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JUNE LUNCHEON

June 10, 2025

2025-2026 OFFICER INSTALLATIONS & SCHOLARSHIP WINNERS CEREMONY

Stonebriar Country Club
5050 Country Club Dr.
Frisco, TX 75034
11:30-1:00pm



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International Right of Way Association, Dallas-Forth Worth

JUNE 2025



Stonebriar Country Club

5050 Country Club Dr.

Frisco, TX 75034

11:30am-1:00pm

Member - \$30

Non-Member - \$35

First-Time Guest - Free!

Register at

www.irwachapter36.org

Walk-ins Welcome - \$35 (walk-in spaces are limited)

Registration will be cut off at noon Friday, June 6th, 2025

| | |
|--------------------------|--------------------------------------|
| President | Matt Lance, SR/WA, R/W-RAC, R/W-URAC |
| Vice-President | Leighton Gambill, SR/WA |
| 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- |
| Director - 2 Year | Will Snider, MAI, SR/WA, R/W-AC |



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President's Message

Dear Chapter 36 Members,

As we wrap up another incredible year and look ahead to summer and exciting events like the 71st Annual International Education Conference in Virginia Beach and the Region 2 Summer Refresher in College Station, I want to take a moment to say something simple but deeply felt: Thank you!



Matt Lance

SR/WA, RW-RAC, R/W-URAC
HDR Inc.
817.390.9848
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Serving as your Chapter President has been one of the greatest honors of my career. This role has given me the chance to work alongside some of the most dedicated, passionate, and inspiring people I've ever met. Our chapter's success is a direct reflection of your commitment, energy, and support. We wouldn't be IRWA's biggest and best chapter without you.

I'm especially grateful to our amazing Board and Committee members. Your hard work behind the scenes has made all the difference, and I've been lucky to serve with such a talented team.

2024–2025 Board

Vice President: Leighton Gambill
Treasurer: Tommy Matthews
Secretary: Juan Salazar
Director 1 Year: Michael Hale
Director 2 Year: Will Snider

Committee Chairs & Members

Professional Development: Clara Castaneda, Darlene Snow, Lisa Featherstone
Education: Danyelle Donnelly Daniels, Ana Salazar, Ben Goss
Programs: Lisa Alexander, Gina Cannova
Young Professional: Miles Travis
Membership: Shannon Perkins
Public Relations and Marketing: Mary Watson
Website: Kerri Prentice, Blayke Dangelmayr
Historian: Brent Patterson
Social Media: Samantha Gwinn
Virtual and AV: Jacian Martin
Registration: Melissa Ehrhardt, Miriam Salazar
Newsletter: Ciara Brown, Jake Bosacker

To our members, sponsors, and volunteers, thank you for believing in me and for everything you do to make this chapter thrive. Your trust and support have meant the world to me, and I'll carry this experience with deep gratitude.

If you have any questions or feedback, feel free to contact me at matt.lance@hdrinc.com.

With heartfelt thanks,

Matt Lance, Chapter 36 President

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Vice President’s Message

President Lance!

On behalf of Chapter 36, I want to extend our deepest gratitude for your outstanding leadership and dedicated service during your tenure as President.

Your commitment to excellence, your steady guidance, and your passion for the mission of IRWA have made a lasting impact on our chapter. Under your leadership, we have navigated challenges, strengthened our professional community, and continued to uphold the highest standards in the right of way industry.

Your tireless efforts in fostering collaboration, supporting professional development, and promoting engagement among our members have not gone unnoticed. You’ve led by example and left a legacy of integrity, professionalism, and forward-thinking leadership. And of course, we have the 2029 conference to look forward to because of you!

As you transition from your role as president, please know how much we value your contributions and appreciate the time, energy, and heart you invested in Chapter 36. We look forward to your continued involvement and guidance in the years ahead.

Chapter 36



Leighton Gambill

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Ask the Attorney

By: John P. Baker, Jordan A. Miller and Charles Wilson

Question: I've been appointed as a Special Commissioner in an eminent domain proceeding. What is my role in the process?

Answer: The role of the special commissioners is seemingly straightforward: to assess the damages fairly, impartially, and according to the law. Tex. Prop. Code §21.014 (b). However, Special Commissioners' Hearings are informal proceedings, and occasionally, the boundaries of a Special Commissioner's duties can seem blurry. Thankfully, the Texas Property Code lays out the procedures and duties of the Special Commissioners appointed to serve in condemnation cases.

In an eminent domain proceeding, the court appoints three disinterested landowners to serve as special commissioners and two other disinterested landowners to serve as alternate special commissioners. Tex. Prop. Code § 21.014 (a). These landowners all must own property in the same county as the property that is being condemned. *Id.* The Special Commissioners assess damages in a condemnation proceeding according to the evidence presented at the hearing. Tex. Prop. Code § 21.042 (a).

The role of a Special Commissioner is restricted to rendering an opinion on fact questions; specifically, Special Commissioners are required to determine what the value of the land being condemned is and any damage to the land that results from the condemnation. Special Commissioners are not qualified or authorized to determine questions of law. *Dueitt v. Harris County*, 249 S.W.2d 636, 639 (Tex. Civ. App. Galveston 1952, writ ref'd) (citing *Brazos River Conservation & Reclamation Dist. v. Allen*, 141 Tex. 208, 171 S.W.2d 842 (Tex. 1943)). A question of law is an interpretation or application of legal principles, statutes, or regulations. These questions are decided by judges.

Special Commissioners are not allowed to consider whether the land sought is legally subject to condemnation. *Ellis v. Houston & T.C. Ry. Co.*, 203 S.W. 172, 175 (Tex. Civ. App.—Fort Worth 1918, writ ref'd) (“If under such a showing it can be said that the property sought to be condemned is not subject to condemnation it must be presumed that the county court will so decide.”). Special Commissioners are not allowed to determine whether there is a public necessity for the taking. *Lo-Vaca Gathering Co. v. Gardner*, 566 S.W.2d 366, 368 (Tex. Civ. App.—San Antonio 1978, no writ). Essentially, Special Commissioners cannot render any opinion or ruling on the condemnation itself; they are only allowed to render an opinion of the damages owed to the landowner that result from the condemnation.

Special Commissioners do determine what evidence is admitted in the hearing. Tex. Prop. Code §21.041. The evidence admitted provides the basis for the amount of compensation awarded to the landowner for the condemnation. Special Commissioners shall admit evidence on the value of the property being condemned, the injury to the property owner, the benefit of the condemnation to the property owner's remaining property, and the use of the property for the purpose of the condemnation. *Id.*



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Once the Special Commissioners have assessed the damages, they must make a written statement stating the amount of damages which is dated, signed, and filed with the court. Tex. Prop. Code §21.048. Once that written statement, which is typically called the Award of the Special Commissioners, is filed with the court, your job is done. If any party in the case objects to the Award of the Special Commissioners, then the case will proceed in the court just as any other civil case would. Tex. Prop. Code §21.018 (b).

Overall, Special Commissioners are a vital part of the condemnation process in Texas. They determine what evidence is heard at the Special Commissioners' Hearings and how much the landowner should be compensated for the portion of the land being condemned.

The views, thoughts, and opinions expressed in this article belong solely to the authors –John P. Baker, Jordan A. Miller, 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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Appraisal Reviews
Jennifer Ayers, SR/WA, R/W - AC
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PDC News

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 members who obtained certifications and designations!



Clara L. Castaneda

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Professional Right-of-Way Certification

- ❖ **Thomas M. Bogdon, R/W-AC** SR/WA (Cushman & Wakefield)
- ❖ **Leighton Gambill** SR/WA (Integra Realty Resources)
- ❖ **Stacy J. Hannon** RWA (7Arrows Land Staff)
- ❖ **Carrie Weir, PMP** SR/WA (HDR)

Specialist Certification

- ❖ **Jacob Hair** R/W-NAC (McCarthy Partners)
- ❖ **Brian N. Kirkpatrick** R/W-AC (Valquest Property Solutions)
- ❖ **Scott J. Pope** R/W-AC (O'Brien ROW Valuation)
- ❖ **Allison Nicole Rannells** R/W-NAC (Rannells Land Services)

PDC Committee Members:

Clara L. Castañeda, SR/WA, R/W-RAC - PDC Chair
Clara.Castaneda@hdrinc.com

Darlene Snow, SR/WA - PDC 2-Year
Darlene.Snow@hdrinc.com

Lisa Featherstone, SR/WA, R/W-NAC - PDC 3-Year
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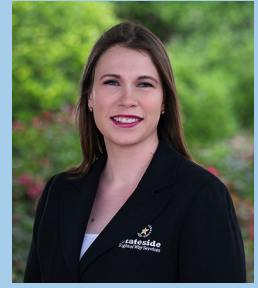


Education Committee News

Hello Chapter 36 Members!

Summer is the perfect time for you to invest in your professional growth. Whether you're working toward certification, expanding your expertise in negotiation, valuation, relocation, or ethics, our summer course offerings are designed to fit your schedule and support your professional growth.

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



Danyelle Donnelly Daniels

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Chapter 36 2025 Education Calendar

| | Course | Location | Date |
|-----|--|-----------------------------------|------------------------------|
| 207 | Practical Negotiations for U.S. Federal or Federally Assisted Projects | In-Person: Richardson Half Office | Postponed until October 2025 |
| 901 | Engineering Plan Development and Application | In-Person: Richardson Half Office | June 17, 2025 |
| 902 | Property Descriptions | In-Person: Richardson Half Office | June 18, 2025 |
| 219 | Introduction to Presentation, Instruction, & Facilitation | In-Person: Arlington TRA Office | Sept 29-30, 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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**JEFF TILLMAN, MAI, AI-GRS
Appraisal & Appraisal Review
tillmanj@flash.net
817-926-9835**


Letter from the Editor

Hey Chapter 36!



We would like to invite and incentivize all members to submit content for the monthly newsletter. Want to win a **free lunch**? Send me an email with what you would like to be highlighted in the newsletter!

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O'Brien Right of Way
Valuation
Sr. Analyst
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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. Come on Chapter 36, you can do this!

CHARLES STEARMAN, SR/WA
REAL ESTATE APPRAISER

APPRAISALS & REVIEWS

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Value Property.**



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