



**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

April 17, 2019

**Certified Mail/Return Receipt Requested
No. 7014 2870 0002 3597 2384 & U.S. Mail**

Mr. Caleb Thornhill, Director of Engineering
City of Plano
4840 East Plano Parkway
Plano, Texas 75086

Re: Initial Offer to Purchase of Easements for the Meter Vault Standardization, Phase II,
Set-Point Control, Project No. 101-0338-13, Parcel Nos. 03 & 04

Dear Mr. Thornhill:

The North Texas Municipal Water District (NTMWD) is a governmental entity that provides potable water to many cities in the North Texas area, including the City of Plano. NTMWD is planning improvements to existing water system delivery points that will generally include: new control valve, flow meters, vault and electrical enclosures. This will allow for refined operational control, which will result in a more consistent and efficient delivery of flow throughout NTMWD's South Transmission System.

The Easements requested across your property consists of Parcel No. 03, a 0.0887 acres permanent access easement, along with a 0.1467 acres temporary access and construction easement, and Parcel No. 04, a 0.4447 acres permanent waterline easement. NTMWD has obtained an appraisal by Pyles Whatley Corporation, a certified appraiser, of the value of the property being acquired, and the damages, if any, to your remaining property. The appraisal for the Easements across your property indicates a total compensation due is \$24,690. Therefore, NTMWD hereby offers a total compensation of \$24,690 for the requested Easement.

Enclosed is a copy of the appraisal, the requested Easements, including the descriptions and surveys of the Easement areas, along with the Texas Landowners Bill of Rights, and a W-9, in the event you should accept the offer. If you are willing to grant the Easements for this compensation, please complete the W-9 and return to me along with the executed Easement documents. If the above offer is acceptable, please advise me at your earliest convenience, but no later than May 31, 2019.

If you have any questions in regards to this offer or the Easement, please contact Douglas Lovern, NTMWD Land Agent, directly at 469-626-4704 or via email to DLovern@ntmwd.com. Your cooperation in this matter is greatly appreciated.

Respectfully,

GARRETT MURPHREE
Real Estate Manager

Enclosures

GM/DL/vm