



Elizabeth Chumney Breazeale

Counsel

elizabeth.breazeale@haynesboone.com

[San Antonio](#)

[+1 210.978.7426](tel:+12109787426)

PRACTICES Real Estate, Commercial Real Estate Leasing

Elizabeth Breazeale has been a real estate, construction, and finance lawyer serving clients in San Antonio, Austin and Central Texas since 1990.

Selected Client Representations

General Real Estate Matters: general real estate matters, including the sale, purchase and operation of income producing properties (office and multi-family), commercial leasing (including leasing/development for major bank expansion in Texas), easements, homeowner association declarations, leases and commercial transactions with governmental entities (including the conservation and preservation of historic structures).

Real Estate Development: acquisition and development of real property (developer and owner-occupied), including development of hill country resorts, local residential developments and a major commercial/residential development in Tarrant County, Texas; drafting of documentation for homeowner associations, including entity documents and declarations; acquisition and development of commercial properties; familiar with local Unified Development Code and the local platting/zoning procedures; condominium development and conversion; representation of homeowners associations (generally and architectural control committees).

Water/Groundwater Rights: acquisition, development and leasing of groundwater and surface water rights throughout the state of Texas, including but not limited to the negotiation and drafting of documents relating to the purchase/sale of various groundwater and surface water rights, development of municipal leasing/acquisition programs, "water farm" agreements, and other development agreements for water generation and supply facilities; very versed with local Edward Aquifer Authority rules and procedures, as well as local municipal water authorities.

Construction/Contracting: drafting and negotiation of various construction contracts (using AIA and non-AIA format), including the contracts relating to the Majestic Theater stage expansion project and the Empire Theater renovations, renovations to San Antonio Zoo, industrial parks and other major projects; representation of homebuilders and commercial developers in connection with residential sales/construction contracts and issues.

Finance: representation of major lending institutions and major borrowers in connection with real estate (development, multi-family and office properties) and commercial lending matters, including due diligence

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review and the documentation and negotiation of acquisition, development and construction loans.

General Business: formation of business entities, including limited partnerships, limited liability companies, general partnerships, registered limited liability partnerships and corporations; drafting contracts; assisting in the day-to-day operating needs of various business entities.

QUALIFICATIONS

EDUCATION

- B.A., The University of Texas at Austin, 1986
- J.D., The University of Texas School of Law, 1990, *with honors*

ADMISSIONS

- Texas
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PUBLICATIONS AND SPEAKING ENGAGEMENTS

- "The New Dominance of Groundwater (When Oil and Water Mix)," co-author, Haynes Boone [client alert](#), August 2, 2016.
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PROFESSIONAL AFFILIATIONS AND ENGAGEMENTS

- State Bar of Texas
 - San Antonio Bar Association
 - Real Estate Council of San Antonio
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AWARDS AND RECOGNITIONS

- Recognized in Best San Antonio Female Lawyers, *San Antonio Scene*, Scene Monthly, LLC, 2021-2022