

LAW OFFICES OF
McCARTHY & McCARTHY, L.L.P.
1122 COLORADO STREET, SUITE 2399
AUSTIN, TEXAS 78701
(512) 904-2310
(512) 692-2826 (FAX)

October 25, 2024

John M. Nolan
Chair, Member Selection Committee
c/o American College of Real Estate Lawyers
220 N. Market Street, Suite 100
Frederick, Maryland 21701

Re: Nomination of Stephen Cooney for membership in the American College of Real Estate Lawyers

Dear Mr. Nolan:

I am pleased to second the nomination of Stephen Cooney for membership in the American College of Real Estate Lawyers made by Sara Dysart.

I have known Stephen since 2016 through our mutual involvement in the State Bar's Real Estate Probate and Trust Section, various real estate law programs, and membership on the State Bar's Real Estate Forms Committee. In addition to participating in Continuing Legal Education programs with Mr. Cooney, and collaborating with him on many of those continuing legal education presentations, it has been my honor and pleasure to serve with his on the State Bar's Real Estate Forms Committee the past several years.

I have had the privilege of serving as the Chair of the Real Estate Forms Committee, and a Member, with Stephen. We have worked together directly on several chapters in the Manual. Mr. Cooney's legal prowess and insights have been invaluable. Mr. Cooney's service on, and contributions to, the Committee have always been superior, and aided in making the Manual a premier tool for practitioners in Texas across the experience spectrum of real estate practitioners.

Mr. Cooney's knowledge of the subject matter, and his ability to work closely with his subcommittees, and the Committee of the whole, and provide both critical feedback and introduce new ideas have enhanced success and practical use of the Manual by the Bar's membership. Stephen has served the Bar in other ways. In addition to his contributions to Continuing Legal Education as a presenter, planning committee member, and course director, Stephen previously served as a liaison to the State Bar's Legislative Affairs Committee monitoring real estate related legislation as it worked its way through the Legislature both during Session and in Interims. As part of his volunteer service to the Bar, Mr. Cooney drafted and provided timely update reports to the Practitioners in the Real Estate Probate and Trust Section. Mr. Cooney is highly respected by his peers in the Real Estate Probate and Trust Section for his knowledge, and leadership and mentoring qualities, and has an outstanding reputation throughout our legal community.

October 25, 2024

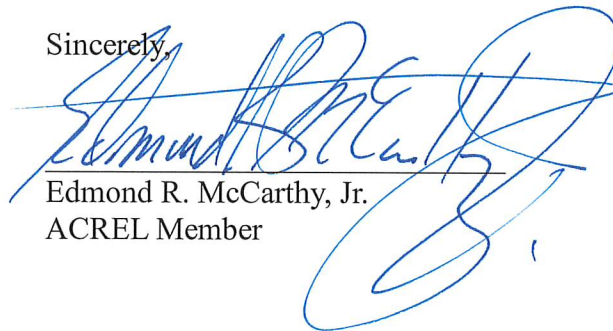
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I have received and reviewed Sara Dysart's Proposal for Membership of Stephen Cooney. In my opinion, and to my knowledge, Stephen satisfies ACREL's Statement of Professionalism and exemplifies the standards of professional integrity and civility prescribed in the Guidelines. Stephen is very deserving of membership in ACREL and will be an asset to ACREL. Based upon the foregoing, I certify that Stephen Cooney satisfies the criteria for selection to the College as set forth in Section 4 of the Guidelines for Regular Member Selection.

By my signature below, I certify that I am not in the same firm, business entity, faculty, or other organization as Stephen, nor am I related to him by birth or marriage. I am not a current Governor or member of the Member Selection Committee of the College. Neither Stephen, nor his employer firm, regularly employs, retains or otherwise engages me or my law firm. My business relationship, if any, with the Nominee, Mr. Stephen Cooney, is as follows: None.

Thank you for your consideration of the information set forth above in support of Mr. Cooney's nomination, and your service to the College.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edmond R. McCarthy, Jr.", is written over a horizontal line. The signature is stylized and cursive.

Edmond R. McCarthy, Jr.
ACREL Member

cc: Sara Dysart, Nominator