



# FLOWERS ↓ DAVIS, P.L.L.C.

**Celia C. Flowers**  
Partner/Attorney-at-Law  
1021 ESE Loop 323, Suite 200  
Tyler, TX 75701  
903-534-8063  
903-534-1650 Fax  
[cfc@flowersdavis.com](mailto:cfc@flowersdavis.com)

**BOARD  
CERTIFIED®**  
Texas Board of Legal Specialization

---

RESIDENTIAL REAL ESTATE LAW

---

OIL, GAS AND MINERAL LAW

---

CIVIL TRIAL LAW

Celia C. Flowers is a partner in Flowers Davis PLLC and oversees the Oil & Gas, Real Estate and Civil Litigation Sections. Ms. Flowers is triple-Board Certified by the Texas Board of Legal Specialization in the areas of Oil & Gas Law, Residential Real Estate Law, and Civil Trial Law. Her practice is focused on oil and gas matters, business and commercial litigation and real estate. She prepares title opinions, settles or litigates surface damage disputes, conducts receivership proceedings and pipeline condemnation proceedings, and litigates contracts.

In addition to her law practice, Ms. Flowers owns East Texas Title Companies, with twelve offices serving thirteen East Texas Counties. Prior to attending law school, Ms. Flowers was a petroleum landman for approximately ten years.

The depth of Ms. Flowers' expertise in the oil and gas, real estate and title insurance fields, along with her experience as a small business owner makes her uniquely qualified to advocate for her clients, her industries and her community. Her clients appreciate her deep understanding of the intertwining and complex issues that are often present in a single case.

Her industries have honored her many times with board memberships, leadership positions, and invitations to speak out on national or statewide issues before the Consumer Financial Protection Bureau, and Texas Department of Insurance, among others. Since 2011, Ms. Flowers has been honored to serve on the Texas Title Examination Standards Board, which formulates, develops, comments on and amends title examination standards for the Real Estate, Probate and Trust Law Section (REPTL) and for the Oil, Gas and Energy Resources Law Section of the State Bar of Texas.

In the community, Ms. Flowers regularly teaches Legal and Ethics courses plus develops other MCE courses for East Texas Realtors. She is a frequent speaker to Landmen and Lenders throughout the area, keeping them abreast of legislative, real estate and mineral issues.

## Bar Admissions

- State Bar of Texas, 1990
- State Bar of Pennsylvania, 2012

## Board Certifications

- Texas Board of Legal Specialization:
  - Oil and Gas Law
  - Residential Real Estate Law
  - Civil Trial Law

## Memberships

- Fellow of the College of the State Bar of Texas
- Texas Board of Legal Specialization
- State Bar of Texas
- Rusk County Bar Association
- Gregg County Bar Association
- Van Zandt County Bar Association
- Smith County Bar Association
- International Right of Way Association
- East Texas Association of Petroleum Landmen

### **Court Admissions**

- US District Court, Eastern District of Texas
- US District Court, Northern District of Texas

### **Education**

- Baylor University School of Law, J. D., 1990
- University of Texas at Tyler, undergraduate studies, honors
- Tyler Junior College, A.A., 1987, summa cum laude

### **Extracurricular**

- Order of Barristers
- Baylor Law School Honors List
- Carlton J. Smith Scholarship
- Clifton Cummings Scholarship
- Who's Who in American Colleges and Universities
- Dean's List
- National Dean's List
- President's Honor Roll
- Harvey M. Richey Moot Court Society

### **Community Involvement**

- Azleway Board
- Cattle Baron's Ball
- Texas Rose Festival
- Women's Symphony League
- Boys & Girls Club
- Boy Scouts Luncheon
- Mistletoe and Magic
- Habitat for Humanity
- Cystic Fibrosis Foundation

- American Association of Petroleum Landmen
- Oil & Gas Council of the Oil, Gas and Energy Resources Law Section of the State Bar of Texas
- Independent Title Agents of Texas (2011-2012 President)
- American Land Title Association
- ALTA RESPA Implementation Task Force
- ALTA Executive Committee, Abstractors and Title Insurance Section
- Small Business Review Panel to the Consumer Financial Protection Bureau
- Texas Title Examinations Standards Board (since 2011)
- Real Estate, Probate and Trust Law Section (REPTL) of the State Bar of Texas
- Oil, Gas and Energy Resources Law Section of the State Bar of Texas
- Texas Land Title Association (Board of Directors since 2004; President 2008-2009)
- Texas Real Estate Commission-certified Instructor (Provider 0478)

### **Honors and Awards**

- East Texas Association of Petroleum Landmen Pioneer Award, 2013
- Greater Tyler Association of Realtors Affiliate of the Year, 2013
- Texas Land Title Association Title Person of the Year, 2011
- East Texas Association of Petroleum Landmen President's Award, 2011
- American Jurisprudence Award for Remedies
- Edwin P. Horner Award for Oil & Gas
- John R. Wilson Remedies Award

### **Articles, Publications & Presentations by Ms. Flowers**

2013 AMERICAN ASSOCIATION OF PROFESSIONAL LANDMEN FIELD LANDMAN SEMINAR, September 2013, Field Landman Ethics, Celia C. Flowers

2013 REAL ESTATE DRAFTING ARTICLE, March 2013, "Avoiding the Unintended Consequence When Drafting Mineral Reservations", Celia C. Flowers and Melanie S. Reyes

2012 TEXAS LAND TITLE INSTITUTE, December 2012, "CFPB – The New Disclosure Form and Its Requirements", Celia C. Flowers

2012 SECTION REPORT OF THE 30<sup>TH</sup> ANNUAL ADVANCED OIL, GAS AND ENERGY RESOURCES LAW COURSE, October 2012, "The Before and After – an Update of the Eminent Domain Changes", Celia C. Flowers

Celia Flowers

2012, TEXAS ASSOCIATION OF REALTORS CONFERENCE, September 2012, Presentation “Access to the Surface of Property for Oil and Gas Activities – Dispelling the Many Myths”, Celia C. Flowers

2012, TEXAS REALTOR MAGAZINE, “Expert Advice on Negotiating Mineral Rights”, Celia C. Flowers

2011 SECTION REPORT OF THE OIL, GAS & ENERGY RESOURCES LAW SECTION OF THE STATE BAR OF TEXAS, June 2011, “The Proof is in the Public Record...or is it? Navigating Evidentiary Issues Related to Texas Railroad Commission Documents”, Celia C. Flowers

2011 TEXAS REALTOR MAGAZINE, May, 2011, “It’s the Little Things”, Celia C. Flowers, Contributor

2009 TEXAS LAND AND TITLE INSTITUTE, November 2009, “Surface Use by Mineral Owners: The Title Insurance Solution,” Celia Flowers, Melanie Reyes-Bruce, and Eric Schmalbach

2009 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN SEMINAR, February 2009, “Pitfalls in Title Examination: The Intricate Relationship Between Real Property Rights and Ownership,” Celia C. Flowers and Melanie S. Reyes Bruce

2007 REVIEW OF OIL AND GAS LAW XXII, Energy Law Section Dallas Bar Association, August 17, 2007, “Exercising the Power of Eminent Domain,” Celia C. Flowers and Melanie S. Reyes

2007 TEXAS LAND AND TITLE INSTITUTE, November 2007, “Minerals: Examination and Coverage Issues,” Celia C. Flowers, Melanie S. Reyes, and Meredith N. Todd

2006 OIL, GAS & MINERAL LAW INSTITUTE, “Protecting and Defending Your Mineral Title”, Celia C. Flowers

2004 STATE BAR OF TEXAS CONTINUING EDUCATION SEMINAR: SUING AND DEFENDING GOVERNMENTAL ENTITIES, November 2004, “Exercising the Power of Eminent Domain”, Celia C. Flowers

2002 INTERNATIONAL RIGHT-OF-WAY ASSOCIATION, NORTH TEXAS CHAPTER 36, “Right-of-Way Condemnation”, Celia C. Flowers

2002 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN, April 2002, “Legal Updates”, Celia C. Flowers

Panelist for the 25th Annual Oil, Gas & Energy Resources Law Course: A Panel Perusing the Perfectly Perplexing Problems of Pipelines

Speaker for the Texas Society of Professional Surveyors Conferences in 2008 and 2009