

STEPHEN A. COONEY

WORK ADDRESS

Gray Reed and McGraw LLP
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HOME ADDRESS

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DESCRIPTION OF CURRENT PRACTICE

Representation of buyers and sellers in negotiating and documenting the sale, purchase, lease, development, finance and operation of commercial properties. Advise clients and negotiate deals concerning a wide range of other commercial real estate matters, including land use issues, deed restrictions, access to water resources, and the formation and operation of property owners associations. Recent transactions include:

- Assisted global real estate development company with takedown acquisition of 1000 acres in central Texas for residential and commercial development, including identifying significant issues regarding severed water rights and impacts to potential development; negotiate surface use agreements with water rights owners and easements.
- Represented developer of coastal master planned community in negotiation of takedown agreement with national homebuilder for the sale of 168 lots.
- Represented electric supply distribution company with its expansion throughout Texas, including the acquisition of two sites in Manor, Texas for development of two industrial and warehouse buildings, including the negotiation of annexation agreements with the city of Manor in order to supply water and sewer.
- Represented real estate investment and

development company in all 10 of its industrial acquisitions in Texas, Georgia and Tennessee.

- Represented global manufacturer of plastics and rubber materials in its subdivision and refinance of several tracts of land at Cedar Port Industrial Park in Baytown, Texas, the largest industrial park in the USA.
- Represented family office/development company in acquisition of 244 acres in Burnet County, Texas for residential and commercial development, which includes negotiation of a Joint Development Agreement with the city of Bertram for the drilling of two water wells to support the development and the formation of a Public Improvement District (PID).

EDUCATIONAL BACKGROUND

South Texas College of Law - Doctor of Jurisprudence, December 2002

University of Texas - Bachelor of Arts, December 1994

BAR MEMBERSHIPS AND DATES

State Bar of Texas, 2003

EMPLOYMENT HISTORY

Gray Reed & McGraw LLP
(Partner, 2003 – Present)

County Judge Robert Eckels, Harris County, Texas
(Director of Communications, Senior Policy Adviser, 1995-2003)

SPEAKING ENGAGEMENTS

“*Texas Water Law - An Overview*” – Houston Bar Association (March 2023)

“*Ownership and Produced Water*” - State Bar of Texas Changing Face of Water Law Conference (February 2023)

[“Legislative Update on Water - What Passed and What Didn’t”](#) – State Bar of Texas Changing Face of Water Law Conference (February 2022)

“*Groundwater Law*” – State Bar of Texas Advanced Real Estate Law Course (July 2021)

“*Water Rights Conveyance Documents*” – State Bar of Texas Advanced Real Estate Drafting (March 2021)

“*Rural Development - Groundwater Issues and Agricultural Districts*” – State Bar of Texas Advanced Real Estate Strategies (December 2019)

“*Water is for Fighting - Legal Considerations for Water Use & Ownership*” – TIPRO Annual Summer Conference (August 2019)

“*Update on Groundwater Law*” – Estate Forum – Next Generation (May 2019)

“*A Deep Dive into Water Law and its Impact on the Energy Industry*” – Gray Reed event hosting Dallas Association of Petroleum Landmen, Young Professionals in Energy – Dallas, and Women’s Energy Network – Dallas (March 2019)

[“Legislative Update on Water Law Issues”](#) – State Bar of Texas Water Law 101 CLE (February 2018)

LEGAL PUBLICATIONS

“*Ownership and Produced Water*” - State Bar of Texas Changing Face of Water Law Conference (February 2023)

[“Who Owns Produced Water in Texas?”](#) – Gray Reed’s *Energy and the Law* Blog (September 2023)

[“Produced Water – Groundwater or Waste?”](#) – *Gray Reed Legal Alert* (August 2023)

[“Legislative Update: Significant Bills of the 88th Texas Legislature \(Regular Session\) Affecting Real Estate Lending and Other Commercial](#)

[Matters](#)” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2023)

“[Produced Water](#)” - *REPTL Reporter* (May 2023)

“*Legislative Update on Water - What Passed and What Didn't*” – State Bar of Texas Changing Face of Water Law Conference (February 2022)

“*Groundwater Law*” – State Bar of Texas Advanced Real Estate Law Course (July 2021)

“[Legislative Update: Significant Bills of the 87th Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters](#)” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2021)

“*Water Rights Conveyance Documents*” – State Bar of Texas Advanced Real Estate Drafting (March 2021)

“[Produced Water in Texas - Waste or Groundwater? Who Owns It?](#)” – *Gray Reed Insights* (February 2020)

“[Legislative Update: Significant Bills of the 86th Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters](#)” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2019)

“[Groundwater Law Continues to Evolve - Texas Landowners be Ready](#)” – *Gray Reed Insights* (May 2019)

“Legislative Update: Significant Bills of the 85th Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2017)

“Legislative Update: Significant Bills of the 84th

Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2015)

“Legislative Update: Significant Bills of the 83rd Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2013)

“Legislative Update: Significant Bills of the 82nd Texas Legislature, Regular Session Affecting Real Estate Lending and Other Commercial Matters” - *Real Estate, Probate & Trust Law Section of the State Bar of Texas Section Report* (June 2011)

BAR ACTIVITIES

Member, State Bar of Texas Real Estate, Probate and Trust Law Section

Member, State Bar of Texas Real Estate Forms Manual Committee (2021 – 2024, 2024-2027)

Real Estate Legislative Affairs Committee, Member for the 82nd, 83rd, 84th, 85th, 86th, 87th, 88th and 89th Texas Legislative Sessions

Changing Face of Water Law Course, Course Director (2024 and 2025)

Advanced Real Estate Strategies Law Course, Planning Committee (2024)

Advanced Real Estate Law Course, Planning Committee (2021 and 2022)

Texas Bar Foundation, Fellow

Texas Bar College

PROFESSIONAL RATINGS

Board Certified in Commercial Real Estate by the Texas Board of Legal Specialization

TEACHING ACTIVITIES

None

COMMUNITY SERVICE AND PRO BONO ACTIVITIES

Governing Board of the Children's Advocacy Centers of Texas, Inc.

- Vice President (2010 - 2011)
- Chair of Public Policy Committee (2009 - 2010)
- Chair of Public Policy Committee (2008 - 2009)

Rotary Club of Houston

- Board of Directors (2017 - 2020)
- Chair, Rotary House Committee

Maplewood South/North Civic Improvement Association

- Past President
- Former Board of Directors Member

POLITICAL ACTIVITIES

None

OTHER MEMBERSHIPS

None

HONORS

Selected for inclusion in *The Best Lawyers in America* in the field of Real Estate Law (2021-2025)

Named a "Super Lawyer" (2024) and a "Rising Star" (2010) by Texas Super Lawyers (a Thomson Reuters business)

Named a *Houstonia Magazine* Top Lawyer in Houston (2018 - 2023)

ATTACHMENTS

Online biography from Gray Reed website

Written Material - "*Water Rights Conveyance Documents*" – State Bar of Texas Advanced Real Estate Drafting (March 2021)

PERSONAL

Date of birth: August 31, 1970

Hobbies: Reading, particularly anything about Texas history, family time, exercise, movies, exploring thriving Houston food scene

WRITTEN MATERIALS

[“Produced Water”](#) - *REPTL Reporter* (May 2023)

Written Material - "*Water Rights Conveyance Documents*" – State Bar of Texas Advanced Real Estate Drafting (March 2021)