



CHARLES R. PORTER, JR., PH.D.

REAL ESTATE AND WATER RIGHTS EXPERT

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44 YEARS EXPERTISE IN:

- Real Estate Brokerage Practices and Ethical Behavior
- Seller's Disclosure Notices
- Water Rights in Texas, Groundwater Conservation Districts, TCEQ, TWDB
- Real Estate Contracts, Agency, Property Management, and Finance

PROFESSIONAL EXPERIENCE:

Owner/Builder/Developer throughout Texas, of the following:

- 15 Multi Family Projects (700+ units)
- 3 Office Buildings (219,000 sf)
- 2 Shopping Centers (103,000 sf)
- 1 Fleming Companies Grocery Store (42,000 sf)

ACTIVE COMMERCIAL AND RESIDENTIAL BROKER OR PRINCIPAL IN:

Hundreds of real estate closings, leases and construction/permanent loan closings.

2003-2021 CERTIFIED INSTRUCTOR:

Texas Real Estate Commission

EDUCATION / TRAINING:

- 2016 Ph.D. Universitat Jaume I – Economics and Business - *Cum Laude*
- 2007 Master of Liberal Arts, St. Edwards University, #1 in Graduating Class
- 1974 B.B.A., University of Texas, Finance

BOOKS / ARTICLES:

- Water Rights in the United States: A Guide Through the Maze, Rowman & Littlefield, Bernal Impress, 2023
- "What's a Cap Rate: And How Is It Used to Estimate Sale Prices for Commercial Properties," *Texas Realtor Magazine*, 2023.
- 2020 "Diving into Water Rights: A Primer for Land Agents" *Terra Firma Magazine*, Summer, for Realtors Land Institute.
- "Build Your Competency in Real Estate: Meeting the New TREC Rule Changes" *Texas Realtor Magazine*, 2019
- Public Water Policies: The Ultimate Weapons of Social Control, Rowman & Littlefield, Bernal Impress, 2018
- "Navigating Seller's Disclosure After Harvey," Dr. Charles Porter with Gary L. Pate, *Texas Realtor Magazine*, November, 2017
- "Of Urgent Concern: - What Prompted House Bill 162, the Groundwater Conservation Act of 1949," *Panhandle Plains Historical Review*, Volume LXXXVIII, 2017, West Texas A & M University
- "Methods and Challenges in Credible Valuation of Water Rights in Texas," University of Texas School of Law, Texas Water Law Institute 2016
- "What You Need to Know About Mineral Rights," *Texas Realtor Magazine*, 2015
- "What You Think You Know About the History of Texas Water. . . But Don't," State Bar of Texas 16th Annual Changing Face of Texas Water Rights Conference Papers, peer-reviewed and published paper, 2015
- Sharing the Common Pool: Water Rights in the Everyday Lives of Texans, Texas A & M Press, 2014
- "Groundwater Conservation Districts in Texas: Still "Undisclosed" After 65 Years – Except at the Austin Board of Realtors!" *Austin Realtor Magazine*, November/December, 2014.
- "5 free resources for your farm and ranch clients" published in *Texas Realtor Magazine*, August, 2014
- "Groundwater Conservation District Finance in Texas: Results of a Preliminary Study" *Texas Water Journal*, Volume 4, No. 1, a peer-reviewed journal of Texas A&M University.
- "Water Rights and Everyday Real Estate Transactions" a peer-reviewed paper presented at the Water Law Superconference in Austin, September 2012
- "The History of *W. A. East v. Houston and Texas Central Railway Company, 1904: Establishment of the Rule of Capture in Texas Water Law or 'He Who Has the Biggest Pump Gets the Water'*" in the 50th Anniversary Issue of the *East Texas Historical Journal*, Fall, 2012. This article won the **Chamberlain Award** for the best journal article of 2012.

- Spanish Water/Anglo Water, Texas A & M University Press, 2009; Winner of the San Antonio Conservation Society Book Award, 2010; Winner of the Texas Old Forts and Restoration Association's Book Award, 2010
- "Irrigation in the West" Chapter in the Hydraulic West, Routledge, a division of Taylor-Francis, 2010
- "The Importance of the Seller's Disclosure Notice" *Austin Realtor Magazine*, September/October, 2007
- "Ethical Conduct by Real Estate Agents is Serious in Texas," *Austin Realtor Magazine*, March/April, 2003

AWARDS:

- 2016 Outstanding Capstone Instructor, St. Edward's University
- 2013 Hudspeth Award for Innovative Teaching, St. Edward's University
- 2010 Outstanding Adjunct Professor, St. Edward's University, two schools – Behavioral & Social Sciences and University Programs
- 2009 Realtor of the Year, Austin, Texas
- 2008 Ethics Education Program of the Year for the State of Texas for "Basic Water Rights," author.
- 2008 Academic Achievement Award Winner – St. Edward's University
- 2008 Outstanding Master of Liberal Arts Student – St. Edward's University
- 2008 Presidential Award Winner – St. Edward's University
- 2007 Peacemaker Award – Dispute Resolution Center, Travis County
- 2005 Education Program of the Year for the State of Texas for "Mediate, Arbitrate, Litigate," author.

PROFESSIONAL QUALIFICATIONS:

- 2022 Chair of the Texas Real Estate Commission (TREC) Education Standards Advisory Committee
- 2019 – 2014 Elected to Board of Texas Realtors
- 2017 – 2024 Elected to Board of the National Association of Realtors
- Co-author of the 2022-2023 the Texas Real Estate Commission Mandatory Continuing Education Legal I and Legal II Manuals
- Co-author of the 2023-2024 the Texas Real Estate Commission Mandatory Broker's Responsibility manual
- 2022-2023 Appointed and Serve as Alternate to the TREC Broker/Lawyer Committee
- 2008 – 2018 Visiting Professor St. Edward's University; Behavioral and Social Sciences and College of Education
- 2014 – 2017 Adjunct Professor St. Edward's University, Bill Munday School of Business, Real Estate Finance
- 2015 Certified as Broker Price Opinion Resource (BPOR) by the National Association of Realtors
- Chairman of the Board, Austin Board of Realtors 2007
- Professional Standards Committee, Austin Board of Realtors and Texas Association of Realtors

PROFESSIONAL AFFILIATIONS:

- Austin Board of REALTORS®
- San Antonio Board of REALTORS®
- Texas Alliance of Land Brokers
- Texas Association of REALTORS®
- National Association of REALTORS®
- Texas Alliance of Groundwater Districts
- Texas Water Conservation Association
- Texas Alliance of Groundwater Districts

CASES:

Named as an expert in over 700 cases nationwide; since 1987