

THE CHAPTER 36 CHRONICLE



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EVENTS**

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**UPCOMING EVENTS
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IRWA
CHAPTER 36
NORTH TEXAS

September Meeting

POLICY UNCERTAINTY ISN'T KILLING PROJECTS — IT'S KILLING SCHEDULES

UPDATES ON ENVIRONMENTAL PERMITTING
We welcome Madison Yasenchok, Cara Rouvaldt & Chris Sanderson with their insights into working with the latest developments under **National Environmental Policy Act of 1969 (NEPA).**



MADISON YASENCHOK
Associate Attorney
Baker & Moran



CARA ROUVALDT
Assoc. VP & NEPA
Team Leader
Halff



CHRIS SANDERSON
Environmental Science &
Aquatic Resource Specialist
Halff

LOCATION
Texas Star Golf Course
1400 Texas Star Parkway
Euless, TX 76040

DATE
TUESDAY,
SEPTEMBER 8, 2026

TIME
11:30 AM – 1:00 PM

JOIN US FOR INSIGHTFUL DISCUSSION, NETWORKING & LUNCH!

CONNECT • LEARN • ADVANCE



Texas Star Golf Course Conference Center

1400 Texas Star Parkway

September 8th 11:30 am to 1:00 pm

Click [Here](#) to Register!

Costs:

Member - \$30

Non-Member - \$35

First Time Guest - Free!

UPCOMING *Events*

TUES
SEPT

8

September Luncheon - Texas Star Golf Course Conference Center

11:30 AM - 1:00 PM

1400 Texas Star Parkway Euless, TX 76040

Click [here](#) to register

WED-THURS
SEPT

9-10

Principles of Real Estate Law

8:00 AM - 5:00 PM

Virtual

Click [here](#) to register

THURS
SEPT

10

YP Event - Happy Hour

4:30 PM

212 S. Main Street Fort Worth, TX 76104

Drinks on Us!!

TUES
OCT

13

October Luncheon - Texas Star Golf Course Conference Center

11:30 AM - 1:00 PM

1400 Texas Star Parkway Euless, TX 76040

Click [here](#) to register



www.irwachapter36.org



Chapter 36 is on [LinkedIn](#)
and [Facebook](#)!
Please **follow** us!

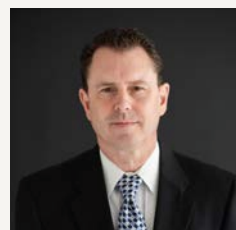


Editor's Column

Welcome back, everyone! We hope you had a great summer and are ready for another exciting year with Chapter 36. We're looking forward to getting back together, reconnecting with familiar faces, and welcoming new members to the chapter.

There are lots of great education opportunities and events coming up, so be sure to check out what's ahead and find a course or event that interests you. We can't wait to see everyone at the September Luncheon and kick off another great year together!

Kreg Hodge
kreg@pyleswhatley.com



Samantha Gwinn
samantha@pyleswhatley.com





A LETTER FROM THE (FORMER) EDITOR

About 15 years ago, as I was trying to get involved in the IRWA I was approached by our old friend Dalton Vann at the May luncheon at Cacharel. He wanted to give me the opportunity to take over the newsletter, which I jumped at. I was trying to get involved in the organization, meet and get to know people, and try to further my career a bit.

Little did I know what I was getting into, because putting this thing together is NOT a part-time job. However, through all the late nights, follow up emails to committee members, looming deadlines, and last minute changes and input from chapter leadership, I thoroughly enjoyed creating something that communicated this chapter's events and membership. The next few years, while challenging, allowed me to make many friends and establish both personal and professional relationships that continue today.

When my dear friend and colleague Leighton Gambill entered her term as president, I asked her if I could return to the position, and she graciously allowed me the opportunity again. However, I didn't do it for myself. I wanted to bring along my very talented associate Samantha Gwinn, and allow her the same experience that I had so many years ago. The day we made the decision I spoke to our current president, Tommy Matthews, and I told him my goal was to bring this chapter the "IRWA Newsletter of the Year", and we actually made a substantial wager on that.

I met with Samantha that first month, and using a new program that she had already dilligently researched, we got to it for an entire saturday afternoon. We were just getting started, talking about our vision for the future, what I had done in the past, arguing, laughing, making plans, and laying down a foundation for a new newsletter that we thought everyone would be proud of. We worked though all of the details that first month, and produced what we felt was a pretty good product, and got some very good feedback.

The second month went a little bit smoother, less arguing, more cohesion, and an even better result. I did, however, notice that my young associate, Samantha, had exerted herself and my input was becoming less and less recognized. By the third month, I was out, and the newsletter was hers and hers alone. Sure, I contributed some quotes and minor items, but Samantha took this newsletter, made it her own, and did an absolutely fantastic job highlighting our chapter and the people that make it what it is.

This summer, in late June, I took the opportunity to attend my first IRWA International Education Conference in Omaha. At the conference Chapter 36 won the Newsletter of the Year, and I had the privilege of joining Leighton on stage to accept the award, which I had the pleasure to accept on behalf of Samantha, the true driver and editor of the newsletter. And now, it is with even greater pleasure that I pass the title of editor to Samantha. I can only hope that she continues her great work, but also benefits from her engagement with the people in this chapter as I have been so greatly enriched over the years.

Congratulations again, Samantha...a job VERY well done. Keep up the good work!

KREG HODGE
CHAPTER 36 (FORMER) EDITOR



President's Message

Welcome Back, Chapter 36!

A New Chapter Year Begins — President's Message

Summer has flown by, the kids are back in school, and it's time to kick off a new year for IRWA Chapter 36!

As the dedicated and accomplished Leighton Gambill moves on from her role as Chapter President to serve as Director 2 Year, I'm excited to step into the role of Chapter President and build on the strong foundation she's created. Leighton did an outstanding job leading our Chapter, and I look forward to continuing that momentum this year. The Chapter is fortunate to have an incredible group of professionals who bring experience, energy, and commitment to our industry. Together, we can build on that strength and make this another memorable year.

One of the things I enjoy most about Chapter 36 is the opportunity to connect with people who understand our work and are willing to share their knowledge. Whether you're an appraiser, engineer, acquisition professional, relocation specialist, attorney, surveyor, or one of the many other professionals who make up our industry, there's a place for you here. From meetings and seminars to classes and YP events, there are countless opportunities to learn from one another, build meaningful relationships, and enjoy being part of this organization.

There's a lot to look forward to in the coming months, and I encourage you to get involved in whatever way works for you: attend a luncheon, sign up for a class, join a committee, bring a colleague, or simply catch up with friends. The strength of Chapter 36 comes from its members.

REGION 2 REFRESHER & FORUM RECAP

Many of us recently gathered in College Station for the 63rd Annual Region 2 Refresher and Forum. Congratulations to **Matt Lance**, named the 2026 Region 2 **Professional of the Year**. A well-deserved recognition of his outstanding contributions to our profession, Region 2, and specifically Chapter 36. We're proud to have Matt represent our Chapter and Region.

NEWSLETTER OF THE YEAR

Congratulations also to **Kreg Hodge** and **Samantha Gwinn**, recognized with the 2026 IRWA **Newsletter of the Year Award** at the International Conference in Omaha. This award reflects the time, creativity, and effort they've invested in making our Chapter 36 newsletter informative, engaging, and something members can be proud of. Thank you both for keeping our members connected and informed.

DAD JOKE

What do you call a bear with no teeth.....a gummy bear.

I look forward to seeing you all,

TOMMY MATTHEWS, SR/WA, R/W - AC
CHAPTER 36 PRESIDENT

Previous Luncheon

June Luncheon | Chapter 36

Chapter 36 welcomed members and guests to its June luncheon at Stonebriar Country Club for a special meeting focused on celebrating the chapter events through the 2025-2026 year and its members. The luncheon included the induction of the 2026-2027 Chapter 36 officers, recognizing those who will lead the chapter in the coming year.

The meeting also provided an opportunity to recognize the recipients of the **Donnie Sherwood Scholarship** and the **Greg Cook Scholarship**. Congratulations to all of the scholarship recipients, and thank you to everyone who continues to support Chapter 36 through leadership, education, and professional development. The June luncheon was a great way to celebrate these accomplishments and officially welcome the chapter's new leadership team.



Right: Congratulations to the Donnie Sherwood scholarship winners!

Left: Congratulations to the Greg Cook scholarship winners!

Below: 2026-2027 Officers being inducted into their positions.



September Meeting

Join Chapter 36 on **September 8th** from 11:30 AM to 1:00 PM at the **Texas Star Golf Course Conference Center** in Euless, Texas, for our September luncheon. Come enjoy a great opportunity to connect with fellow Chapter 36 members and learn more about what's ahead for the chapter.





RECAP OF SUMMER EVENTS



INTERNATIONAL CONFERENCE OMAHA, NEBRASKA

The 2026 IRWA International Education Conference was held June 26–29 in Omaha, Nebraska, bringing together right of way professionals from across the country and around the world for several days of education, networking, and professional development. Chapter 36 members had the opportunity to connect with fellow professionals, attend educational sessions, and share ideas and experiences from across the industry.

A special highlight for Chapter 36 was being recognized with the **Newsletter of the Year Award!** This award is a great reflection of the time and effort put into keeping our members informed and connected throughout the year. Congratulations to everyone who contributed to making the Chapter 36 newsletter a success!

SEMINAR & FALL FORUM COLLEGE STATION, TEXAS

The Fall Forum was held July 29–31 in College Station, Texas, bringing together right of way professionals for a few days of education, networking, and fellowship. Chapter 36 was well represented throughout the event, with **Matt Lance** receiving the honor of **Professional of the Year**. Congratulations to Matt on this well-deserved recognition! Chapter 36 member Kristen Short also shared her expertise as a speaker during the seminar, providing valuable insight and education to attendees.

In addition to the educational opportunities, the forum offered plenty of chances to connect and enjoy time with fellow members. The Young Professionals (YP) event was a particular highlight, giving members an opportunity to mingle, network, and have some fun. Overall, the Fall Forum was a great opportunity to strengthen professional connections, celebrate Chapter 36 members, and enjoy the camaraderie that makes IRWA such a great organization.



2026 - 2027

THE EXECUTIVE BOARD



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



Vice President
Juan Salazar, SR/WA, R/W-NAC, R/W-RAC



Treasurer
Danyelle Daniels, SR/WA, R/W-URAC, R/W-RAC



Secretary
Ana Salazar, SR/WA, R/W-NAC



Director 2 Year
Leighton Gambill, SR/WA



Director 1 Year
Matt Lance, SR/WA, R/W-RAC, R/W-URAC

COMMITTEE CHAIRS

PROFESSIONAL DEVELOPMENT

Lisa Featherstone, SR/WA, R/W-NAC
Shannon Perkins, SR/WA
Silverio Garza, Jr.

EDUCATION

Ben Gross, RWA, R/W-AC
Blayke Dangelmayr
Joanna Cooley, SR/WA

MEMBERSHIP

Ciara Brown
Jessica Shultz

PROGRAMS

Dorrien Himes
Jennifer Sheetz, SR/WA

AUDIO

Jacian Martin

REGISTRATION

Carolyn Murray
Jarred Robinson

HISTORIAN

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

YOUNG PROFESSIONALS

Miles Travis
Brooklyn Patton

COMMUNICATIONS

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

INTERNATIONAL LIASONS

Leighton Gambill, SR/WA
Gina Cannova
Matt Brown, MAI, R/W-AC



IRWA REGION 2



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.

Save the Date! Join IRWA Chapters 39 and 74 on **November 6** in **New Braunfels, Texas**, for the upcoming **Eminent Domain Seminar**. Mark your calendar now and plan to join fellow right of way professionals for a day of education, networking, and valuable industry insight. More details will be coming soon!

September and October Events

- Chapter 36: Course 800
 - Sept. 9-10
- Chapter 33: Course 400
 - Sept. 10-11
- Chapter 33: Course 900
 - Sept. 21-22
- Chapter 39: Course 403
 - Sept. 24
- Chapter 33: SR/WA Review
 - Sept. 28-30
- Chapter 36: Course 421
 - Sept. 28-30
- Chapter 8: Course 901
 - Oct. 8
- Chapter 36: Course 200
 - Oct. 19-20
- Chapter 33: Course 100
 - Oct. 22-23
- Chapter 8: Course 700
 - Oct. 22-23
- Chapter 36: SR/WA Review
 - Oct. 26-28
- Chapter 8: Course 421
 - Oct. 26-28
- Chapter 74: Course 900
 - Oct. 26-27



THANK YOU TO OUR CHAPTER SPONSORS!



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LAND SERVICES



GTM Appraisal, LLC



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AN EMPLOYEE OWNED COMPANY



PARTNER
Valuation Advisors



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"Exceptional infrastructure real estate
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who care."



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TEXAS LAND AND TITLE LLC



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Right of Way Appraisal Reviews
817-797-9997



Todd Property Advisors
Real Property Analysts, Inc.



Integra Realty Resources
Fort Worth



Planning
Engineering
Program Management



Value People.
Value Property.



JEFF TILLMAN, MAI, AI-GRS
Appraisal & Appraisal Review
tillmanj@flash.net
817-926-9835



ANGEL
VALUATION SERVICES

EDUCATION COMMITTEE NEWS

Hello Chapter 36 Members!

Summer is winding down, and many of our members are getting their kids back to school. May you be blessed with a consistent routine soon. Or at least as much of one as can be expected in our industry. Our Chapter has six offerings on the calendar this fall with more course being planned as you read this. Please take a look at the list below, do not hesitate to reach out about courses you need but have not seen offered in a while.

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 November of this year.

Chapter 36 2026 Education Calendar

	Course	Location	Date
800	Principles of Real Estate Law	Virtual	Sept. 9-10
421	The Valuation of Partial Acquisitions	Virtual	Sept. 38-30
200	Principles of Real Estate Negotiation	Arlington, TX	Oct. 19-20
SR/ WA	Study Session & Comprehension Exam	Virtual	Oct. 26-28
102	Elevating Your Ethical Awareness	Virtual	Nov. 20
100	Principles of Land Acquisition	Virtual	Nov. 23-24

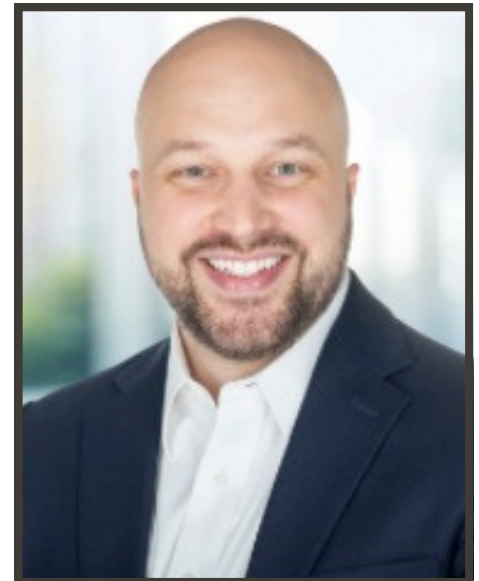
WANT TO HOST A CLOSED COURSE FOR YOUR TEAM?

If your company is interested in hosting a Closed Course 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.

YOUR EDC CHAIR



Ben Goss
RWA, R/W-AC

O'Brien Right-of-Way Valuation
C: (817) 726-2788
bgoss@obrien-row.com



Professional Development

COMMITTEE

YOUR PDC CHAIR



LISA FEATHERSTONE
SR/WA, R/W-NAC

CobbFendley
C: (817) 445-1016

lfeatherstone@cobbfendley.com

IRWA Designations & Certifications - More Than Letters After Your Name

If you've spent any time around IRWA events, you've probably heard people introduced with a string of letters after their name. **RWA. RWP. SR/WA. R/W-NAC. R/W-RAC.**

For someone new to the profession, it can feel a little like alphabet soup.

A common question is:

"Do I really need one of those certifications?"

The short answer is: **Maybe not today, but you'll likely be glad you pursued one tomorrow.**

The true value of certification isn't the designation itself.

It's:

- The knowledge gained through coursework
- The network built through IRWA involvement
- The confidence that comes from understanding the profession more deeply
- The credibility earned with clients, agencies, and peers

Whether you're considering your first designation or your next one, don't focus on the letters.

Focus on what you want to learn, where you want your career to go, and how you can better serve your clients, agencies, and communities.

The certification will follow.

Quick Reference Guide is on the next page.

Best Wishes,

*Shannon Perkins, SR/WA,
and your PDC-2 Year*

- **PDC Chair** - Lisa Featherstone, SR/WA, R/W-NAC
- **PDC 2 Year** - Shannon Perkins, SR/WA
- **PDC 3 Year** - Silverio Garza, Jr., SR/WA



"LEADERS SHOULD ASK THEMSELVES, 'HOW DO OTHERS AROUND ME FLOURISH AS A RESULT OF MY LEADERSHIP?'"

TONY DUNGY

September 2026



If You Are...	Consider Exploring...
New to the ROW industry	RWA
Looking to broaden ROW knowledge	RWP
Seeking leadership opportunities	SR/WA
Focused on acquisition and negotiations	R/W-NAC
Focused on relocation services	R/W-RAC
An appraiser	R/W-AC

celebrate!

CONGRATULATIONS to **Sunny Starrett** who received her SR/WA, **Ana Salazar** who received her R/W-RAC, and **Kyleen Scott Laurenzi** and **Trenton DeWitt** who received their RWAs.

Great job!





September 2026

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 435 members!!

Membership in our organization offers valuable opportunities for professional growth, networking, and involvement. From access to educational resources and industry updates to invitations for exclusive events, members enjoy a range of benefits designed to support their success. We encourage you to stay engaged, take advantage of upcoming workshops and volunteer openings, and help us welcome new members as they join our community. If you know someone who would benefit from becoming part of our group, please share the membership information below—we're always excited to grow and strengthen our network.

Chapter 36 will be hosting another membership event in October! Details are still being finalized, so be on the lookout for the date and event information coming soon. We look forward to bringing members together and welcoming those interested in getting more involved with IRWA.

YOUR MEMBERSHIP CHAIR



Ciara Brown

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

Welcome Our New Members

- Nelda Renteria-Compian - Halff Associates Inc.
- Sarah Watts - Department of State
- Shoshanna White - Halo Land Management
- LaDarrin Roberson
- Wayne Clark
- Gene Munn - Munn Appraisal Group, LLC
- Lonnie Wright - General Service Administration
- Stephen Perkins
- Clark Betts - Betts Real Estate

**"PROBLEMS ARE ONLY
OPPORTUNITIES IN WORK
CLOTHES."
HENLY J. KAISER**



≡Welcome≡

Young Professionals Committee

Chapter 36

September 2026

YP Membership

The International Right of Way Association Young Professionals of IRWA Chapter 36 continue to foster growth and connection within the right-of-way industry. Through events and collaboration, they provide opportunities to gain insight, build confidence, and strengthen professional relationships.

More than a networking group, YP serves as a supportive community focused on education, ethics, and development. As the largest chapter in IRWA, Chapter 36 proudly supports nearly 469 local members and almost 10,000 worldwide. With exciting events ahead—including the Spring Seminar and annual Golf Tournament—we can't wait to see our Young Professionals connect, learn, and make an impact in the industry.

Your YP chair

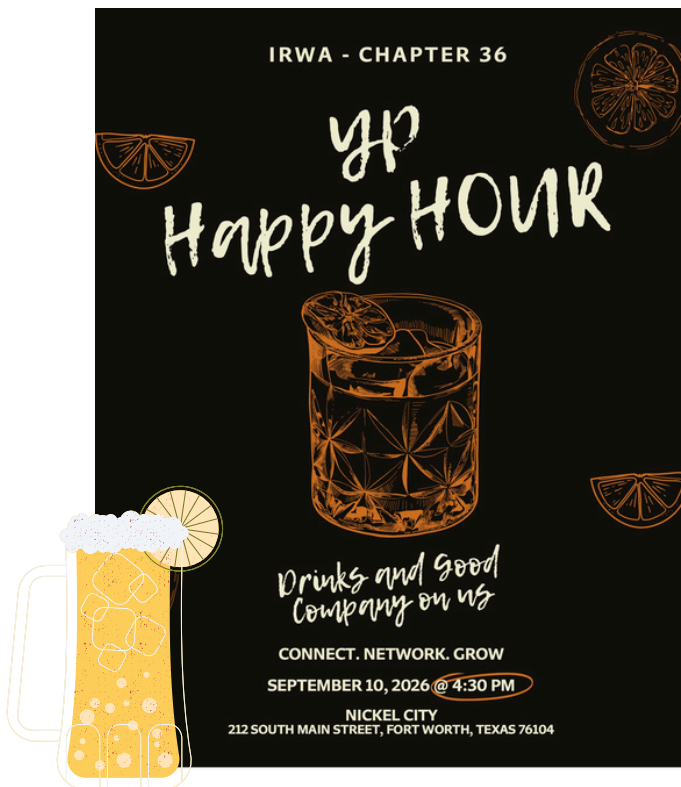


Miles Travis

Cushman & Wakefield

C: (713) 609-3350

Miles.Travis@cushwake.com



Join Chapter 36's Young Professionals for a Happy Hour on September 10 at 4:30 PM at Nickel City in Fort Worth! Come enjoy drinks, good company, and an opportunity to connect, network, and grow with fellow IRWA members. 🍹

"WE ARE ALL FACED WITH GREAT OPPORTUNITIES BRILLIANTLY DISGUISED AS INSOLUBLE PROBLEMS."
JOHN W. GARDNER



CHAPTER 36

SPONSOR HIGHLIGHT

Chapter 36 | September 2026

This month, Chapter 36 is proud to shine a spotlight on **Angel Valuation Services, LP**, a real estate appraisal firm specializing in right of way valuation, consulting, and litigation support. With offices in College Station, Frisco, and Spring, Texas, the firm provides appraisal and appraisal review services for a wide variety of properties, along with market and impact studies.



Founded by Kevin D. Angel, MAI in 2007, the company became Angel Valuation Services, LP in 2021. Over the years, the firm has completed hundreds of right of way appraisals involving fee, easement, and access control acquisitions for highways, pipelines, electric transmission lines, sewer and water lines, transportation corridors, and other infrastructure projects throughout the United States. The firm's appraisers have also served as expert witnesses on numerous occasions.

At the heart of Angel Valuation Services are three core values: **servant leadership, integrity, and mentorship**. The team takes pride in building strong relationships with clients and going beyond the appraisal itself to help projects move forward. This includes sharing pertinent information received from property owners and providing training seminars to help clients and their staff better understand the appraisal process.

Quality and efficiency are also important to the firm. Angel Valuation Services uses the latest technology and an extensive in-house quality control system to produce accurate, high-quality reports and meet project schedules. The company's commitment to continuous learning allows its team to stay current in the appraisal profession while continually improving the services they provide.

When asked how employees would describe the company, one word stood out: **teamwork**. One employee shared, "I've always felt like I was a valued member of the company and that my input mattered." That sense of teamwork and respect is an important part of the company's culture.

Looking ahead, Angel Valuation Services is focused on diversifying its client base, increasing marketing and networking opportunities, and continuing its growth across Texas and into other areas of the country. The team's leadership philosophy is simple: **"Know your own limits and surround yourself with knowledgeable people"** and, perhaps most importantly, embrace change.

