluntary acquisition, the condemnation process will have to be used. Enclosed for your convenience and reference is a copy of *The State of Texas Landowner's Bill of Rights*, which discusses the condemnation process.

If you wish to discuss this offer with Atmos Energy, you may contact me at (972) 855-9805 or via email at terry.creear@atmosenergy.com or our right-of-way agent, Joe Reynolds with Percheron LLC., at (903) 850-7355 or via email at joe.reynolds@percheronllc.com. We look forward to discussing this matter with you.

Sincerely,

Terry Creear

Terry Creear, Right of Way Agent
Atmos Energy Corporation
5420 LBJ Freeway, Suite 1700
Dallas, Texas 75240

Enclosures: Easement
Preliminary Drawing
Landowner's Bill of Rights