



Scott Seidl

COUNSEL

sseidl@rappandkrock.com

Practice Areas:

- Oil, Gas and Energy Transactions and Litigation
- Real Estate Transactions and Litigation
- Mergers and Acquisitions
- Contract Negotiation and Disputes

Education:

- J.D., The University of Oklahoma College of Law, 2008
- B.A., Sociology/Criminology, The University of Oklahoma, 2005

Admitted to Practice

- Texas, 2008
- Oklahoma, 2011
- North Dakota, 2011

Prior Work Experience

- Zabel Freeman, Attorney, 2012-2020
- Burleson, LLP, Attorney, 2010-2012
- BP America Production Company, Land Negotiator, 2008-2010

Scott's practice focuses on real estate, oil & gas, and energy. He has experience in both transactional as well as litigation matters in these areas. Scott has represented clients in both state and federal courts for over a decade.

Representative Experience

Real Estate Transactions

- Prepared transactional documents for both commercial and residential real estate matters.
- Researched, prepared and obtained title curative for highly complex surface and mineral title.
- Drafted purchase agreements, lease agreements, amendments, easements, and other agreements involving real property.
- Represented commercial owners, landlords, tenants, developers, buyers, sellers, contractors and materialmen, and lenders in all manner of business, finance, and ownership transactions, including: removal of expired liens, preparation of liens, preparation of deeds, leases, notes, deeds of trust, liens, UCC filings, surface use waivers, easements, stipulations, and personal guarantees.
- Advised homeowner's associations on statutory requirements for the adoption of new restrictive covenants and bylaws.

Real Estate Litigation

- Represented commercial real estate brokers in actions to recover unpaid broker's commissions.
- Represented landlords in disputes with tenants.

Oil, Gas, and Energy

- Defended a family-owned oil and gas company against a multi-million dollar indemnity demand stemming from a prior operator's environmental contamination.
- Represented the purchaser of an off-shore production platform in a dispute with the seller.
- Represented independent oil and gas companies in title and royalty disputes.
- Negotiated and drafted purchase and sales agreements, asset purchase agreements, joint operating agreements, and assignments in connection with oil and gas acquisitions and divestitures.
- Advised clients on environmental issues and land use restrictions and prepared agreements to mitigate or minimize risks associated therewith encountered in the course of acquisition or divestment.
- Negotiated surface use agreements, easements and other contracts as well as provided review and analysis of existing agreements.
- Litigated oil and gas disputes, condemnation, environmental contamination, and general commercial litigation matters.
- Drafted surface and mineral title opinions covering lands in Texas, Oklahoma, and North Dakota.

Contracts

- Drafted company and partnership agreements, amendments, by-laws, and board resolutions.

Professional Honors and Affiliations

- Member, State Bar of Texas, Oklahoma Bar Association, and State Bar of North Dakota
- Member, Houston Bar Association
- Member, Association of International Petroleum Negotiators