



Firm Resume for Realtors | Real Estate Services Industry

This document focuses on the attorneys who practice in the areas of law most utilized by the real estate services industry as of the date below. A complete list of practice areas and firm attorneys can be found at the [end of this document](#). For a comprehensive view of all practice areas and attorneys, please visit our website (www.flowersdavis.com).

Firm Overview

Based in Tyler, Texas, Flowers Davis PLLC is a multi-disciplinary law firm devoted to providing the highest quality legal services to clients in a prompt and efficient manner. The Firm was founded in 1994 by Senior Partners Celia C. Flowers and Robert S. Davis, and practice areas have developed around their areas of expertise.

Celia Flowers is quadruple-Board Certified by the Texas Board of Legal Specialization in the areas of Oil, Gas and Mineral Law, Real Estate Law, Property Owner Association Law, and Civil Litigation. Only nine out of 103,000+ active attorneys in the State of Texas are Board Certified in four areas of the law, making this a most distinguished accomplishment. Under Celia's guidance, the Firm's oil and gas and real estate practices were established; they range from oil and gas litigation to the preparation of title opinions to curing real estate title to document preparation and real estate closings.

Robert Davis leads the defense of public entities and insurance defense sections of the Firm, where Flowers Davis attorneys represent cities, counties and law enforcement organizations, as well as handle insurance litigation cases.

Both Senior Partners are involved in business and commercial litigation matters. Attorneys within the Firm represent almost 20 different practice areas, and many have backgrounds in industry or public service, giving them practical, working knowledge of the issues their clients face. This uniquely positions Flowers Davis as a one-stop legal shop for many individuals and entities.

This remainder of this document focuses on the attorneys who practice in the areas of law most utilized by the real estate industry as of the date below. A complete list of practice areas and firm attorneys can be found at the [end of this document](#). For a comprehensive view of all practice areas and attorneys, please visit our website (www.flowersdavis.com).



Realtor | Real Estate-Specific Services

*The practice area descriptions below are for general informational purposes only.
They describe the range of services offered by the firm to the real estate sector as of the date below.
Individual attorneys may offer representation in a subset of this practice area.
See individual attorney profiles for their specific practice areas.*

Overview of Real Estate Services

The Flowers Davis Real Estate Law and Litigation Sections represent clients in a variety of transactional and litigation matters. Our Real Estate Law attorneys focus on setting up your business and carrying out your transactions smoothly, with an emphasis on doing it right the first time so clients can avoid disputes and delays. If disputes and delays do occur, Flowers Davis Real Estate Litigators are adept at seeking remedies both in and out of court. We've found that a properly worded letter or well-timed phone call can often be more effective than suing for damages or injunctive relief. We can also meet client objectives through mediation and negotiation. At the same time, we have a successful track record of prosecuting and defending property owners, investors, developers, builders, HOAs/POAs, landlords and tenants in a broad range of real estate-related conflicts.

The Flowers Davis Real Estate Section is spearheaded by Senior Partner Celia C. Flowers and Partner Rob Knight. Celia is Quadruple-Board Certified by the Texas Board of Legal Specialization in the areas of Residential Real Estate Law, Oil & Gas Law, Property Owners Association Law and Civil Litigation. Celia is a frequent speaker and trainer certified in Realtor MCE and Attorney CLE courses in the areas of real estate and oil and gas matters, including Remote Online Notary services.

In addition to Flowers Davis, Celia owns and/or operates several [affiliated businesses](#) that serve the real estate industry. One of these is East Texas Title Companies, which is licensed in an ever-expanding number of counties across the state (not just in East Texas). The title company and law office can shepherd your transaction from offer to closing, addressing any title curative, easement or contract issues before they become problems. We can help facilitate closings anywhere in the State of Texas.

This document describes the specific services offered to the following real estate-related groups. Use the links to skip to the section of interest to you.

[Realtors – Residential and Commercial](#)
[Developers – Residential and Commercial](#)
[Investors | Unrepresented Buyers and Sellers](#)
[Property | Homeowners Associations](#)
[Landlords | Tenants](#)
[Other Legal Services](#)

Whether you need experienced legal guidance in general real estate or business matters, or highly targeted representation in a boundary dispute or complicated joint venture transaction, we invite you to schedule an informative initial consultation with one of our experienced lawyers. For your convenience, if desired, we can assign an attorney as your primary point of contact who will coordinate all your business needs.

Realtors – Residential and Commercial

The attorneys at Flowers Davis, in tandem with our associated companies, offer comprehensive support for both residential and commercial realtors. Our attorneys can advise you on matters regarding both your business and your clients.

Realtor Business Matters

Whether you are setting up your firm, expanding or downsizing, we can help you choose the most beneficial business type to support your needs: an LLC, a corporation, or a partnership. We are also available to act as your outsourced General Counsel, advising and participating in the decision-making process on business law issues including shareholder and partnership agreements, prevention of liability, option plans and other equity arrangements, and related corporate matters. Our estate planning group can assist you and your firm with succession planning so your designees can reap the most benefit from your life's work.

Practicing Staff:

Corporate Law | Business Setup & Support – [Rob Knight](#), [Michael Carney](#), [Scott Miller](#)

Of Counsel – Corey Kellam, Ellis Vickers

Estate Planning – [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#), [Laci Stovall](#)

Of Counsel – Corey Kellam

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Real Estate Transactions

The Flowers Davis real estate law section can provide you and your clients with a wide variety of transactional services including professional document preparation, real estate closings, analysis of title defects and title curative. We work closely with local and out-of-area banks and title companies to ensure real estate transactions are consummated in a timely and professional manner. Through our [affiliated firms](#), we offer real estate closings, Remote Online Notary services, tax certificates, title searches, mineral searches, and transaction/lawsuit notification. You can even open title online with East Texas Title Companies' OrdersOnline service. As a value-added service, all title commitments that go through East Texas Title Companies are reviewed by a licensed attorney.

Practicing Staff:

Real Estate Law – [Celia Flowers](#), [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Scott Miller](#)

Of Counsel – Dean Chapman, Corey Kellam, Ellis Vickers

Title Examination and Curative - [Celia Flowers](#), [Rob Knight](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#)

Of Counsel – Corey Kellam, Alan Tomme

Real Estate Litigation

Property ownership is often one of the largest investments people make in life, and as such, emotions can run high when a dispute arises. Whether the parties involved are experienced investors or a corporation or first-time home buyers, protecting the value of and rights to that property is critical. If such issues do arise, Flowers Davis real estate litigators are prepared to assist clients both in and out of court. We will always seek an out-of-court settlement, mediation or negotiation, but if the situation requires us to go to court, our clients have the full support of all our companies behind their case. Our attorneys work as a team with the transactional section to ensure seamless handoffs and communication with clients.

We have represented clients in:

- Disputes arising under purchase and sale agreements, option agreements, development agreements, and land use laws and regulations
- Title disputes: easements, boundary lines, adverse possession, quiet title, trespass, nuisance and other title disputes and actions
- Litigation involving premises liability and damages to land
- Litigation over mineral interests and leases, oil and gas purchase and sale agreements, assignments, farm-outs, joint operating agreements, and royalties
- Receivership actions
- Business agreement disputes, workouts, foreclosures, trustee's sales, collection, deficiency actions, and bankruptcy including motions for relief from stay

Practicing Staff:

[Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#), [Laci Stovall](#)

Business | Commercial Litigation

Sometimes realtors find themselves a dispute that involves business matters other than real estate. Flowers Davis corporate and business litigation attorneys can handle disputes between you and your firm, you and your clients, or you and another firm. We have successfully litigated disputes relating to real estate brokers and agents involving legal and fiduciary duties, real estate sale contract disputes breach of contract or breach of warranty disputes, misrepresentation, and Deceptive Trade Practices Act (DTPA) claims.

Practicing Staff:

[Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#)

Training | MCE

Flowers Davis attorneys regularly develop and provide Realtor MCE courses offered live throughout the East Texas area. In addition to Legal I & 2, the courses we offer are practical and relevant to the Realtors in our area.

TREC-Certified MCE Instructors:

[Celia Flowers](#), [Melanie Reyes-Rawls](#)

Developers – Residential and Commercial

Real estate developers face a more unique and varied set of circumstances than other sectors of the real estate industry. Some examples are longer term forecasting, more complex financing arrangements, fluctuating capital markets, and reliance on governing bodies in the midst of political polarization. Add to that the economic impact of a global pandemic that promises to alter the use of commercial and retail space forever, and we can all agree that developers have a lot on their plates. Flowers Davis offers developers a team of attorneys who focus on multiple aspects of real estate and business law and litigation. You will have a primary point of contact who will solicit the advice of others as needed for seamless legal representation.

Developer Business Matters

Transactions, acquisitions, and development activities for developers often involve establishing nuanced joint ventures or partnerships unique to the industry. Flowers Davis attorneys are poised to assist with those complex relationships and advise you on the most beneficial business type to support your needs: an LLC, a corporation, or a partnership. We are also available to act as your outsourced General Counsel, advising and participating in the decision-making process on business law issues including shareholder and partnership agreements, prevention of liability, option plans and other equity arrangements, and related corporate matters. Our estate planning group can assist you and your firm with succession planning so your designees can reap the most benefit from your life's work.

Practicing Staff:

Corporate Law | Business Setup & Support – [Rob Knight](#), [Michael Carney](#), [Scott Miller](#)

Of Counsel – Corey Kellam, Ellis Vickers

Estate Planning – [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#), [Laci Stovall](#)

Of Counsel – Corey Kellam

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Developer Transaction Matters

Flowers Davis attorneys assist developers in negotiating, drafting and successfully completing transactions involving complex financial analysis, due diligence activities and environmental concerns, including:

- Acquisitions
- Mergers
- Joint ventures and partnerships
- Sales and development
- Setting up subdivisions
- Restrictions
- Establishing Property Owners Associations/Homeowners Associations
- Business sales

We also offer professional document preparation, title examination and curative, and title opinions. Through our [affiliated firms](#), we offer statewide real estate closings, notary services (including Remote Online Notary services), tax certificates, title searches, mineral searches, and lien/transaction/lawsuit notifications. As a value-added service, all title commitments that go through East Texas Title Companies are reviewed by a licensed attorney.

Practicing Staff:

Transactions, Acquisitions & Development – [Celia Flowers](#), [Rob Knight](#), [Michael Carney](#), [Catherine Goodgion](#), [Scott Miller](#), [Laci Stovall](#)

Of Counsel – Alan Tomme, Ellis Vickers

Real Estate Law - [Celia Flowers](#), [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Scott Miller](#)

Of Counsel – Dean Chapman, Corey Kellam, Ellis Vickers

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Title Examination and Curative - [Celia Flowers](#), [Rob Knight](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#)

Of Counsel: Corey Kellam, Alan Tomme

Developer Litigation Matters

Developer issues can arise from disputes in transactions and development to conflicts among co-owners to strife between landlords and tenants. The high stakes can rapidly escalate a simple contractual dispute to threats of lawsuits, liens, foreclosures and injunctions, often overshadowing more practical solutions. Flowers Davis' real estate litigation section represents developers in:

- Bankruptcy/Foreclosure/Sequestration
- [Condemnation/Eminent Domain](#) proceedings - hearings and trials in state and federal courts
- Subsurface rights and disputes relating to water and minerals
- Disputes between landowners and general contractors, subcontractors and related liens
- Valuation disputes and partition proceedings
- Violations of consumer law, including deceptive trade practices (DTPA)

Practicing Staff:

Real Estate Litigation – [Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#), [Laci Stovall](#)

Business and Commercial Litigation - [Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#)

Bankruptcy/Sequestration – [Scott Miller](#)

Of Counsel – Corey Kellam

Eminent Domain | Condemnation

Eminent Domain or Condemnation historically involved a local, state or federal government taking of private property for a public use. Most of the time, property would be taken for roadways, electric transmission lines or oil and gas pipelines. However, since 2005 when the Supreme Court broadened the definition of “public use” to include any structure intended to generally benefit the community, including shopping malls, hotels, condos, and health clubs, developer involvement in eminent domain/condemnation proceedings has increased considerably.

The eminent domain process and subsequent litigation is unique in the litigation world. This rapidly changing area of the law is a combination of administrative law and litigation and thus requires a full understanding of the nuances involved in this type of legal matter compared to other types of litigation. Flowers Davis attorneys have successfully represented both plaintiffs and defendants in local, intrastate and interstate eminent domain/condemnation proceedings in both State and Federal court. We regularly represent oil and gas pipeline companies and cities in these proceedings.

Flowers Davis attorneys assist clients with:

- Pre-condemnation planning and negotiations
- Injunctive relief to prevent interference or access property
- Cooperation with appraisers
- Preparation of litigation documents and property filings
- Special Commissioners' hearings
- De novo appeals to the trial court
- Appellate review of trial court decisions

Practicing Staff:

[Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#)

Investors | Unrepresented Buyers and Sellers

Whether you are an experienced commercial investor, a homeowner desiring to sell your home or an unrepresented home buyer, Flowers Davis attorneys can help you maneuver the intricacies of real estate transactions and disputes.

- Document preparation
- Small estate planning
- Company formation
- Title examination/curative
- Valuation disputes and partition proceedings
- Eminent domain, condemnation hearings and trials in state and federal courts
- Subsurface rights and disputes relating to water and minerals

You will always have one primary point of contact within the firm who will coordinate with other appropriate parties for seamless representation.

Practicing Staff:

Corporate Law | Business Setup & Support – [Rob Knight](#), [Michael Carney](#), [Scott Miller](#)

Of Counsel – Corey Kellam, Ellis Vickers

Estate Planning – [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#), [Laci Stovall](#),

Of Counsel – Corey Kellam

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Real Estate Law - [Celia Flowers](#), [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Scott Miller](#)

Of Counsel – Dean Chapman, Corey Kellam, Ellis Vickers

Real Estate Litigation – [Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#), [Laci Stovall](#)

Property Owners Associations | Homeowners Associations

Flowers Davis attorneys represent developers and citizen groups to prepare governing documents for POAs and HOAs, including but not limited to restrictive covenants, bylaws, articles of incorporation, and amendments. We also advise associations on disputes related to covenants, conditions and restrictions. We offer mediation and negotiation services as well as litigation if needed.

- Formation
- Bylaws
- Amendments
- Enforcement

Senior Partner Celia Flowers is Board Certified by the Texas Board of Legal Specialization in Property Owners Association Law.

Practicing Staff:

Real Estate Law - [Celia Flowers](#), [Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Scott Miller](#)

Of Counsel – Dean Chapman, Corey Kellam, Ellis Vickers



Real Estate Litigation – [Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#), [Laci Stovall](#)

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Landlords | Tenants

Our attorneys represent both landlords and tenants with lease preparation and other documents that serve to communicate your entire agreement in a clear and concise manner. We conduct thorough interviews with each party to ensure all possible scenarios are addressed. Our litigators can advise and assist if disputes arise regarding the terms of a commercial or residential lease, if landlord-tenant issues arise, and we can handle liens and eviction proceedings.

Practicing Staff:

Document Preparation – [Catherine Goodgion](#), [Laci Stovall](#)

Real Estate Litigation – [Celia Flowers](#), [Rob Knight](#), [Shannon Barber](#), [Laci Stovall](#)

Other Legal Services

Estate Planning

In addition to the preparation of wills, guardianships, advanced directives, trusts and other estate planning documents, Flowers Davis attorneys advise clients on business succession. If you own a business, our attorneys can assist you with planning for the preservation or transfer of that business upon your retirement, disability or death. Business succession planning often involves people not related to you, so specific and separate instructions should be created and reviewed regularly. We can also assist your business with creating and updating plans such as insurance, IRAs and 401(k)s.

Practicing Staff:

[Rob Knight](#), [Paul Brown](#), [Michael Carney](#), [Catherine Goodgion](#), [Melanie Reyes-Rawls](#), [Laci Stovall](#)

Of Counsel – Corey Kellam

Employment Law

The Flowers Davis Employment Law Attorneys advise businesses on all employment-related matters, as well as defending employment related claims. We advise clients on numerous employment issues including proper agreements and training, contracts and contract labor, and employee benefits.

Practicing Staff:

[Ginger Young](#)

Of Counsel – Daniel Ross (Immigration only), Ellis Vickers

More than Just a Law Firm

When you hire Flowers Davis, you are opening the door to more than just a law firm. Celia C. Flowers owns and/or operates a group of affiliated companies in the East Texas area. In addition to Flowers Davis, this group of companies includes:

[East Texas Title Companies](#) – licensed and operating in an ever-expanding number of Texas Counties – provides title evidence and real estate closing services across the state. East Texas Title Companies was one of the earliest adopters of Remote Online Notary (RON) services where parties can close from the comfort of their own home or office. As a value-added service, all title commitments that go through East Texas Title Companies are reviewed by a licensed Flowers Davis attorney.

[East Texas Tax & Land Services](#) – provides title searches and tax certificates, specializing in last-minute requests

[RecordsOnline](#) – deploys the latest technology to give you access to county records online. Parties to real estate transactions can use RecordsOnline to search for outstanding lawsuits in District Court, for liens, boundary agreements or disputes, mineral ownership/conveyances, and much more. The RecordsOnline notification system makes it easy for developers, investors or sellers offering owner financing to keep up with other transactions involving their partners or borrowers; notifications are available in multiple counties.

Flowers Davis and our associated companies were created to provide a full menu of services to our real estate clients. Flowers Davis clients enjoy the benefits of a one-stop shop for all their business, transactional and litigation needs. In addition, Celia C. Flowers offers regular realtor MCE courses that keep you up to date on current topics in real estate, lending, legislation, RESPA changes, and other important issues that affect the real estate industry.



Select Members of the Firm

This section highlights Flowers Davis attorneys who offer services specifically to the real estate industry as of the date below.

Additional members of the firm are listed at the [end of this document](#).

For a comprehensive overview of all attorneys and practice areas, please visit our website (www.flowersdavis.com).



Celia C. Flowers

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Texas Board of Legal Specialization

CIVIL TRIAL LAW

OIL, GAS AND MINERAL LAW

PROPERTY OWNERS ASSOCIATION LAW

RESIDENTIAL REAL ESTATE LAW



Texas Bar College
Professionalism Through Education



Celia C. Flowers is a Senior Partner in Flowers Davis PLLC and oversees the Oil & Gas, Real Estate and Civil Litigation Sections. Celia is quadruple-Board Certified by the Texas Board of Legal Specialization in the areas of Oil & Gas Law, Residential Real Estate Law, Property Owners Association Law and Civil Trial Law. Board Certification is the highest, most public commitment to excellence in specific areas of the law. As of July 2019, 0.0086% of all active Texas attorneys are certified in four separate areas (nine out of 103,342), making this a most distinguished accomplishment.

Celia's 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, licensed in over eighty 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.

Celia's 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, she has served 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 addition, Celia's clients and peers have ranked her at the highest level of professional excellence (5.0 out of 5.0 in each area of evaluation), earning her an AV Preeminent® rating by Martindale Hubbell since 2014. Thomson Reuters has named her a Texas Super Lawyer since 2020. Celia is a Fellow in the College of the State Bar of Texas, an honorary society of lawyers who are among the best trained attorneys in Texas, having completed at least double the Continuing Legal Education (CLE) required by the State Bar of Texas. She is a member of the American Board of Trial Advocates (ABOTA), an invitation-only organization dedicated to the preservation and promotion of the civil jury trial right provided by the Seventh Amendment to the U.S. Constitution.

Celia regularly provides CLE training to Texas attorneys and 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.

Practice Areas: Business & Commercial Litigation, Eminent Domain/Condemnation, Oil & Gas Litigation, Oil & Gas Title Opinions, Real Estate Law, Real Estate Litigation, Transactions, Acquisitions & Development

<p>Bar Admissions State Bar of Texas, 1990 State Bar of Pennsylvania, 2012</p> <p>Board Certifications Texas Board of Legal Specialization, Oil Gas and Mineral Law, since 1997 Texas Board of Legal Specialization, Residential Real Estate Law, since 2000 Texas Board of Legal Specialization, Civil Trial Law, since 2002 Texas Board of Legal Specialization, Property Owners Association Law, since 2019</p> <p>Court Admissions US District Court, Eastern District of Texas US District Court, Northern District of Texas</p> <p>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</p> <p>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</p> <p>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</p>	<p>Memberships Fellow in 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 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) American Board of Trial Advocates (ABOTA), since 2022</p> <p>Honors and Awards Rated AV Preeminent® on Martindale.com and Lawyers.com, with 5.0 out of 5.0 client and peer ranking, since 2014 Selected by Thomson Reuters as a Texas Super Lawyer, 2020, 2021 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</p>
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Articles, Publications & Presentations

2022 STATE BAR OF TEXAS OIL, GAS & MINERAL TITLE EXAMINATION CLE, “Examining the ‘Life’ of a Correction Instrument After *Broadway Bank* and *Concho*”, June 2022, Paper and Presentation, Celia C. Flowers

2020 STATE BAR OF TEXAS OIL, GAS & MINERAL TITLE EXAMINATION CLE, “Electronic Signatures, Remote Online Notaries and E-Recording”, June 2020, Paper and Presentation, Celia C. Flowers

2019 TEXAS LAND TITLE ASSOCIATION (TLTA) CLE, "Boundary Line Agreements and Easements", December 2019, San Antonio, Texas, Celia C. Flowers

2019 AMERICAN LAND TITLE ASSOCIATION (ALTA) – ALTA ONE & ANNUAL CONVENTION, “Texas Title Agents are Rocking with RON”, October 2019, Austin, TX, James L. Anderson, III, Aaron Day, Celia C. Flowers, Rick Triola

2019 65TH ANNUAL ROCKY MOUNTAIN MINERAL LAW INSTITUTE – “Where is the Original? How does Electronic Signatures, Online Notaries and E-Recording Change our Record Driven Industry...or does it?”, July 2019, Monterey, California, Celia C. Flowers

2019 AMERICAN LAND TITLE ASSOCIATION (ALTA), LARGE AGENTS GROUP – Remote Online Notary (RON) Demonstration, January 2019, Boca Raton, FL, Celia C. Flowers

2018 TEXAS REAL ESTATE COMMISSION MCE, “Mediation v. Litigation”, December 2018, presented to Texas Realtors in various East Texas Locations, Celia C. Flowers

2018 TEXAS LAND TITLE ASSOCIATION (TLTA) eClosing Live Lab – “What is the Legal Basis for RON?”, December 2018, San Antonio, Texas, Roland Love and Celia C. Flowers

2018 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN, “Title Issues for Landmen”, July 2018, Tyler, TX, Celia C. Flowers and Melanie S. Reyes

2017 EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS SPRING SEMINAR – “Mineral or Royalty Interest? Fixed or Floating?”, based on a paper drafted by St Mary’s University Professor Laura Burney, used with permission. April 2017, Tyler, TX, Celia C. Flowers and Melanie S. Reyes

2017 EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS SPRING SEMINAR – “Horizontal Wells Crossing Unit Lines: From Permitting to the Division of Royalties”, April 2017, Tyler, TX, Celia C. Flowers and Melanie S. Reyes

2017 “Horizontal Wells Crossing Unit Lines: From Permitting to the Division of Royalties”, April 2017, paper by Celia C. Flowers and Melanie S. Reyes

2017 EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS SPRING SEMINAR – “Surface Site Issues with Horizontal Wells”, April 2017, Tyler, TX, Celia C. Flowers and Melanie S. Reyes

2017 EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS SPRING SEMINAR – “

2016 “Cost-Free Royalties: Where Valuation Begins and Post-Production Cost Deductions End”, December 2016, paper by Celia Flowers and Melanie Reyes

2016 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN, “Mineral or Royalty Interest? Fixed or Floating?”, October 2016, Tyler, TX, Celia C. Flowers and Melanie S. Reyes

2014 & 2015 ADVANCED OIL, GAS AND ENERGY RESOURCES LAW – “Ethical Considerations-Trilogy of Working Together as Lawyers and Landmen for the Good of the Client”, October 2014 & 2015, Houston, Texas, Celia C. Flowers

60th AAPL ANNUAL MEETING AND EDUCATION SESSIONS – “We Have to Drill This Well Somewhere-A Survey of Surface Issues Across the Nation”, June 2014, Montreal, Canada, Celia C. Flowers and Melanie S. Reyes

2014 TEXAS LAND TITLE INSTITUTE - "Minerals--Practice Tips for Leases and Surface Use Agreements", December 2014, San Antonio, Texas, Celia C. 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 30TH 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

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



William R. (Rob) Knight, Jr.

Partner | Attorney-at-Law

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Rob Knight started his legal career in 2007 by opening a law firm in Houston, Texas, where he practiced in the areas of family, criminal, real estate and probate law. He relocated to Tyler, Texas, to focus his work on Oil and Gas Title Opinions. At Flowers Davis, he practices in the areas of oil and gas title opinions and real estate law. Rob has prepared title opinions in multiple states, from simple title opinions to complex division order, unit-wide opinions and leasehold opinions. He also renders title opinions and consults on title issues in anticipation of both residential and commercial loans, and for municipal condemnation proceedings. Additionally, he oversees a team of attorneys who review real property title for over 1,500 real estate properties a month for title companies prior to issuing title insurance policies. He has worked in several areas of the law that overlap real property law, including probate and family law, and has a thorough understanding of all instruments within a chain of title, and what is required to cure title defects.

Rob typically works for large multi-national oil and gas companies, as well as mid-sized and small local oil and gas companies, as well as individuals who own oil, gas and mineral interests. In addition, Rob assists individuals with estate planning, drafting wills and trusts, POAs, advanced directives and Transfer on Death Deeds. In early 2019, Rob was named Managing Partner over the Oil and Gas Litigation, Appellate and Transactional Sections of the Firm.

Rob enjoys working in real property law and reviewing land title. Whether he is preparing title opinions or aiding the issuance of loans and title policies, he understands the importance of providing his services in a quick and efficient manner, and in delivering a quality product.

Outside of work Rob enjoys playing guitar, painting, mountain biking, yoga, preparing for and competing in obstacle course races.

Practice Areas: Business & Commercial Litigation, Business Entity Formation, Eminent Domain | Condemnation, Estate Planning - Wills & Trusts, Oil & Gas Litigation, Oil & Gas Title Opinions, Real Estate Law, Real Estate Litigation, Transactions, Acquisitions & Development

<p>Bar Admissions State Bar of Texas, 2007</p> <p>Court Admissions U. S. District Court, Southern District of Texas</p> <p>Education South Texas College of Law, merit scholarship, cum laude, 2007 Texas A&M University, Bachelor of Science, Construction Science, 1999</p> <p>Extracurricular South Texas College of Law Moot Court Competition</p>	<p>Memberships State Bar of Texas State Bar of Texas Oil and Gas Law Section Harris County Attorney's Association Delta Theta Phi, a professional law fraternity Tau Sigma Delta, the Honors Society for Architecture and the Arts</p> <p>Honors and Awards The Order of the Lytae, a legal honors society South Texas School of Law Dean's Honor List College of Architecture Distinguished Students Roster, Spring 1997 and 1998</p>
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Publications and Presentations

EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN, "Death, Divorce, Business Entities - Who Needs to Sign?", September 2021, Tyler, TX, presented by Rob Knight.

AUSTIN PROFESSIONAL LANDMAN'S ASSOCIATION, "Drilling vs. Division Order Title Opinions", December 2019, Austin, TX, presented by Rob Knight.

EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS FALL SEMINAR, "Drilling vs. Division Order Title Opinions", October 2018, Tyler, TX, Melanie S. Reyes and Rob Knight.

2018 HOUSTON ASSOCIATION OF PROFESSIONAL LANDMEN FALL SEMINAR, "Ethical Considerations: Trilogy of Working as Lawyers and Landmen for the Good of the Client", September 2018, presented by Rob Knight and Jordan Mullins. Based on a paper authored by Celia Flowers.

2017 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMEN SPRING SEMINAR, "Horizontal Wells Crossing Unit Lines: From Permitting to the Division of Royalties", April 2017, presented by Melanie S. Reyes and Rob Knight. Based on a paper co-authored by Celia Flowers and Melanie Reyes.



Shannon Barber

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Shannon Barber joined Flowers Davis as a civil litigator in the summer of 2023. Her practice areas include business and commercial litigation, eminent domain/condemnation, oil and gas litigation and real estate litigation.

Immediately prior to joining the firm, Shannon was a Felony Prosecutor for the Dallas County District Attorney's Office. In that position, she managed a criminal docket of over 400 cases, including murder, domestic violence and assault. She disposed of hundreds of cases through pleas and completed over 30 jury trials. Her workload included weekly preparation for contested hearings, bond hearings, pre-trial hearings and trial. She had daily correspondence with victims and daily negotiations with defense attorneys, while also meeting with various law enforcement agencies, state, agencies and community organizations. Before being promoted to Felony Prosecutor, she served as the Misdemeanor Court Chief, where she supervised and managed two other attorneys and oversaw the docket and organization of the entire court.

Prior to joining the Dallas District Attorney's Office, Shannon was a Project Attorney for Level 2 Legal in Dallas, where she provided document review services for compliance according to client regulations.

Practice Areas: Business & Commercial Litigation, Eminent Domain | Condemnation, Oil & Gas Litigation, Real Estate Litigation

<p>Bar Admissions State Bar of Texas, May 2017</p> <p>Education Texas A&M School of Law, Juris Doctorate, May 2015 Louisiana State University, Baton Rouge, Bachelor of Arts, Sociology, December 2011</p> <p>Memberships State Bar of Texas Dallas Young Lawyers Association, Member</p>	<p>Honors and Awards Frederick Douglas Moot Court Competition, Regional 3rd Place, 2015 Frederick Douglas Moot Court Competition, Best Brief, 2014</p> <p>Extracurricular Alpha Kappa Alpha Sorority, Member National Order of Barristers, 2015 Mahon Inns of Court, Pupil, 2015</p> <p>Community Involvement ONE Community Church, Dallas, Member</p>
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Paul Brown

Attorney-at-Law

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Paul Brown has been with Flowers Davis since November 2020 and practices in the areas of oil and gas title opinions, real estate law, and estate planning.

Paul has a strong background in the oil and gas industry as well as land title and real estate. He has rendered drilling, division order and acquisition title opinions across East Texas, South Texas, the Permian Basin, Ohio, New Mexico and North Dakota. This gave him a holistic view of the oil and gas industry and the ability to practice across multiple jurisdictions. In addition to rendering title opinions, Paul is well-versed in drafting joint operating agreements, farmout agreements, pooling and unitization agreements, lease addenda, mineral reservations, and assignments. He has represented oil and gas companies in connection with acquisition and divestiture of assets and has also drafted lien documents for a bankruptcy filing for an oil and gas operator.

Paul is also familiar with Texas Railroad Commission regulations and other oil-and-gas-play-specific drilling permit requirements. He has researched producing well information, HBP acreage, and proration units. In addition, he has taught Introduction to Texas Oil and Gas Law to landmen and other industry professionals at Kilgore College on a quarterly basis.

Real estate law often intersects oil and gas law and business law. Paul has drafted promissory notes, mortgages and deeds of trust for residential real estate closings, as well as UCC documents, employment dissolution agreements and demand letters.

In his spare time, Paul is a travel enthusiast and is an avid hiker of America's National Parks.

Practice Areas: Estate Planning - Wills & Trusts, Oil & Gas Title Opinions, Real Estate Law

<p>Bar Admissions State Bar of Texas, 2010</p> <p>Education University of Houston Law Center, Juris Doctor, May 2010 The University of Texas at Austin, Bachelor of Arts in History and American Studies, December 2005</p>	<p>Memberships State Bar of Texas Oil and Gas Law Section</p> <p>Extracurricular Dean's List, University of Houston Law Center Honor Court, The University of Texas at Austin</p> <p>Community Involvement Active member and volunteer at Dayspring Methodist Church</p>
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Michael Carney

Attorney-at-Law

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Michael Carney is an associate at the firm's Tyler office. While he has broad legal experience, his practice primarily focuses on estate planning and real estate law. Michael advises clients in estate planning, probate proceedings, tutorships, and guardianships, counseling them on how to develop and implement comprehensive estate plans. One of Michael's areas of particular interest is estate planning for families with children with special needs. As the father of a child with special needs, Michael brings unique insight to this area of his practice.

Real estate law is a natural focus for Michael, as estate planning attorneys need to be familiar with state-specific estate planning laws, probate laws, federal and state tax laws, property laws, and asset protection laws. Michael works closely with lenders, title companies, individuals and entities to ensure real estate transactions are handled in a professional and timely manner. He also facilitates business entity formation and practices corporate transactional law. Michael is licensed to practice in Louisiana and Texas.

Michael brings strong analytical and research skills to the firm, having worked as an analyst for the Public Company Accounting Oversight Board (PCAOB), a nonprofit corporation established by Congress to oversee the audits of public companies. At PCAOB, he drafted interpretive guidance regarding Board rules, prepared recommendations for Board action, and worked with registered firms to resolve issues of non-compliance. Also in Washington, DC, he served as the law clerk to the Hon. John H. Bayly of the District of Columbia Superior Court where he worked closely with the judge on a fast-paced criminal docket of approximately 400 cases, conducting legal research and drafting orders. During law school he worked as a legal intern for a United States Senator, preparing briefing materials for the nomination of Chief Justice John Roberts; he also served as research assistant for the United States Chamber of Commerce Commission on the Capital Markets.

Outside of work, Michael enjoys spending time with his wife and children and experiencing the great outdoors. Michael and his wife Genevieve have four children.

Practice Areas: Business Entity Formation, Estate Planning - Wills & Trusts, Real Estate Law, Corporate Law, Special Needs Planning, Transactions

<p>Bar Admissions</p> <p>State Bar of Texas, 2010 State Bar of Louisiana, 2014 State Bar of Virginia, 2007 (inactive)</p> <p>Education</p> <p>The Catholic University of America, Columbus School of Law, Juris Doctor, May 2007 University at Albany, State University of New York, Bachelor of Arts, Classical History and Archaeology, May 2001</p>	<p>Memberships</p> <p>State Bar of Texas Harry V. Booth Judge Henry A. Politz American Inn of Court</p> <p>Honors and Awards</p> <p>Presidential Scholar, University at Albany, SUNY</p> <p>Extracurricular</p> <p><i>Journal of Law, Philosophy, and Culture</i> Moot Court Corporate and Securities Law Program</p>
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Catherine C. Goodgion
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Catherine Chesley Goodgion is a Patent Prosecutor, licensed to practice before the [United States Patent and Trademark Office \(USPTO\)](#). To qualify as a Patent Prosecutor, an attorney must meet legal, scientific and technical qualifications and demonstrate a good moral character and reputation. In addition to earning a technical science degree and a law degree, they must apply for registration with the USPTO and pass a separate bar examination. Fewer than 1% of the attorneys in Smith County have met these requirements.

As a Patent Prosecutor, Catherine can represent inventors and entrepreneurs in protecting intellectual property such as inventions, design or processes. She researches patentability, prepares and files patent applications, negotiates with and responds to the USPTO, and files appeals. She can also help business clients develop patent protection development plans and comprehensive design patents, including trademarks and copyrights.

Catherine is a [Fellow in the College of the State Bar of Texas](#), an honorary society of lawyers who are among the best trained attorneys in Texas, having completed at least double the Continuing Legal Education (CLE) required by the State Bar of Texas. She also practices in the areas of Real Estate Transactions, Acquisitions & Development, Document Preparation and Curative. She has represented clients in the acquisition and divestiture of assets including drafting assignments, purchase and sale agreements, right-of-way agreements, easements, boundary line agreements, affidavits of heirship, numerous real estate and commercial loan documents in addition to closing documents. Catherine has drafted and reviewed purchase and sale agreements for residential and commercial transactions. Catherine understands the complicated curative issues involved in real estate transactions.

Prior to passing the bar, Catherine worked as an Independent Petroleum Landman for Flowers Davis running title, preparing runsheets and completing ownership reports. Before attending law school and after earning her Masters in Business Administration, Catherine worked for several years as a Pharmaceutical Sales Specialist exceeding her sales targets for the sale of antidepressant and hormone therapy products, and insulin products, respectively. Catherine's experience and education in the pharmaceutical, medical, and oil and gas fields brings a business person's perspective to her legal work.

Outside of work, Catherine enjoys CrossFit, running, water sports, spending time with family and friends, spoiling her two dogs and traveling with her husband, Sam. She and her husband, Sam attend Green Acres Baptist Church.

Practice Areas: Document Preparation, Estate Planning, Intellectual Property (USPTO Prosecutor), Real Estate Law, Transactions, Acquisitions & Development

Bar Admissions

State Bar of Texas, May, 2012
US Patent & Trademark Office, August, 2016

Education

St Mary's University School of Law, Juris Doctor, 2011
University of Texas at Tyler, Master of Business Administration, 2003
Baylor University Bachelor of Science, Biology, 1999
Rhodes College, Undergraduate Courses, 90 hours
Robert E. Lee High School, 1995

Community Involvement

Garden Club

Memberships

Fellow in the College of the State Bar of Texas
State Bar of Texas
Smith County Bar Association
American Bar Association

Honors and Awards

Linda & Dave Schlueter First Year Moot Court Competition, Octa-Finalist



J. Scott Miller
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Scott Miller serves his clients in the fields of real estate, banking, mortgage lending and general business law. Scott began his legal career as an in-house attorney for a farm and ranch bank in East Texas. This experience built on his extensive retail banking experience over a period of ten years.

Prior to law school, Scott worked in various positions at a major financial institution serving as a loan officer, banking center manager and regional manager responsible for over thirty banking centers in the Dallas/Fort Worth area. He also served as an escrow officer for a national title insurance underwriter. Scott regularly provides representation to banks, credit unions and title companies throughout Texas.

He resides in Longview, Texas with his wife, Stefanie.

Practice Areas: Banking Law, Corporate Law, Real Estate Law. Transactions, Acquisitions & Development

<p>Bar Admissions State Bar of Texas, 2003</p> <p>Education Texas A&M University School of Law, Juris Doctorate, magna cum laude, 2003</p>	<p>Memberships State Bar of Texas, Real Estate Section</p> <p>Community Involvement Longview Arboretum and Nature Center, Board Member</p>
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Melanie Reyes-Rawls

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Melanie Reyes-Rawls joined Flowers Davis in September 2004, and currently focuses in the areas of property law including oil and gas title opinions, expert oil and gas consulting and real estate transactions. She is Board Certified by the Texas Board of Legal Specialization* in Oil, Gas and Mineral Law and is licensed to practice law in both Texas and New Mexico. Melanie primarily represents national and international petroleum companies in rendering drilling and division order title opinions.

In addition, Melanie assists individuals with estate planning, such as drafting wills and trusts, powers of attorney, advanced directives and Transfer on Death Deeds. She has further handled numerous real property-related appeals, litigation matters, and eminent domain proceedings.

After graduating in the top 10% of her law school class, Melanie started her legal career working as a Briefing Attorney to the Honorable Justices James Baker and Michael H. Schneider of the Texas Supreme Court. She then worked for the Dallas firm Thompson & Knight LLP, where she practiced in the Litigation department, focusing in the areas of oil and gas, antitrust, appellate, and intellectual property law.

Outside of work, Melanie enjoys music, cooking, gardening, deep-sea fishing, yoga, and spending time with family and friends.

*The Board Certification process is rigorous and thorough with stringent, ongoing requirements after initial certification. As of July 2019, fewer than 7% of all Texas attorneys are Board Certified in any area of the law.

Practice Areas: Estate Planning - Wills & Trusts, Oil & Gas Title Opinions, Oil & Gas Expert Consulting, Real Estate Transactions

<p>Bar Admissions</p> <p>State Bar of Texas, 2003 State Bar of New Mexico, 2018</p> <p>Board Certifications</p> <p>Texas Board of Legal Specialization, Oil, Gas and Mineral Law, since 2014</p> <p>Court Admissions</p> <p>U. S. District Court, Northern District of Texas</p> <p>Education</p> <p>University of Tulsa College of Law, Doctor of Jurisprudence, 2002 Oklahoma State University/Langston, Bachelor of Arts, Psychology, 1999</p>	<p>Certifications</p> <p>Texas Real Estate Commission MCE Instructor</p> <p>Memberships</p> <p>Energy Section of the Texas State Bar Appellate Section of the Texas State Bar Natural Resources, Energy and Environmental Law (NREEL) Section of the State Bar of New Mexico</p> <p>Honors and Awards</p> <p>American Jurisprudence Award, Legal Writing and Research American Jurisprudence Award Civil Procedure II American Jurisprudence Award, International Business Transactions American Jurisprudence Award, Interviewing, Counseling, and Negotiating</p>
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Publications & Presentations

TEXAS STATE BAR ADVANCED OIL, GAS AND ENERGY RESOURCES CONTINUING LEGAL EDUCATION COURSE, “Adverse Possession Law in the State of Texas”, September 2019, presented by Melanie Reyes-Rawls.

EAST TEXAS SOCIETY OF COPAS (The Council of Petroleum Accountants Societies, Inc.), “Cost-Free Royalty – Where Valuation Begins and Post-Production Cost Deductions End”, August 2019. Based on a paper written by Celia C. Flowers & Melanie S. Reyes, presented by Melanie Reyes-Rawls.

EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS FALL SEMINAR, “Drilling vs. Division Order Title Opinions”, October 2018, Tyler, TX, Melanie S. Reyes and Rob Knight.

EAST TEXAS ASSOCIATION OF PETROLEUM LANDMAN SPRING SEMINAR; “Horizontal Wells Crossing Unit Lines --- From Permitting to Division of Royalties”, April 2017, Tyler, Texas, Celia C. Flowers, Melanie S. Reyes and Rob Knight.

EAST TEXAS ASSOCIATION OF LEASE AND TITLE ANALYSTS FALL SEMINAR; “Cost-Free Royalties – Where Valuation begins and Post-Production Cost Deductions End”, November 2016, Tyler, Texas, Celia C. Flowers and Melanie S. Reyes.

OIL, GAS & ENERGY RESOURCES LAW 101 COURSE; “Conveyance and Reservations of Mineral and Royalty Interests”, September 28, 2016, Houston, Texas, written by William B. Buford, updated and presented by Melanie S. Reyes.

60th AAPL ANNUAL MEETING AND EDUCATION SESSIONS – “We Have to Drill This Well Somewhere-A Survey of Surface Issues Across the Nation”, June 2014, Montreal, Canada, Celia C. Flowers and Melanie S. Reyes

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

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 and Melanie Reyes

2009 TEXAS LAND AND TITLE INSTITUTE, November 2009, "Surface Use by Mineral Owners: The Title Insurance Solution," Celia Flowers and Melanie Reyes

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 and Melanie S. Reyes

2006 OIL, GAS & MINERAL LAW INSTITUTE, "Protecting and Defending Your Mineral Title", Celia C. Flowers and Melanie Reyes



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Laci Stovall has practiced in a variety of areas of the law, with an emphasis at Flowers Davis on business transactions, real estate litigation and oil and gas litigation. A licensed attorney since 2020, Laci's interest in the legal field dates back to 2010 when she worked as a runner for a Tyler law firm. She gained beneficial business law and litigation insights while interning for another local firm in 2016. As a Student Attorney for the University of Mississippi Transactional Law Clinic, she assisted low-income rural Mississippi residents in creating LLCs. Before joining Flowers Davis in 2022, Laci practiced in the areas of in business transactional law, property/real estate law, oil and gas law, and estate planning in the Tyler area. She has three years of experience in the oil and gas industry.

Laci completed her Bachelor of Arts degree in history at Texas A&M University, received her Master of Arts degree in communication studies with emphasis on rhetorical theory at the University of North Texas Toulouse Graduate School, and earned her Juris Doctorate at the University of Mississippi School of Law. As she pursued her education, Laci was active in university and community associations and societies, with a focus on philanthropy and community outreach.

Laci hails from the small East Texas town of Troup, Texas. When she is not hard at work, she spends her time soaking up the many smiles and giggles of her spitfire toddler, Thea Rene', more affectionately referred to as "lil miss" and "the next R.B.G.". Laci is a fulltime single mom with a passion for creating a more equitable and inclusive world and becoming the best role model possible for Thea.

Practice Areas: Oil & Gas Litigation, Real Estate Litigation, Transactions, Acquisitions & Development, Estate Planning

<p>Bar Admissions State Bar of Texas, 2020</p> <p>Education University of Mississippi School of Law, Juris Doctor, Business Law, 2018 University of North Texas Toulouse Graduate School, Master of Communication Studies, Rhetorical Theory, 2015 Texas A&M University, Bachelor of Arts, History, 2013</p> <p>Memberships State Bar of Texas Smith County Bar Association, since 2021 Tyler Young Professionals Network, since 2019 The Federalist Society</p>	<p>Extracurricular Student Bar Association Business Law Network Christian Legal Society Women's Legal Society Environmental Law Society Director of Social Media and Finance of COGS (Communication Organization for Graduate Students) Alpha Chi Omega, Assistant Philanthropy Event Coordinator Phoebe's Home (Domestic Violence Shelter), Volunteer Howdy Ags, Member Breathe Hope, Member</p>
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Virginia D. (Ginger) Young

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Since 2009, Ginger Young has worked as an immigration lawyer at Flowers Davis, PLLC. She primarily focuses her time and efforts on family-based cases, permanent residency cases, and naturalization cases. Ginger is an active member of AILA (American Immigration Lawyers Association). This organization is comprised of highly accomplished immigration attorneys who work hard to stay up-to-date on the latest advancements in the field of immigration law.

She is committed to helping vulnerable clients who need effective legal representation. During her time in law school, Ginger was an intern for the Equal Employment Opportunity Commission. Later, she worked for Fanning, Harper & Martinson in Dallas. Upon graduation, she continued working at the latter firm, mainly representing school districts and governmental entities in civil rights and employment litigation.

Ginger continued her work in the employment and labor defense practice at Thompson & Knight in Houston. She moved to Tyler after marrying her husband, Bob, and she began working at Flowers Davis, PLLC in 2000. During her first nine years at our firm, she concentrated on civil rights and employment litigation, mainly defending governmental and law enforcement agencies. In 2009, she changed her focus to immigration law because she found her passion in helping clients who wanted to create a better life for themselves and their families. Ginger has enjoyed immense success in this practice area and has helped countless clients over the years.

When Ginger is not working, she enjoys spending time with her husband, Bob, and her daughter, Olivia.

Ginger is fluent in Spanish.

Practice Areas: Employment Law, Defense of Governmental Entities, Immigration Law

Bar Admissions

State Bar of Texas, 1996

Court Admissions

United States District Court, Northern District of Texas

United States District Court, Southern District of Texas

United States District Court, Eastern District of Texas

United States District Court, Western District of Texas

United States Court of Appeals for the Fifth Circuit

United States Supreme Court

Education

South Texas College of Law, Juris Doctorate, magna cum laude, 1996

Newcomb College of Tulane University, Bachelor of Arts, Spanish, 1986

Honors & Awards

South Texas School of Law Dean's List (all semesters)

South Texas School of Law Outstanding Female Graduate

George T. Barrow Award, selected by the Dean and faculty to make the most outstanding attorney from the graduating class, 1996

Highest Grade Award in Agency & Partnership, Americans with Disabilities Act, Employment Discrimination, Insurance Law and Texas Pre-trial Procedure

Spurgeon Bell Moot Court Competition, semi-finalist, 1995

Best Brief Award, 1995 Extracurricular

Order of Lytae Honor Society

Who's Who: American Law Students, 1995, 1996

South Texas Law Review – Chief Articles Editor, Spring 1996; Articles Editor, 1995-96

Memberships

American Immigration Lawyers Association

State Bar of Texas

American Bar Association

Federal Bar Association

Smith County Bar Association

Community Involvement

East Texas Chapter of Justice for Our Neighbors (JFON), Executive Board Member & Secretary of the Board, since 2018

SPCA, Board Member since 2012

East Texas Symphony Orchestra, Board Member since 2012

Texas Rose Festival, Coronation Co-Chair, 2014, 2012; Rose Show Chair, 2013; Attendant's Chair, 2013; Wardrobe Chair, 2011, 2010; Wardrobe Properties, 2009, 2008; Wardrobe Accessories, 2001-2007 (Accessories Chair, 2007, 2006)

Women's Symphony League, Board Member since 2002, Handbook Chairman, since 2005

Little Black Dress (fundraiser for the Tyler Museum of Art), Chairman, October, 2013

All Saints Episcopal School of Tyler Parents Association Board, 2006-2012. Past Positions: Teacher Appreciation Chair, 2011; Fundraiser Chair, 2012; "Real House Wives of All Saints" Spring Gala, 2012; Field Day, 2010; Grade Level Representative, 2009; Homeroom Mom, multiple times

Additional Members of the Firm

Flowers Davis attorneys who focus primarily on industries other than real estate services are listed below.



[Robert Davis](#)

Attorney | Senior Partner

Practice Areas: Business & Commercial Litigation, Defense of Governmental Entities, Employment Law, Insurance Defense, Medical Liability



[Lee Correa](#)

Attorney | Partner

Practice Areas: Defense of Governmental Entities, Insurance Defense, Business & Commercial Litigation, Oil & Gas Litigation, Real Estate Litigation



[Preston McGee](#)

Attorney | Partner

Practice Areas: Business & Commercial Litigation, Construction Law, Consumer Law/DTPA, Eminent Domain/Condemnation, Employment Law, Estate Planning, Insurance Defense, Intellectual Property Defense, Medical Liability, Oil & Gas Litigation, Professional Liability



[Chad Rook](#)

Attorney | Partner

Practice Areas: Business & Commercial Litigation, Defense of Governmental Entities, Insurance Defense, Medical Liability, Professional Liability



[J. Mitchell Beard](#)

Attorney

Practice Areas: Business & Commercial Litigation, Eminent Domain/Condemnation, Oil & Gas Litigation



Tom Buchanan
Attorney (Of Counsel)

Practice Areas: Business & Commercial Litigation, Eminent Domain/Condemnation, Medical Liability, Oil & Gas Litigation, Oil & Gas Title Opinions



Jack Fulgham
Attorney

Practice Areas: Defense of Governmental Entities, Insurance Defense, Tax Planning



Steve Mason
Attorney

Practice Areas: Defense of Governmental Entities, Insurance Defense



Robin O'Donoghue
Attorney

Practice Areas: Defense of Governmental Entities, Insurance Defense

Additional Practice Areas

Flowers Davis practice areas not covered in this document are listed below. Click on the links for more information.

[Consumer Law / DTPA](#)

[Defense of Governmental Entities](#)

[Immigration Law](#)

[Insurance Defense](#)

[Intellectual Property](#)

[Medical Liability](#)

[Oil & Gas Litigation](#)

[Oil & Gas Title Opinions](#)

[Professional Liability](#)