



Diane L Burkhardt

President

- IRWA Chapter 36 President (2008)
- Real Estate Broker License # 0496838

Project Manager

Condemnation

Title Curative Agent

Phone: 214-906-5589

Current & Recent Projects

Houston – METRO

- Project Management
- Budgets
- Scheduling
- ROW Policies
- Document Preparation
- Acquisition
- Title Curative
- Condemnation

City of Waco – Utility

- 30 Year Title
- Acquisition
- Document Preparation
- Zero Condemnation

City of Weatherford - Utility

- 30 Year Title
- Acquisition
- Document Preparation
- Zero Condemnation

PNGTS

- Right of Entries
- Title Research
- Landowner Contact
- Document Preparation
- Initial Tracking Info.

ROW Experience

15 Years-Dec 1995 - Present

DIANE BURKHARDT, President, Real Estate Broker’s License. Ms. Burkhardt was the Corridor Lead of the two Federally Funded Corridors on the mass transit Metropolitan Transit Authority (METRO) rail project in Houston, Texas. She completed the North and Southeast Corridors. These corridors begin in downtown Houston and are over twenty (20+) miles of low income and commercially developed areas requiring enormous title curative issues to be resolved and environmental remediation. Her teams’ initial primary responsibilities were to compile field and title data, deliver the field information in a format that allowed engineering to deliver a route within budget, which to date, is being accomplished. Her ability to think outside of the box has supported survey, environmental and engineering which supplies information to the appraisal team. She and her team worked very closely with planning and engineering to provide up-to-date real estate information to deliver the FEIS and the RAMP to the FTA for their final approval. She directs a very capable team who prepared budgets, construction scheduling, project tracking, requests appraisals, secures and cures title, acquires property, relocates businesses, owners and tenants, closes property and completes all condemnation packets. She also leads bi-weekly corridor meetings that include in-house and contract attorneys, appraisers, land planners and the client.

Diane also successfully completed other high profile projects which had a significant amount of title curative work needed to close parcels in order to avoid the required stipulated hearings to clear clouded title. She received numerous e-mails and accolades from the client thanking her for her due diligence in finding title documents, preparing releases to satisfy title attorneys and amending documents to reduce title risks. These projects were to be completed in a limited acquisition schedule, so several alternative acquisition, relocation, title curative and condemnation methods had to be utilized to maintain the projects’ construction letting dates. During the acquisition phase, she investigated title issues, completed all lien and easement release documents, joined all interested parties, worked with title attorneys to creatively address issues to allow parcels to close on time, delivering vacant parcels to the client ready for construction. Her primary responsibilities for all of these projects were to complete all points of the acquisition, condemnation and relocation – from securing appraisals, appraisal reviews, title commitments, title curative work, offers, negotiations, engineering reviews and revisions, final offers, closings, administrative settlements, condemnation submittals, reviewing the documents and procedures for the client, submitting parcel payment requests, and consultant billing to the client.

Diane has successfully worked for numerous water, gas and transportation projects in Texas from Seguin to the Oklahoma border. She has successfully acquired parcels in lower income areas and affluent areas with proximity damages and construction damages as part of the negotiations due to the expansion of the existing right of way for the cities with a very low condemnation rate and administrative settlements. Clients have been extremely pleased with the accuracy of the paperwork, the promptness of all submittals and the availability for follow through.

Diane worked as the liaison right of way agent for construction damages and resolving hostile landowner issues. She successfully mediated and negotiated in Texas, Tennessee, Mississippi, Arkansas and Alabama over 350 hostile landowner complaints with only two requiring the client’s attorney’s assistance resulting in zero civil court proceedings for construction damages. In these states, she also negotiated with City Attorneys and City Councilmen when construction was halted due to construction issues saving the client tens of thousands of dollars a day in construction delays and liquidated damages.