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FEBRUARY LUNCHEON

February 11, 2025



Speaker: Jeff Christiansen
Founder/CEO/CVO, The Christiansen Group
The Future of 3D Visualization in Eminent Domain

Jeff Christiansen is the Founder/CEO/CVO of The Christiansen Group. With 29 years of experience visualizing everything from accident reconstruction to medical procedures, Eminent Domain and right-of-way cases, and 100's of miles of roadways to transmission tower construction accident litigation, he has certainly had some engaging experiences across North America and Europe.



He worked at Halff Associates (Richardson, TX) for almost 15 years, traveling to every corner of the State of Texas to provide visualizations that dynamically engaged people from all walks of life, including for the TX Attorney General's office – Transportation Division.

Passive visualizations are still compelling, but there are a lot of new technologies that are stealing the spotlight. Active visualizations have since taken center stage due to the ability for the individual to take control of their viewshed at any time. AR or Augmented Reality and MR or Mixed Reality are gaining traction in many industries

[Please join us](#) at our February meeting to hear more from Jeff!



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NORTH TEXAS NEWS

International Right of Way Association, Dallas-Forth Worth

FEBRUARY 2025



President	Matt Lance, SR/WA, R/W-RAC, R/W-URAC
Vice-President	Leighton Gambill
Secretary	Juan Salazar, R/W-NAC, R/W-RAC
Treasurer	Tommy Matthews, SR/WA, R/W-AC
PDC Chair	Clara Castañeda, SR/WA, R/W-RAC
PDC - 2 Year	Darlene Snow, SR/WA-TN
PDC - 3 Year	Lisa Featherstone, SR/WA, R/W-NAC
Director - 1 Year	Michael Hale, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC
Director - 2 Year	Will Snider, MAI, SR/WA, R/W-AC



NORTH TEXAS NEWS

President’s Message

Hello Chapter Members,

Please mark your calendars for March 27-28, 2025. I can’t begin to tell you how excited we are for the upcoming 2025 “Retro Right of Way” Spring Seminar and the 26th Annual Steve Baggett Memorial Golf Tournament! Vice President Leighton Gambill and her amazing team of volunteers are working tirelessly to make this the best Seminar we’ve ever held. For more information concerning event registrations and sponsorship opportunities, please visit the [Chapter 36 website](#).



Additionally, for those planning on attending the 71st Annual International Education Conference this year (June 1st – June 4th) in Virginia Beach, VA, registration is currently open with early registration discounts available until March 21st. More information can be found [here](#).

As always, I want to say thank you to our Chapter Board and Committees, as well as our very loyal and dedicated membership and sponsors. Thank you for all that you do to allow Chapter 36 to be the best and largest Chapter of the IRWA! I look forward to seeing all of you at our monthly luncheon on February 11th at Texas Rangers Golf Club.

Please feel free to contact me if you have any questions or comments (matt.lance@hdrinc.com) and thank you again very much.

Best Regards,

Matt Lance



NORTH TEXAS NEWS

Vice President's Message

Happy month of *Love*, Chapter 36!

We are movin and groovin, REGISTRATION IS OPEN for all of our events and sponsorships! This year we are thrilled to announce the addition of the dinner ticket for the awards, raffle, and party at the end of the Golf Tournament! As sponsorships roll in we will continue to add layers to the fun! We are looking for logo swag bag items. If you have something to contribute please reach out to Ana Salazar to arrange for delivery! In case you need the date again, Thursday, March 27th at Tour 18 in Flower Mound.



Leighton Gambill

Integra Realty Resources
214.632.4243
lgambill@irr.com

Our speaker line up for the seminar will be published this month, we look forward to having the best presentations from some of the greatest in our industry. Our seminar is returning to Legends Hall at The Marq in Southlake on Friday, March 28th.

I am always amazed at the support that we receive from our generous sponsors and volunteers and this year is no different. This event would not be a success with out you. It is a true joy to get to plan this event for our members and I am counting the days for it to be here.

Please remember to register early to save your seat and avoid late fees. I hope that you can be a part of it! If you have any questions or would like to get involved please reach out to myself, Leighton Gambill at LGambill@irr.com or 214-632-4243, Miles Travis (Sponsorships) at miles.travis@cushwake.com, or Ana Salazar (Golf Tournament) at asalazar@pinnaclegroup.biz.

Peace Out,

Leighton Gambill

Chapter 36 VP



Integra Realty Resources
Fort Worth



NORTH TEXAS NEWS

Spring Seminar Registration Information

Retro Right of Way Registration Information

26TH ANNUAL STEVE BAGGETT MEMORIAL GOLF TOURNAMENT & RECEPTION

Golf

Individual Golfer: \$125
Team of 4 Golfers: \$500

Reception

Dinner Ticket: \$40

SPRING SEMINAR

**IRWA Member
Registration**

Earlybird (Before 3/9): \$175
Late (3/10 - 3/24): \$195

**Non-Member
Registration**

Earlybird (Before 3/9): \$195
Late (3/10 - 3/24): \$215

* Sponsorship *

* Packet *

Retro Right of Way

26th Annual Steve Baggett
Memorial Golf Tournament
&
IRWA Ch. 36 Spring
Seminar

March 27 & 28

NORTH TEXAS NEWS

* IRWA Ch. 36 * Spring Seminar Retro Right of Way

MARCH 28

Sponsorship Opportunities

	Dazzling Diamond \$2,000	Groovy Gold \$1,500	Slamin Silver \$1,000	Boogie Bronze \$500
Logo Recognition in Program	☺	☺	☺	☺
Logo Recognition on Sponsor Signs Throughout Meeting Area	☺	☺	☺	☺
Verbal Recognition at the Seminar	☺	☺	☺	☺
Complimentary Registration to the Seminar	3	2	1	
Signage at the Steve Baggett Memorial Golf Tournament	☺	☺		
Tent at a Hole for the Steve Baggett Memorial Golf Tournament	☺			
Introduction of a Speaker at the Seminar	☺			

Breakfast

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at Seminar
- Complimentary Registration Available

Lunch Sponsor

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at Seminar
- Complimentary Registration Available

Break Sponsor

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at Seminar
- Complimentary Registration Available

Langard Sponsor

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at Seminar
- Complimentary Registration Available

Program Sponsor

- Logo Recognition in Program
- Verbal Recognition at the Seminar
- *Sponsor to provide approved printed materials*
- Only 1 Available

26th Annual Steve Baggett Memorial Golf Tournament Retro Right of Way Sponsorship Opportunities

GOLF SPONSORSHIPS

<p>Tournament Sponsor \$2,000</p> <ul style="list-style-type: none"> • Logo Recognition on all Tournament Advertising & Awards • Recognition at the Reception & Seminar • Tent at a Hole • 2 Complimentary Tournament Registrations • Only 1 Available 	<p>Beverage Sponsor \$1,000</p> <p>SOLD OUT</p> <ul style="list-style-type: none"> • Sponsor of Cups and Drinks • Recognition at the Tournament Reception • Complimentary Registration Available • *Subject to change* 	<p>Tent Sponsorship \$750</p> <ul style="list-style-type: none"> • Tent Located at a Hole of Your Choosing • Logo Recognition on Yard Sign at a Hole • Recognition at the Tournament Reception • Limited Number Available 	<p>Hole Sign Sponsorship \$250</p> <ul style="list-style-type: none"> • Logo Recognition on Yard Sign at a Hole • Recognition at the Tournament Reception • Limited Number Available
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RECEPTION SPONSORSHIPS

<p>Dinner Sponsor \$1,000</p> <ul style="list-style-type: none"> • Logo Recognition throughout Venue • Verbal Recognition at the Tournament Reception & Seminar • Only 1 Available 	<p>Cigar Sponsor \$1,250</p> <p>SOLD OUT</p> <ul style="list-style-type: none"> • Logo Recognition throughout Venue • Verbal Recognition at the Tournament Reception & Seminar • Complimentary Registration Available 	<p>Drink Sponsor \$1,000</p> <ul style="list-style-type: none"> • Logo Recognition throughout venue • Verbal Recognition at the Tournament Reception & Seminar • Only 1 Available • *Subject to change* 	<p>Raffle Sponsor \$750</p> <ul style="list-style-type: none"> • Logo Recognition throughout venue • Verbal Recognition at the Tournament Reception & Seminar • Only 1 Available
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NORTH TEXAS NEWS



Interested?
 Opportunity you don't see listed?
Contact

Miles Travis
 713-609-3350
 Miles.travis@cushwake.com

Leighton Gambill
 214-632-4243
 lgambill@irr.com

March 27 & 28



NORTH TEXAS NEWS

PDC News

Do you have any certifications in mind, or would you like some suggestions on where to start? Reach out to your PDC committee with any questions about course requirements, creating an education plan, applying for certification, or renewing your certification. The Professional Development Committee (PDC) is available to assist Chapter 36 members in reaching their right-of-way certification and designation goals.



Clara Castaneda

SR/WA, R/W-RAC
HDR
817.390.9837
clara.castaneda@hdrinc.com

The success of our Chapter 36 is not measured only by our number of members, but also by the professional advancement of members. **Congratulations to the following Chapter 36 members who received recent designations!**

Professional Right-of-Way Certification

- Ana Salazar** SR/WA (Pinnacle Consulting)
- Ashleigh E. Gartner** RWA (Interwest)
- Juan Salazar** SR/WA (Pinnacle Consulting)
- Sunny Starrett** RWP (Cultivate Real Estate)
- Hailey A. Marek** RWA (7Arrows Landstaff)
- Juan F. Alvarado-Villa** RWA (Crossroads ROW)
- Molita Powell** RWA (Dallas County Public Works)
- Wanita Shinsky** RWA (City of Fort Worth)

Specialist Certification

- Angel Garay Estefes** R/W-RAC (Crossroads ROW)
- Angel Garay Estefes** R/W-NAC (Crossroads ROW)
- Shawna Helterbrand** R/W-NAC (Pinnacle Consulting)
- Toby E. Winn** R/W-NAC (Stateside)

PDC Committee Members:

- Clara L. Castañeda, SR/WA, R/W-RAC - PDC Chair
- Darlene Snow, SR/WA - PDC 2-Year
- Lisa Featherstone, SR/WA, R/W-NAC - PDC 3-Year



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NORTH TEXAS NEWS

Director 2-Year

Howdy Chapter 36 Members!

We are now accepting applications for the Donald J. Sherwood Scholarship in recognition of our own Chapter 36 member, Donald J. Sherwood, MAI, SR/WA, R/W-AC. Donnie Sherwood is a promoter of professional education, an IRWA instructor, Chapter 36 Professional of the Year, and 2009 Frank C Balfour Professional of the Year winner. Some of his further accolades include the 2018 W. Howard Armstrong Instructor of the Year, 2023 Region 2 Lifetime Achievement Award, and 2024 International Lifetime Achievement Award. In his honor, Chapter 36 proudly awards the Donald J. Sherwood, SR/WA Scholarship to Chapter 36 members and their family members each year. Chapter 36 accepts applications in the first quarter of each year and recipients are announced at the June Chapter meeting.



Will Snider

MAI, SR/WA, R/W-AC
 O'Brien Right of Way Valuation
 Senior Director
 817.332.0200
wsnider@obrien-row.com

The completed application packet, with required academic support and recommendations, must be submitted to Will Snider, Chapter 36 Director 2-Year at wsnider@obrien-row.com no later than 5pm on Wednesday, May 14, 2025.

[Click here to download](#) scholarship applications.

IRWA Chapter 36 Donald J. Sherwood Scholarship

Application located on IRWA Chapter 36 website:

Education Tab at top/PDC & Scholarships/Donald J. Sherwood, SR/WA Scholarship/Click here to download

Scholarship Criteria

- Enrolled as a full-time college student (12+ college semester hours)
- Chapter 36 member, or family member of one
- In good standing with an accredited collegiate institution

*Preferred (but not required) fields of study in a right of way or right of way related field, e.g., appraisal, engineering, law, surveying, real estate/real estate management, drafting, finance, property management, business/public management

Summary of Application Contents

See application for more details

- Completed and signed application
- Transcript
- Letter(s) of recommendation (at least one required)
- Current photograph
- Essay (one page limit; no specific requirements on font, margins, etc.)

Deadline is Wednesday, May 14, 2025

Deadline is 5pm

Send submissions to Will Snider, Scholarship Committee Chair, at director2year@irwachapter36.org or wsnider@obrien-row.com

Questions? Email or call/text 817-776-1155

Ask the Attorney

By: John P. Baker, Tony Attia, and Charles Wilson

Question: I read about a pipeline rupture last month and was curious what the case law is on the admissibility of evidence of a similar pipeline rupture which occurred after the date of taking in a condemnation case?

Answer: The most commonly cited case on this topic is the *Heddin v. Delhi Gas Pipeline Company* case. In 1975, the Texas Supreme Court considered whether landowners may introduce evidence that the market value of their property is decreased due to public anxiety about the presence of a gas pipeline on the property.

The Heddin family (the “Heddins”) owned an 80-acre tract in Van Zandt County, Texas. Delhi Gas Pipeline Company (“Delhi”) brought suit to condemn a portion of the Heddins property for an easement to lay a gas transmission line, which contained 3.2% hydrogen sulfide, a lethal poison, at 1,180 pounds of pressure per square inch. The Heddins sought to prove that the market value of their property decreased because of fear in the minds of the public that the gas could escape from the pipeline and cause harm. The date of taking was December 8, 1970, yet, over objection from Delhi, the Heddins presented evidence of damages caused by a rupture of a Pan American pipeline that occurred on July 5, 1971, eight months after the date of taking, and two miles away from the Heddin property. The trial court admitted the evidence of the Pan American rupture and awarded \$10,287.50 to the Heddins. This verdict was based in part on a diminution in value to the remaining property from \$400 an acre to \$275 an acre because of the installation of the pipeline and “fear” in the public mind.

Delhi appealed the Trial Court judgment, due to the evidence admitted by the trial court. “It is the dangerous nature of the contents of this line and the fear created by its presence on the land which generated the entire controversy of this appeal.” The Court of Civil Appeals reversed the Trial Court, holding that the evidence of the Pan American rupture was irrelevant to the market value of the Heddins’ property on the date of taking, because this event happened over eight months after the date of taking, and thus could not have been considered by a market participant on the date of taking. The case was then appealed to the Texas Supreme Court.

The Texas Supreme Court wrote its opinion on the admissibility of evidence of other similar pipeline ruptures to prove damages to the value remainder property caused by the fear of a pipeline rupture. The ruling of this case is still applicable and relevant to eminent domain cases today.



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The Court acknowledged that “fear” in the minds of the buying public on the date of taking is relevant to prove damages, but there are guidelines as to the admissibility of such evidence. The landowner must prove “that there is a basis in reason or experience for the fear; that such fear enters into the calculations of persons who deal in the buying and selling of similar property; and the depreciation of market value because of the existence of such fear.” The landowner must show either an actual danger forming the basis of such “fear,” or that the fear is reasonable. However, the landowner may not recover damages for the reduction in market value due to an unfounded danger. Thus, the “fear” cannot be merely predicated on fancy, delusion, or imagination.

Courts have provided guidance as to the method in which evidence of a pipeline rupture may be introduced. The Court stated that graphic images, videos, or depictions which are used to arouse sympathy, prejudice, or passion to the jury instead of adding the jury in its understanding of the case should not be admitted. The Heddins offered graphic evidence of cattle carcasses and pets to arouse the passions and sympathies of the jury. Thus, even if the pipeline had ruptured prior to the date of taking, the Trial Court would have still erred in admitting such graphic images as evidence for the jury to consider.

In conclusion, a landowner generally may not admit evidence of a similar pipeline which ruptured in similar circumstances after the date of taking, except in rebuttal to a claim by the condemnor that pipeline is free from danger, or when the condemnor asserts that fear of danger from the pipeline is not a factor affecting market value. However, even if the landowner offers the evidence in rebuttal, the evidence offered must not be graphic in nature such that it has the effect of arousing the passions or sympathies of the jury.

The views, thoughts, and opinions expressed in this article belong solely to the authors —John P. Baker, Tony Attia, and Charles M. Wilson- and not necessarily to the author's law firm or its clients, or any organization, committee, or other group of which the author is a member. Transmission of the information contained in this article is not intended to create, and receipt does not constitute, an attorney-client relationship between you and Baker | Moran. This article contains information on legal issues and is not a substitute for legal advice from a qualified attorney licensed in the appropriate jurisdiction.



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Education Committee News

Hello Chapter 36 Members!

As the month of February is upon us and we celebrate both football and the loved ones in our lives, don't forget to checkout the excellent line-up of classes our Chapter is hosting.

A full list of courses being offered is available on the link below. [IRWA Virtual Classes Calendar](#).

Below is the schedule of classes we will be offering through March of this year.



Danyelle Donnelly Daniels
SR/WA, R/W-URAC, R/W-RAC
Stateside Right of Way Services
Vice President
817.369.3191
danyelled@statesiderow.com



Chapter 36 2025 Education Calendar

Course		Location	Date
801	United States Land Titles	In-Person: Plano Baker Moran Office	Feb 5-6, 2025
502	Non-Residential Relocation Assistance	Virtual	Feb 12, 2025
431	Problems in the Valuation of Partial Acquisitions	Virtual	Mar 21, 2025
215	Right of Way Acquisition for Pipeline Projects	In-Person: Fort Worth TNP Office	Mar 27-28, 2025

If your company is interested in hosting a Closed Class for your employees, please reach out to us and we can assist in helping schedule and coordinate the class. Send the Education Committee an email at education@irwachapter36.org.

Which Courses Do I Need?

Only the PDC can tell you which class you need to complete the education requirements for designation and certification. If you are planning to get your RWA, RWP or SR/WA the list of courses you need to complete your credentialing are located at www.irwaonline.org. Just visit the "Credentialing" tab.



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Letter from the Temporary Editor

What. Is. Going. On. Chapter 36!

It's been my honor to assemble the newsletter for the first few months of the year as Ciara Brown is home loving up her new baby.

Chapter 36 would like to invite and incentivize all members to submit content for the monthly newsletter. Want to win a **free lunch**? Well, please email something cool to myself or Ciara for us to highlight in the newsletter!

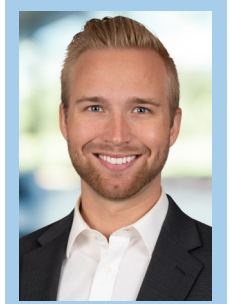
cbrown@obrien-row.com
jbosacker@obrien-row.com



This could be anything from your company events, projects you're proud of, professional announcements, open positions, shouting out someone you think is amazing, basically anything and everything related to our industry, our right-of-way family, or your company. As they say, "There's no such thing as bad publicity."

If your article is selected, you'll receive a free Chapter 36 lunch and your piece will be published. Pretty cool, am I right? We think so.

Since I hold the pen the next few months, I'll go ahead and kick us off. *Don't worry, I'm not eligible to win the free lunch.*



Jake Bosacker

O'Brien Right of Way
Valuation
Analyst
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jbosacker@obrien-row.com



**Value People.
Value Property.**

Shouting out Ciara Brown

A University of Oklahoma Grad and former DFPS Superstar, Ciara Brown exemplifies a hard-working, driven, people-focused Senior Appraiser at O'Brien who strives to *Value People Value Property*. Not only are her baking skills OFF THE CHARTS, you wouldn't believe how hard she worked to get her Certified General Appraiser License. Ciara finished her 300 QE hours in less than a year and a half, and passed her CG exam just a few days before giving birth... crazy! Additionally, she never hesitated to jump into Chapter 36 Leadership (Newsletter Chair), to which we are all grateful.



Personally, I'm glad to work with her on a daily basis and thank her for all her hard work and contribution to Chapter 36!

p.s., please bake all of us cookies soon.