



Celia C. Flowers
Senior Partner | Attorney-at-Law

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CIVIL TRIAL LAW
OIL, GAS AND MINERAL LAW
PROPERTY OWNERS ASSOCIATION LAW
RESIDENTIAL REAL ESTATE LAW



Celia C. Flowers – Senior Partner, Industry Advocate, Thought Leader, Quadruple-Board-Certified by the Texas Board of Legal Specialization

Celia C. Flowers is a Senior Partner at Flowers Davis PLLC, where she leads or co-leads the Oil, Gas & Energy, Real Estate, and Civil Litigation Sections.

Celia holds an unparalleled distinction as a quadruple Board-Certified attorney by the Texas Board of Legal Specialization in:

- Oil & Gas Law
- Residential Real Estate Law
- Property Owners Association Law
- Civil Trial Law

Board Certification is the highest mark of excellence in Texas law, and only 0.01% of active Texas attorneys hold certification in four distinct areas—making this a remarkable achievement.

Areas of Practice & Industry Leadership

Celia's multi-faceted legal expertise spans:

- Oil & gas matters – Title opinions, surface damage disputes, receivership proceedings, and pipeline condemnation.
- Business & commercial litigation – Contract disputes, property claims, and real estate litigation.
- Real estate law – Title examination, transactional work, and advocacy for property owners.

Beyond her legal practice, Celia is the owner of East Texas Title Companies, which operates in over 80 Texas counties. Before becoming an attorney, she spent a decade as a petroleum landman, gaining firsthand industry insight that enhances her legal practice.

Recognized Expertise & Industry Advocacy

Celia is widely regarded as a thought leader and advocate for the oil and gas, real estate, and title insurance industries. Her board memberships, leadership roles, and speaking engagements include:

- Texas Title Examination Standards Board (since 2011) – Developing standards for title examination in real estate and oil and gas law.
- American Board of Trial Advocates (ABOTA) – An exclusive, invitation-only group defending the right to civil jury trials.



- Consumer Financial Protection Bureau & Texas Department of Insurance – Speaking on legislative and regulatory matters.
- Continuing Legal Education (CLE) Instructor – Training attorneys, landmen, and real estate professionals on legal updates.

Awards & Professional Distinctions

Celia's commitment to excellence has earned her:

- AV Preeminent® Rating by Martindale Hubbell (since 2014) – The highest level of peer-reviewed professional excellence.
- Texas Super Lawyer by Thomson Reuters (since 2020).
- Fellow of the College of the State Bar of Texas – An honorary society recognizing the most well-trained attorneys in the state.

Commitment to Education & Industry Advancement

Celia is dedicated to educating and mentoring the next generation of legal and industry professionals. She provides:

- CLE training for attorneys
- MCE courses for realtors
- Educational seminars for landmen and lenders

A Leader in Texas Energy and Real Estate Law

With unmatched expertise, leadership, and dedication, Celia C. Flowers is a trusted legal advocate and industry leader. Her unique combination of legal, business, and industry experience makes her an indispensable resource for her clients, colleagues, and the broader Texas legal and business communities.

Practice Areas: Business & Commercial Litigation, Civil Litigation, Eminent Domain/Condemnation, Legal Document Preparation, Oil, Gas & Energy Litigation, Oil, Gas & Energy Title Examination|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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2025 “Who Owns the Lithium? The Wild, Wild West of the Future”, paper by Celia C. Flowers & Melanie S. Reyes-Rawls, published in TEXAS STATE BAR - OIL, GAS & ENERGY SECTION LAW JOURNAL, Spring 2025 issue, and in LANDMAN Magazine, March/April 2025 issue

2023 EAST TEXAS ASSOCIATION OF PETROLEUM LANDMAN SPRING SEMINAR/Paper, “Cost-Free Royalties – The Continuing Evolution”, Fall 2023, Tyler, Texas, Celia Flowers and Melanie Reyes-Rawls

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