



INITIAL OFFER LETTER

06.21.2021

City of Killeen
PO Box 1329
Killeen, TX 76540-1329

Via CMRRR# 7020 0090 0000 8929 8479

City of Killeen
101 North College
Killeen, Texas 76541

Via CMRRR# 7020 0090 0000 8929 8486

RE: Atmos Energy Pipeline – Line P25 (L32)
Bell 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. In connection therewith, Atmos Energy has determined there is a public necessity to acquire a new surface site location over your property in Bell County, which is more particularly described in the easement enclosed herewith.

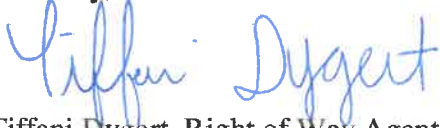
Atmos Energy has investigated property values in your area in order to assess the amount of just compensation due as a result of this acquisition and determined that **\$2,500.00** is appropriate compensation for the acreage within the site and any applicable damage to the remainder of your property. 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 plat showing the location of the easement on your property are enclosed. Please feel free to call me to discuss these documents.

Atmos Energy 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, please contact me at (214) 206-2913 or via email at tiffani.dygert@atmosenergy.com or our right-of-way agent, Mike Russell with Percheron LLC, at (956) 330-4758. We look forward to discussing this matter with you.

Sincerely,



Tiffani Dygert, Right of Way Agent II
Atmos Energy Corporation
5420 LBJ Freeway, Suite 1700
Dallas, Texas 75240

Enclosures: Easement
Survey plat
Landowner's Bill of Rights