

NORTH TEXAS NEWS

IRWA Chapter 36

November 2025



What's inside:



Upcoming events for Chapter 36 and
Region 2

Recap of the Membership Drive

Save the Date for the Chapter's
Holiday Party!

An interesting article from the
Attorneys at Baker Moran



November Luncheon



Jason L. Pierce

Jason's Biography

Jason Pierce serves as the Director of Governmental Affairs & Communications for the Upper Trinity Regional Water District, a regional wholesale provider of water and wastewater services to cities and utilities across Denton and Collin Counties. With over 25 years of dedicated public service—including his prior role as Mayor of the City of Aubrey—Jason plays a key role in strengthening relationships with Upper Trinity's Member and Customer cities. He works closely with local and regional utilities to help ensure the delivery of reliable, efficient water supply and wastewater treatment services.

Jason also serves as a liaison to elected officials at the local, state, and federal levels, actively promoting sound water policy. He leads Upper Trinity's efforts in public outreach, water conservation, watershed protection, and communications. Jason holds a Master of Public Administration (2007) and a Bachelor of Business Administration (1995), both from the University of North Texas.

This month's luncheon will be a joint meeting with Appraisal Institute, who will also have a speaker. If you are an appraiser, please RSVP through the Appraisal Institute website.



In this newsletter you can expect:

Upcoming Events

President's Message

Previous Luncheon

2025-2026 Officers

Region 2

Education Committee

Professional Development Committee

Membership Committee

Young Professionals

Ask the Attorney

Company of the Month

Marketing Announcement

Save the Dates!

Maggiano's Little Italy

6001 W. Park Blvd Plano, TX 75093

November 11th | 11:30 am to 1:00 pm

Click [Here](#) to Register!

Costs:

Member - \$30

Non-Member - \$35

First-Time Guest - Free!

Chapter 36

UPCOMING EVENTS

Course 504: Computing Replacement Housing Payments

Tuesday-Wednesday, Nov. 4-5, 2025

8:00 a.m. - 5:00 p.m.

Virtual

Click [here](#) to register

Course 209: Negotiating Effectively with a Diverse Clientele

Thursday-Friday, Nov. 6-7, 2025

8:00 a.m. - 5:00 p.m.

Virtual

Click [here](#) to register

IRWA Chapter 36 Luncheon

Tuesday, Nov. 11, 2025

11:30 a.m. - 1:00 p.m.

Maggiano's Little Italy Plano, TX

Click [here](#) to register

November YP Event

Wednesday, Nov. 19, 2025

5:30 p.m.

Round 1 Arlington, TX

Click [here](#) to register

IRWA Ch. 36 Holiday Luncheon

Tuesday, Dec. 9, 2025

11:30 a.m. - 1:00 p.m.

Austin Ranch Grapevine, TX

Click [here](#) to register

Editor's Column

Fall is finally upon us! In the November Newsletter we have tried to incorporate the beautiful fall colors while informing everyone of the fall and winter events. Putting together this edition was super fun and made me want to curl up in a blanket with a warm cup of hot chocolate!

In this issue, we're celebrating our Company of the Month, sharing updates from recent events, and spotlighting the End of the Year event in Grapevine and the Spring Seminar in March!

We are always looking for suggestions or content for each month. If your company has any exciting news, such as a new hire, please let us know and we would love to incorporate it in the newsletter!

Kreg Hodge
kreg@pyleswhatley.com



Samantha Gwinn
samantha@pyleswhatley.com

PRESIDENT'S MESSAGE

Howdy Chapter 36!

This is my favorite time of year, right before the holiday chaos begins. Youth sports are winding down, football is in full swing, routines are finding their rhythm, and gratitude is top of mind. I have so many things to be thankful for, and Chapter 36 is absolutely one of them. It never ceases to amaze me how generous our members are with their time and resources. There are countless things that happen behind the scenes and so many roles that don't get mentioned often.



Our website is currently managed by **Kerri Prentice** and **Mary Watson**, who field so many emails and make sure every event is posted and shared. Nearly every email communication you receive has likely come from one of them. Thank you both for your time, attention to detail, and for keeping our website and content consistent and timely for our members. You are both amazing.

We hosted our annual **Membership Drive and YP Event** on October 22 at Chicken N Pickle in Grapevine. Thanks to **Ciara Brown** and **Miles Travis**, the event was a smashing success. We had almost 30 people in attendance and welcomed more than five new members. It is so exciting to see new faces joining our group. To our newest members, welcome! We hope you find Chapter 36 a supportive and engaging home for your IRWA journey.

Our **End of Year Luncheon** is just around the corner. Please take a few minutes to nominate someone for **Professional of the Year**, **Young Professional of the Year**, or **Employer of the Year**. Nomination forms are available on the Chapter website and were also sent by email a few weeks ago. All forms are due by **November 15th**.

I am also looking forward to another successful partnership with the **Appraisal Institute** this month for our luncheon. Many of our members benefit from the opportunity to earn continuing education for their appraisal license. We have two great speakers lined up and cannot wait to reconnect with our valuation colleagues. If you need **TALCB** credit, do not forget to register for the luncheon through AI. Details are available on our website.

See you soon!

Leighton Gambill, SR/WA
President, IRWA Chapter 36



I can is 100 times more important than IQ.
-Albert Einstein

CHAPTER 36

PREVIOUS LUNCHEON

OCTOBER MEETING

Our October monthly luncheon was held on October 14th at the Texas Rangers Golf Club, bringing together members and guests for an afternoon of great food, networking, and inspiration. We were pleased to welcome Brian Daskam, who shared valuable insights on entrainment and mimetic desire. Attendees enjoyed lively conversation and the opportunity to connect with both familiar faces and new members. A big thank-you goes out to the program's committee for making the event possible and to everyone who attended. We look forward to seeing everyone again at our next luncheon on November 11th!



President Gambill gifting
Lisa Featherstone with a
door prize



Brian presenting to Chapter 36 members

The November luncheon will be a joint meeting with the Appraisal Institute. Appraisers, please register through the Appraisal Institute to receive CE credit. We look forward to seeing everyone at Maggiano's Little Italy this month!



*"Reading is to the mind what
exercise is to the body."
-Richard Steele*



PRESTONWOOD
PROPERTY
ANALYSIS

REAL ESTATE APPRAISERS



2025 - 2026

THE EXECUTIVE BOARD



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Leighton Gambill, SR/WA



Vice President
Tommy Matthews, SR/WA, R/W-AC



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Matt Lance, SR/WA, R/W-RAC, R/W-URAC



Director 1 Year
Will Snider, MAI, SR/WA, R/W-AC

COMMITTEE CHAIRS

PROFESSIONAL DEVELOPMENT

Clara Castaneda, SR/WA, R/W-RAC
Lisa Featherstone, SR/WA, R/W-NAC
Shannon Perkins, SR/WA

EDUCATION

Ana Salazar, SR/WA, RW-NAC
Ben Gross, RWA, R/W-AC
Blayke Dangelmayr
Jake Bosacker

MEMBERSHIP

Ciara Brown

PROGRAMS

Lisa Alexander
Dorrien Himes
Jennifer Sheetz, RWA

AUDIO

Jacian Martin

REGISTRATION

Brooklyn Patton
Jarred Robinson

HISTORIAN

Brent Patterson, SR/WA, R/W-NAC

YOUNG PROFESSIONALS

Miles Travis

COMMUNICATIONS

Kreg Hodge (Newsletter)
Samantha Gwinn (Newsletter)
Kerri Prentice (Website)
Mary Watson (Website)
Jessica Shultz (Social Media)
Miriam Salazar, SR/WA, R/W-NAC
(PR/Marketing)

INTERNATIONAL LIASONS

Leighton Gambill, SR/WA
Joel St. John, MAI, CCIM
Matt Brown, MAI, R/W-AC



*Want to reach out? Just click on an executive board member's name and their email will pop right up!

Region 2 Events



November - December 2025

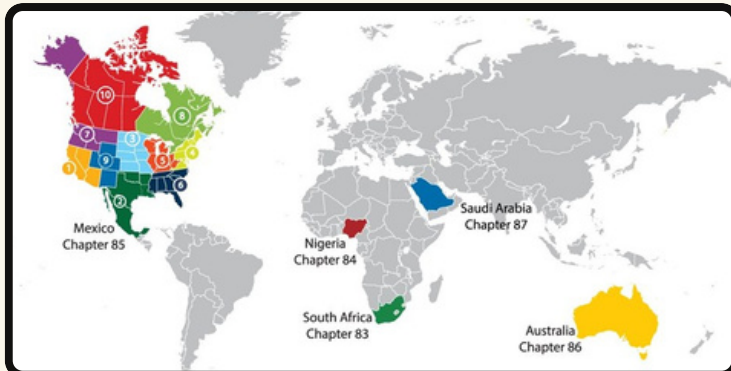
About our Organization

Region 2 includes 1,535 members and 491 associate members from US and Mexico. Our eight chapters include Chapter 74 (Austin, TX), Chapter 43 (Louisiana), Chapter 36 (Dallas/Fort Worth, TX), Chapter 8 (Houston, TX), Chapter 51 (Little Rock, AR), Chapter 33 (Oklahoma City, OK), Chapter 39 (South Texas) and Chapter 85 (Mexico). Region 2 is proud to be a leader in our Association, supporting career advancement through educational programs and promoting the Association's mission to improve people's quality of life through infrastructure development.

The Spring Forum is officially on the calendar! The event will be held at Margaritaville in South Padre Island from April 29 through May 1, 2026. Please keep an eye out for registration. More information on the forum is to come!

Upcoming Events

- Chapter 36: Course 504
 - November 4-5
- Chapter 33: Course 505
 - November 5
- Chapter 36: Course 209
 - November 6-7
- Chapter 33: Course 506
 - November 6-7
- Chapter 39 & 74: Eminent Domain Seminar
 - November 7
- Chapter 33: Course 219
 - November 17-18
- Chapter 8: Course 219
 - December 1-2
- Chapter 36: Course 421
 - December 1-3
- Chapter 43: Course 421
 - December 8-10



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IRWA
NORTH TEXAS
CHAPTER 36

EDUCATION COMMITTEE NEWS

Hi Chapter 36 Members!

Fall is in full swing, and our Education Committee has been busy wrapping up another great year of learning opportunities! Thank you to everyone who attended our recent courses and helped make them a success. We love seeing so many members committed to professional growth and continuing education.

If you're working toward a designation or simply looking to expand your knowledge, be sure to check out our upcoming classes and start planning ahead for 2026. Education is the foundation of our industry, and we're proud to support you every step of the way!

Below is the list of courses scheduled and stay tuned for our updated 2026 course calendar, which will be announced soon—along with new opportunities to learn, network, and grow with your peers. As we move forward, we plan to expand this list to continue meeting the needs of our members. If there is a specific course you require, please contact us so we can review availability and determine whether it can be added to our upcoming offerings.

Chapter 36 2025-2026 Education Calendar

	Course	Location	Date
504	Computing Replacement Housing Payments	Virtual	Nov. 4-5, 2025
209	Negotiating Effectively with a Diverse Clientele	Virtual	Nov. 6-7, 2025
421	The Valuation of Partial Acquisition	Virtual	Dec. 1-3, 2025
207	Practical Negotiations for U.S. Federal and Federally Assisted Projects	Virtual	Jan. 28-29, 2026
SR/ WA	Review Study Session & Exam	Virtual	Feb. 4-6, 2026

WHAT 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.

WANT TO HOST A CLOSED COURSE FOR YOUR TEAM?

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.

YOUR EDC CHAIR



Ana Salazar
SR/WA, R/W - NAC

Pinnacle Consulting Management Group, Inc.
Project Manager
C: (817) 901-2634
Asalazar@Pinnaclegroup.biz

Professional Development Committee



Hi Chapter 36 Members!

Thinking About Obtaining a Certification? Declare Your Candidacy First!

Let's keep it simple – before you dive into the required education for your certification, **make sure you've officially declared your candidacy.**

Here's your quick checklist to get started:

- Read through program guide and description
- Determine if prerequisites are met
- Determine education and right of way experience eligibility
- Verify formal education and qualifying experience through the Credentialing Concierge by uploading a copy college diploma/transcript or directly to the Chapter PDC Chair by sending the documents via email
- Submit Declaration of Candidacy Form through the Credentialing Concierge or directly to the Chapter PDC Chair

Bonus Tip: Want to apply for the Greg Cook Memorial Scholarship? You'll need proof of your candidacy declaration!

So what are you waiting for? Your future self (and your resume) will thank you!

Best Wishes,

*Lisa Featherstone, SR/WA,
R/W-NAC and your PDC-2 Year*

- PDC Chair - Clara Castaneda, SR/WA, R/W-RAC
- PDC 2 Year - Lisa Featherstone, SR/WA, R/W-NAC
- PDC 3 Year - Shannon Perkins, SR/WA

YOUR PDC CHAIR



Clara L. Castaneda
SR/WA, R/W - RAC

HDR, Inc.
C: (682) 219-4243
Clara.Castaneda@hdrinc.com

CONGRATULATIONS to Allison Nicole Rannells with Rannells Land Services, Joshua Lambert with GFT, and David Thompson with Property Acquisition Services, Inc. whom received their R/W-NAC and Kati Hourihan with GFT whom received their RWA. Great job y'all!



"Exceptional infrastructure real estate services delivered by dedicated professionals who care."



November 2025

Membership Committee



The International Right of Way Association (IRWA) is devoted solely to the right of way profession and proudly represents nearly 10,000 members worldwide. Chapter 36 is currently the largest chapter in IRWA and we are extremely proud of this achievement. The North Texas Chapter currently has 471 members!!

On October 22nd, the membership committee paired with the YP committee and hosted a membership drive at Chicken N' Pickle in Grapevine. The event had an awesome turn out, with several new applications coming in. A huge shout out to our Membership and YP chairs, Ciara and Miles, for putting on a great event!



The crew at Chicken N' Pickle

YOUR MEMBERSHIP CHAIR



Ciara Brown

O'Brien Right-of-Way Valuation
C: (918) 605-6422
cbrown@obrien-row.com

Welcome Our New Members

- Stephen Dumas - Topographic Land Surveyors
- Wes Dorsey - Volta Group
- Carrie Arledge - SafeBuilt
- Lina Pyle - Wheelhouse Land & Field Service
- Eldon Pyle - Wheelhouse Land & Field Service
- Sylvia Mireles - Wheelhouse Land & Field Service
- Beverly VanScyoc - Lonestar Land Service
- Steve Warner - Wheelhouse Land & Field Service
- Roscoe Van Zandt - Van Zandt Property Advisors
- Reagan Doyle - 7Arrows Land Staff
- Ryan Wicker - Wheelhouse Land & Field Service



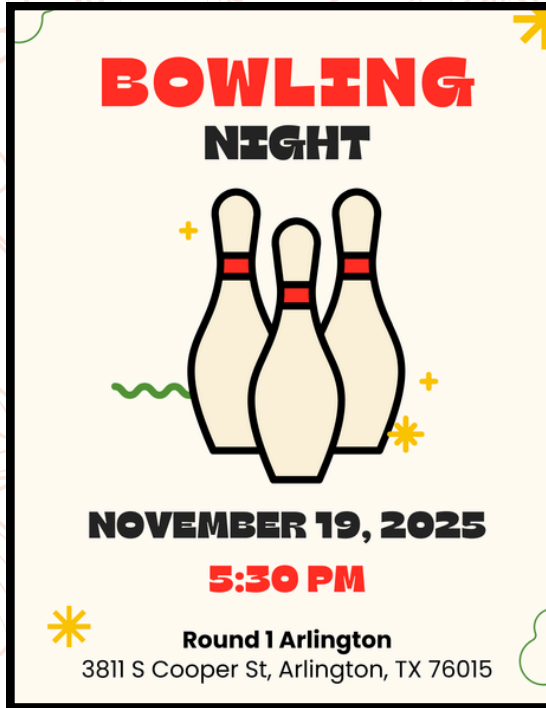
We make a living by what we get but we make a life by what we give.
-Winston Churchill



Young Professionals Committee

Chapter 36

November 2025



YP Membership

RWA Young Professionals are encouraged to unite in supporting one another—and others outside the organization—as they grow within their profession and deepen their industry knowledge. The group strives to be grounded in education, ethics, and encouragement, fostering both personal and professional development. By bringing together individuals with similar skill levels, educational backgrounds, and professional experiences, the Young Professionals network creates a trusted environment where open dialogue, shared learning, and lasting professional connections can thrive. If you're committed to continuous learning, expanding your skills, and gaining recognition for your efforts, this is the perfect place to connect with peers who share your drive.

The next Young Professionals event will be held on November 19th at Round 1 in Arlington, TX. The event starts at 5:30 pm, so we hope to see you there!



"The world is moving so fast these days that the man who says it can't be done is generally interrupted by someone doing it."
-Harry Emerson Fosdick



PYLES WHATLEY
REAL ESTATE SERVICES

ASK THE ATTORNEY

»»» **Question:** Have there been any recent eminent domain opinions of interest?

»»» **Answer:** Yes, there have been a number of appellate decisions discussing impairment of access, city ordinances and whether they can result in a taking, and the pleading requirements to prove public use.

There are two main cases dealing with access issues. In the case of *Texas Department of Transportation v. FamFive Holdings, LLC*, FamFive alleged that the TxDOT's diversion of traffic was an inverse condemnation of their property because the traffic diversion resulted in increased travel time to reach their convenience store. See *Tex. Dep't of Transp. v. FamFive Holdings, LLC*, No. 07-25-00113-CV, 2025 WL 2655983 (Tex. App.—Amarillo Sept. 16, 2025) (mem. op.). FamFive alleged that they lost profits due to a material and substantial impairment of access. *Id.* However, the court found that since direct access, meaning ingress and egress to the property, was not limited, TxDOT did not impair access to the FamFive property. *Id.* **The court concluded that damages from traffic diversion or increased travel distance are not compensable under inverse condemnation, so long as reasonable access remained. *Id.***

In contrast, in the case of *Litinas v. City of Houston*, Litinas, owner of a flower shop in the City of Houston, filed an inverse condemnation claim against the city and another local redevelopment authority, alleging that the modifications they were planning, including curbing and driveway reductions, would eliminate the head-in parking spaces essential to his business, damaging the market value of his property. *Litinas v. City of Houston*, No. 14-23-00746-CV, 2024 WL 4982561 (Tex. App.—Houston [14th Dist.] Dec. 5, 2024). The “materially and substantially impaired test” acknowledges situations in which “normal access remained reasonably available, but access for which the property was specifically intended was rendered unreasonably deficient.” *Id.* In this case, while alternative access points and parking spots would remain after the project, the remaining access is incompatible with the property's specific use as a flower shop, which is reliant on convenient, head-in parking, which was completely eliminated by the project. *Id.* The court held that Litinas presented sufficient evidence of material and substantial impairment of access to survive the city's plea to the jurisdiction. It is important to note that the court here did not find that there was an impairment of access that constituted a taking; rather they found sufficient evidence of impairment of access was presented such that the issue could not be determined as a matter of law.

A common trend in the updated case law is specifying what instances constitute a taking when the taking is alleged to be done through a city ordinance. For example, in *Bigelow Arizona TX-344, LP v. Town of Addison*, Addison amended its zoning code in 2015, and in 2019, it passed a hotel occupancy tax (HOT) ordinance, which limited the percentage of rooms that could be exempt from hotel occupancy tax based on long-term stays. See *Bigelow Arizona TX-344, LP v. Town of Addison*, No. 05-23-00642-CV, 2025 WL 1018715 (Tex. App. Apr. 4, 2025) (mem. op.). Bigelow Arizona TX-344, LP had operated a hotel in the Town of Addison since 1998, primarily offering long-term rentals exceeding thirty days. Bigelow brought a claim of inverse condemnation on the grounds that the new ordinance constituted a regulatory taking. The appellate court affirmed the trial court's decision, concluding that Bigelow failed to establish a valid inverse condemnation claim as Addison's conduct did not constitute a “taking” under the *Penn Central* factors and that HOT ordinance was rationally related to Addison's legitimate interest in tax collection. *Id.*

ASK THE ATTORNEY

»»» Continued from previous page

In comparison, in the case of *Commons of Lake Houston, Ltd. v. City of Houston*, a developer of a master-planned community in the floodplain brought an inverse condemnation action against the city, alleging that the city's amendment of its floodplain ordinance following a historic hurricane, to require residences to be built at least two feet above the 500-year floodplain, was a regulatory taking under the Texas Constitution. *Commons of Lake Houston, Ltd. v. City of Houston*, No. 23-0474, 2025 WL 876710 (Tex. Mar. 21, 2025). The development already had a plan approved by the City that followed the City's previous ordinances for floodplain property. *Id.* The city amended the ordinance as a valid exercise of its police power and to comply with a federal flood-insurance program. *Id.* The Supreme Court held that: (1) amendment of the ordinance as an exercise of the city's police power did not preclude a regulatory takings claim; (2) amendment of the ordinance to ensure compliance with the federal flood insurance program did not preclude a regulatory takings claim; (3) the regulatory takings claim was ripe for adjudication; and (4) the developer had standing to assert a regulatory takings claim. *Id.* It is important to note that the Supreme Court did not hold that the city ordinance was a regulatory taking. Rather the court held that regulatory takings claim could be asserted and decided by a trial court.

Another relevant distinction in the case law is whether a taking satisfies the requirement for "public interest". For example, in the case of *Burgess v. City of Westworth Village*, the city sought to condemn Burgess's land to lease it to UnderPar Life, LLC for a golf course development, but Burgess challenged the condemnation, arguing it was not for a public use as required by the Texas Constitution and Government Code. *Burgess v. City of Westworth Vill.*, No. 02-24-00252-CV, 2025 WL 1717142 (Tex. App.—Fort Worth June 19, 2025). The appellate court found that the legislative deference rule does not apply in this case due to the constitutional and statutory limitations on eminent domain for private benefit or economic development purposes. *Id.* The court concluded that the evidence was conflicting regarding whether the primary purpose of the land transfer was for economic development, which is a fact issue that should be resolved by a jury. *Id.* Additionally, in the case of *Jones v. Port Freeport*, a dispute arose between the landowners and Port Freeport on whether the condemnation for the expansion of the port facilities and business development was done for public use. *Jones v. Port Freeport*, No. 14-23-00948-CV, 2025 WL 2666066 (Tex. App.—Houston [14th Dist.] Sept. 18, 2025). Port Freeport claimed it was for public use but failed to specify the exact public use intended in its pleadings. *Id.* The appellate court held that Port Freeport's condemnation petition did not meet the requirement to state with specificity the public use for which Port Freeport intended to acquire the property. *Id.* The case was remanded, allowing Port Freeport to amend its pleading with the required specificity. *Id.*

The views, thoughts, and opinions expressed in this article belong solely to the authors – John P. Baker, Jordan A. Miller, Charles M. Wilson, and Madison Yassenchok – 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.

COMPANY OF THE MONTH

Chapter 36 | November 2025



Nikki Costanza

For the November edition, the company of the month is **7Arrows Land Staff, LLC!**

7Arrows Land Staff, LLC was established in 2011 to provide professional right of way, easement, and real estate acquisition services for infrastructure projects across Texas. Nicole (Nikki) Costanza and Matthew Friendshuh, are the founders of the company, which has grown over the past 14 years to a team of more than 40 professionals.



Matthew Friendshuh

Their experience includes land acquisition, title curative, coordination of survey and appraisal, permitting, closing and condemnation support. 7Arrows also provides consulting services for project management, site location, site selection, and strategic planning. They have offices in Austin, Bryan, Fort Worth, Houston, Midland, San Antonio & Temple Texas.

The company of the month has a great acronym: HUMBLE (Hard working, Uplifting, Mindful, Balance, Leader, and Excellence)! They use this phrase for interactions with their clients, landowners, and each other. Over the past several years, they proud of the scalable growth within the industry and are proud of the improvement within their team as the employees advance through their roles!

Collaboration is the foundation of 7Arrows success. Their communication and problem-solving skills has given them a wonderful reputation with their clients. Project managers drive progress and consistency, while teams collaborate and support one another, fostering a culture of shared success.

7Arrows strives to grow while preserving its close-knit culture, embracing new technologies and improved processes to deliver high-quality results efficiently and consistently.



"What makes 7Arrows special is the shared victories and the camaraderie built over time. I value the trust, alignment, and friendships that have grown within the team—making every challenge feel like a collective win."

— Paul Williamson, SR/WA-EU, Land Agent



BOOST YOUR BUSINESS VISIBILITY IN 2026

Thank you to all the great companies who partnered with IRWA Chapter 36 by advertising on our website and newsletter this year. Your support is truly appreciated!

As we look ahead to 2026, now is the perfect time to renew your advertising – or join us for the first time. Advertising with Chapter 36 is an excellent way to gain visibility, connect with industry professionals, and showcase your business for the right-of-way community.

Advertising Options:

- Website + Newsletter: \$300 per year
- Newsletter only: \$100 per year

Advertising runs on a calendar year basis (January to December). Don't miss the opportunity to start

2026 with added exposure for your company. To renew or begin advertising, please contact Miriam Salazar at mhsalazar@tarrantcountytx.gov

We look forward to promoting your business in the coming year!



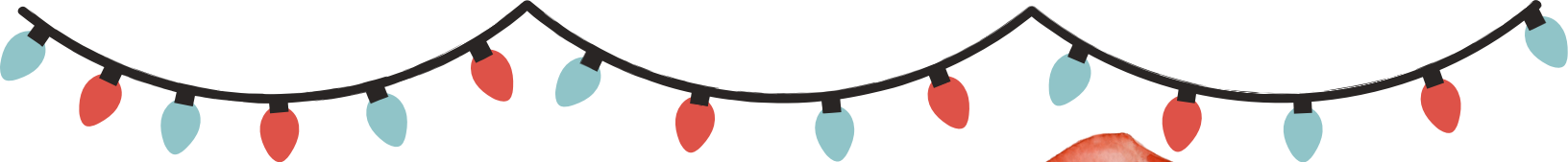
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Save the Date

END OF YEAR EVENT

9
DEC, 2025

Sponsorship opportunities are now available!*

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AUCTION ITEMS

*Sponsorships are limited and reserved in the order received. Contact Dorrien Himes at dhimes@angelappraisals.com for sponsorships. Contact Ana Salazar at asalazar@pinnaclegroup.biz for auction items

Austin Ranch | 2009 Anderson Gibson Rd, Grapevine, TX 76051



March

MADNESS!!

SAVE THE DATE

**27th Annual Steve Baggett
Memorial Golf Tournament**

&

IRWA Ch. 36 Spring Seminar

**ROW
MADNESS**

BRACKET EDITION



March 26th & 27th



TEXAS LAND AND TITLE LLC

