

SANFORD L. DOW

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EMPLOYMENT

DOW GOLUB REMELS & GILBREATH, PLLC, Houston, Texas www.dowgolub.com August 2001- Present
Founding Member

Commercial Trial, Real Estate, Business, Entertainment and Art. Trial practice involves litigating matters relating to business torts, real estate, construction, employment, corporate and partnership, and contract disputes. Real estate and business transactional practice includes representing small businesses, partnerships and corporations, developers, lenders, contractors and subcontractors, real estate brokers and agents, title insurance companies, and institutional and entrepreneurial investors. Entertainment and Art law practice includes representation of motion picture and television production companies, high net worth art collectors, gallerists, and visual and recording artists.

DOW, COGBURN & FRIEDMAN, P.C., Houston, Texas 1995-2001(until its merger with Winstead P.C.)

EDUCATION

SOUTHERN METHODIST UNIVERSITY, Dallas, Texas

Juris Doctor Degree, 1993

Activities: Leading Articles Editor - *SMU Law Review*

COLUMBIA UNIVERSITY, New York, New York

Master of Arts in Political Science, 1989

THE GEORGE WASHINGTON UNIVERSITY, Washington, D.C.

Bachelor of Arts in Political Science (with *Special Honors*), 1988

BOARD CERTIFICATIONS

Board Certified: Civil Trial Law - *Texas Board of Legal Specialization* (2014)

Board Certified: Commercial Real Estate Law - *Texas Board of Legal Specialization* (2009)

Board Certified: Residential Real Estate Law - *Texas Board of Legal Specialization* (2017)

[One of only 6 Texas lawyers triple Board Certified in same three practice areas (over 113,000 licensed Texas attorneys)]

RECOGNITION

Named by *The Best Lawyers in America* (2024) as “*Lawyer of the Year*” for Real Estate Litigation in Houston, Texas.

Named by *Texas Super Lawyers* as one of the “Top 100” Houston lawyers across all practice areas for 2024 and 2025.

Included in *The Best Lawyers in America* (2013-2026) in three practice areas: Commercial Litigation, Litigation - Real Estate, and Real Estate Law.

Named by *Texas Monthly* as a “*Texas Super Lawyer*” in the practice area of Real Estate for the years 2003-2025 (every year since inception). This honor is the result of more than 20,000 votes cast by counsel across the state and a Blue Ribbon Panel selection process.

Named by *H Texas Magazine* as one of the “*Top Lawyers in Houston*” (Business Litigation) for the years 2004-2010, 2013-2018, 2020.

Named by *Houstonia Magazine* as one of the “*Top Lawyers*” in the City of Houston for the years 2014-2018.

“AV Preeminent” Rated by *Martindale-Hubbell Law Directory* (lawyer’s peers rank him at highest level of professional excellence).

As co-counsel, obtained Top Jury Verdict in Texas in Real Estate Law for the year 2012, as identified by *Texas Lawyer’s VerdictSearch Top Texas Verdicts of 2012*.

Identified in November 2004 *H Texas Magazine* as one of its “*Lawyers on the Fast Track*” (Best Houston Lawyers Under 40).

REPORTED DECISIONS

Alolabi vs. Chretien, 2022 WL 2976377 (Tex. App. – Houston [1st Dist.] 2022, no pet.).
Bran vs. Rod De Llano Family Partnership, L.P., 2022 WL 3452906 (Tex. App. – Houston [14th Dist.] 2022, no pet.).
Estate Land Company et al. vs. Anthony Wiese, 546 S.W.3d 322 (Tex. App. – Houston [14th Dist.] 2017, pet. denied).
Michael R. Silberstein et al. vs. Trustmark National Bank, 533 S.W.3d 403 (Tex. App. – Houston [14th Dist.] 2016, pet. denied).
Fazio v. Cypress/GR Houston I, L.P., 403 S.W.3d 390 (Tex. App. – Houston [1st Dist.] 2013, pet. denied).
Sanchez vs. Southampton Civic Club, Inc., 367 S.W.3d 429 (Tex. App. – Houston [14th Dist.] 2012, no pet.).
Gonzalez vs. Razi, 338 S.W.3d 167 (Tex. App. – Houston [14th Dist.] 2011, pet. denied).
Gale vs. Carnrite, 559 F.3d 359 (5th Cir. 2009).
Citigroup Global Markets, Inc. vs. Brown, 261 S.W.3d 394 (Tex. App. – Houston [14th Dist.] 2008, no pet.).
Anglo-Dutch Petroleum International, Inc. et al vs. Haskell, 193 S.W.3d 87 (Tex. App. – Houston [1st Dist.], 2006, pet. denied).
Marc Ivan Berens and The Berens Corporation vs. Resort Suites-Scottsdale, Inc., 2001 WL 520985 (Tex. App. – Houston [14th Dist.] 2001, no pet.).
Triad Home Renovators, Inc. vs. Dickey, 15 S.W.3d 142 (Tex. App. – Houston [14th Dist.] 2000, no pet.).
Richmond Printing vs. The Port of Houston Authority, 996 S.W.2d 220 (Tex. App. – Houston [14th Dist.] 1999, no pet.).

EXPERT WITNESS TESTIMONY (NON-LEGAL FEES)

Lake Conroe Venture LLC vs. Jeremy Chaffin, No. 22-05-06870; In the 457th Judicial District Court of Montgomery County, Texas (preparation of written expert report; 2025).
Gibson, Dunn & Crutcher LLP vs. Bridgeland Resources, LLC; JAMS Ref. No. 5310000687; JAMS, Dallas County, Texas (preparation of expert written report, deposition testimony; 2025).
Martha Long and Sean Wade vs. George Lee, Carnegie Homes & Construction, LLC et al; No. 2022-33097; In the 157th Judicial District Court of Harris County, Texas (preparation of written expert report; 2024).
Kathleen King, Guardian of the Person and Estate of Roy Allen King, an Incapacitated Person vs. Westwood Holdings Group, Inc.; No. 2022-13318; In the 151st Judicial District Court of Harris County, Texas (deposition testimony; 2023).
Emerald Electrical Consultants, LLC vs. Adams & Reese, LLP, Adam Massey, and Cassandra Walsh; No. 2022-25539; In the 113th Judicial District Court of Harris County, Texas (affidavit testimony; 2022).
The B Estate LLC vs. Malloy Interests, Ltd. and Mint Properties, LLC; No. 2017-32648; In the 133rd Judicial District Court of Harris County, Texas (courtroom trial testimony; 2022).
2017 Yale Development, LLC vs. Steadfast Funding LLC et al; No. 2016-64847; In the 190th Judicial District Court of Harris County, Texas (deposition testimony; 2019).

LICENSING AND ADMISSIONS

Texas (1993) (SBN: 00787392); District of Columbia (1994); U.S. District Court - Northern, Southern, Eastern and Western Districts of Texas (1995); United States Supreme Court (1999); Fifth Circuit Court of Appeals (2001); Texas Real Estate Salesman's License (2008).

MEMBERSHIPS AND AFFILIATIONS

District of Columbia Bar
Houston Association of Realtors
Houston Bar Association - Fee Dispute Committee Arbitrator (2013-2018)
Houston Real Estate Lawyers Council
State Bar of Texas
Texas Accountants and Lawyers for the Arts
Texas Association of Civil Trial and Appellate Specialists (TACTAS)
Douglas Elliman Real Estate (Agent) <https://www.elliman.com/agent/sanford-dow/1030543>

MEDIA

- Texas Lawyer
- Hollywood Reporter
- Variety
- Dallas Business Journal
- KHOU- CBS Channel 11 Houston
- KTRK - ABC Channel 13 Houston
- FOX 26 TV Houston
- KTRH 740 AM radio
- KPRC 950 AM radio
- News 88.7 (Houston Public Radio)
- KPFT 90.1 (Houston Pacifica Radio)
- Houston Chronicle

- Houston Modern Luxury
- culturemap.com
- PaperCity Magazine
- Eater Houston
- Glasstire.com
- TheRealDeal.com
- Bisnow.com

OTHER

Harris County Democratic Lawyers' Association (Board of Directors: 2015-2024; Assistant Secretary 2018-2023).

Delegate - Texas Democratic Convention (2016).

Meyerland Community Improvement Association: Deed Restrictions Renewal Committee (2015-2016).

Rice University: Instructor - Paralegal Graduate Certificate Program (2015-2018).

The Rothko Chapel ([Former] Board of Directors: 2015-2025; [Former] Chairman of Development Committee: 2018-2025; Co-chair of 50th Anniversary Gala 2021).

Blaffer Art Museum (Advisory Board 2021-2025; Vice Chairman 2024-2025).

Appointed by Harris County District Court Judges to serve as Special Commissioner in Condemnation Lawsuits (2016-2023).

Appointed by Harris County District Court Judge to serve as Special Master in multi-million dollar (9 figure) construction dispute.

Certificate in Domestic and International Commercial Arbitration - University of Houston Law Center (A.A. White Dispute Resolution Center) (2015).

Completed 40 hour Basic Mediation training at University of Houston Law Center (A.A. White Dispute Resolution Center) to meet statutory requirements for appointment by any Texas court (2024). See, www.dowmediation.com

PUBLICATIONS

Author: "*Partition of Real Property Under Texas Law: a Primer*" (Presented at 26th Annual Estate Planning, Guardianship and Elder Law Conference, The University of Texas School of Law) (2024).

Co-Author: "*Peer Review Privileges in Federal Court - A Call For Evidentiary Uniformity (or is the Designated Hitter Good for Baseball)*", 2 Health Law Litigation 17 (2002).

Author: "*Airport Security, Terrorism and the Fourth Amendment: A Look Back and a Step Forward*," 58 Journal of Air Law and Commerce 4 (1993).