

Jason Davis P.E. *Shareholder*

713.752.8679
jdavis@craincaton.com



Overview

Jason L. Davis represents a full range of clients in real estate, corporate, construction, pipeline, and oil and gas transactions. He also represents owners and contractors with their contract or construction issues, including disputes that often involve arbitration.

By focusing on all of the moving parts involved in a real estate transaction or construction project, Jason strives to exceed his client's real estate desires and needs. His engineering experience and knowledge of the City of Houston's various departments is often key in securing timely variance approvals, obtaining wastewater capacity reservation letters, plat approvals, and joint referral accommodations for his clients.

Jason's prior experience as a practicing civil engineer with Walter P. Moore & Associates enables him to provide practical, real world solutions to real estate and construction projects. In his five years with Walter P. Moore & Associates, he worked with site selection and assessment studies, civil site redevelopment, and improvements design, including site storm water detention and drainage design, and floodplain compensatory storage design. He also worked with private and public utility infrastructure design, and strategic project management involving easement abandonment and acquisitions, in addition to securing all realms of municipal and county permits and approvals. In that capacity, Jason was credentialed as a Professional Engineer by the State of Texas.

In 2009 Jason achieved the unique distinction of being the youngest triple board certified attorney for commercial real estate law, farm and ranch real estate law, and residential real estate law.

Education

South Texas College of Law, J.D., cum laude, 2002

University of Houston, B.S. in Civil Engineering, 1994

Practice Areas

Corporate, Business Transactions and Tax

Real Estate

Admissions

Texas, 2002

United States District Court for the Southern District of Texas

Representative Experience

Condemnation

- Works closely with energy companies on their existing and expansion projects involving right-of-way acquisitions, easement negotiations, land purchases, condemnations, design issues, survey permission, preparing agreements with public and private utility companies, land swaps, negotiations with port authorities and municipalities, pipeline crossings and encroachment agreements, and railroad crossings.?

General Commercial Real Estate

- Performs all aspects associated with a real estate acquisition, sale, or lease
- Reviews title commitments, land surveys, title exception documents, and all other documents pertaining to real estate
- Negotiates with title insurance companies and prepares title objection letters
- Drafts of purchase and sale agreements, leases, easements, restrictive covenants, assignments, transfers, bills of sale, boundary line agreements, encroachment agreements, and many other documents related to the purchase, transfer, or development of real estate

Farm and Ranch

- Represents owners, sellers, and buyers involving farm and ranch matters and transactions, including, water rights, permitting, purchase and sale agreements, pipeline easements, encroachments, well sharing, hunting leases, option agreements, and partition

Lending

- Represents borrowers or investors with the negotiation and review of their construction and purchase loan documents. Construction Contracts – Represents architects, engineers, and developers with their construction contracts

Construction Contracts

- Represents architects, engineers, and developers with their construction

contracts

- Prepares indemnity provisions and amendments to the various AIA contracts
- Prepares Master Services Agreements for various industries (energy, surveying, engineering, and equipment)

Corporate

- Represents clients in the formation and organization of their business ventures
- Prepares organizational, merger, and amending documents for various business entities

Luxury Housing

- Represents clients with the acquisition, construction, and sale of high-end luxury homes and resorts in Hawaii, Utah, Colorado, California, and Arizona
- Performs and drafts unique lending strategies for the various transactions. Essential in the review of title matters and negotiating the terms and exceptions of the title policy

Construction Litigation/Arbitration

- Represents owners or contractors concerning detailed construction disputes or breach of contract claims

Oil and Gas

- Represents clients with their acquisition or sale of mineral interests
- Reviews mineral reservation documents and oil and gas leases to assess the title to the mineral estate
- Prepares mineral deeds, surface estate deeds, and surface waiver provisions

Representative Engineering Experience

- Minute Maid Park (The Ball Park) - Played a key role in the property negotiations between the City of Houston, private developers, and adjacent landowners with securing easement and roadway abandonment and

acquisitions

- 1000 Main Office Tower (44 story multi use building) - A new multi-story commercial office building in downtown Houston. Served as the civil project engineer over this project and performed all the civil engineering design and management for this project, including the negotiation of the Vault Right Agreements for the proposed building, mat and columns to encroach the right-of-way
- Pedestrian Underground Tunnels across Main, Fannin, and McKinney - Design of 4 new underground pedestrian tunnels to improve the access and mobility of the existing tunnel system in Downtown Houston
- Negotiated the Vault Right Agreements between the City of Houston, land developers, and adjacent property owners, together with securing approvals from the private utility agencies and METRO
- Texas Ice Stadium - Houston, Texas – A 12.84 acre master plan project to support a 1,000 seat ice skating rink arena and to accommodate for the future development of the surrounding acreage. Served as the project engineer and performed all the civil design for this project. Secured plat recordation and all municipal building permits. Design of over a mile of public water line and sanitary force main within the public right-of-way. Obtained Harris County Flood Control District approval for storm water detention drainage system and secured approvals from the Texas Department of Transportation. Successfully negotiated easement acquisitions from adjacent property owners and the City of Houston
- Assisted Living Facilities, Texas – Civil site design and site assessment studies of over 15 separate facilities on approximately 3.0-12.0 acre tracts in various municipalities throughout Texas. Projects included site adaptation along with complete civil site design. The projects were located in the following cities: El Paso, Odessa, Lubbock, Beaumont, Midland, Houston, Webster, Spring, Pearland, and Friendswood

Certifications

- Board Certified, Real Estate - Commercial, Texas Board of Legal Specialization
- Board Certified, Real Estate - Residential, Texas Board of Legal Specialization
- Board Certified, Real Estate - Farm and Ranch, Texas Board of Legal Specialization

Recognitions/ Awards

Recognitions

- Texas Rising Star, Super Lawyer - Real Estate (2006 - 2012) by Thomson Reuters
- Top Professionals on the Fast Tract, *H Texas Magazine* (2006 – 2012)
- The Best Lawyers in America (Woodward White, Inc.) for 2015-2019 in the field of Real Estate Law

Awards

- Lindsey Haid Memorial Award, South Texas College of Law, 2002 in recognition of individual leadership, an appreciation for life and promising legal ability, May 19, 2002
- Robert R. Duvall Award for Best article on Family Law State, South Texas College of Law, 2002
- Regional winner of the 1994 National Concrete Canoe Competition Phi Delta Phi International Legal Fraternity, Assistant Province President of Texas, 2005 – Present

Publications Speeches

- Speaker/Author: *Real Estate Title Issues for Land Surveyors*. (2005, October). Presented to Licensed land surveyors for their Professional Development Hours, Houston, Texas.
- Speaker/Author: *Ethical Issues in Construction Law for Professional Engineers*. (2007, June 15). Speech presented at Professional engineers for their Professional Development Hours in Houston, Texas.
- Assistant Articles Editor, *South Texas Law Review*