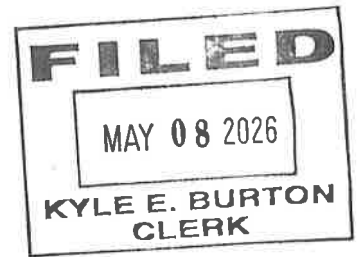


**BEFORE THE SUPREME COURT COMMITTEE ON PROFESSIONAL CONDUCT  
PANEL B**

**IN RE:        WILLIAM ZAC WHITE  
              ARKANSAS BAR ID #2007255  
              CPC Docket No. 2025-018**



**FINDINGS AND ORDER**

The formal charges of misconduct upon which this Findings and Order is based arose from information provided to the Committee by Phillip Mitchell (“Mitchell”). The information is related to William Zac White’s (“White”) representation of Mitchell and his cousin Henry Stokes (“Stokes”) in a real estate matter.

1. Mitchell and Stokes, cousins, entered into an agreement for Stokes to purchase Mitchell’s house in Arkansas.
2. For the title company to guarantee title to the bank, Mitchell and Stokes needed to obtain legal easements across several properties. Therefore, Stokes hired White to represent them in obtaining the easements from surrounding neighbors.
3. White quoted Stokes an initial fee of \$2500.00, which was paid with a credit card.
4. With the help of a former assistant at White’s office, Mitchell and Stokes requested to obtain three (3) easements from three (3) of their neighbors. One landowner refused to sign believing Mitchell and Stokes to be stealing acreage from him. While the three neighbors allegedly did sign easement agreements, White did not have them recorded, nor provide them to Mitchell or Stokes.
5. White and Stokes discussed the matter, and the decision was to proceed with litigation. White quoted Stokes an additional fee of \$5,000.00. Stokes signed the Confidentiality

Attorney/Client Engagement Agreement – Hourly/Minimum Fee agreement and paid the additional \$5,000.00 fee.

6. White was to file court action after receipt of the \$5,000.00 fee.

7. Stokes called, texted, and emailed White regarding the legal case, but he either got no response, or he was given excuses as to why nothing had been done. Eventually, he was able to set up a meeting between himself, Mitchell and White.

8. At the meeting in early 2024, Stokes and Mitchell expressed their concerns to White regarding how long it was taking to file suit as they believed the matter had gone on too long without any action being taken. Filing continued to be delayed.

9. Between February 28, 2024, and December 17, 2024, Stokes sent several texts to White, with White at times responding, but most often with excuses as to why the suit had not been filed.

10. In response to Stokes's text message asking if the suit had been filed, White responded that the case would proceed in county court. White had advised previously that he was unsure of where to file, circuit or county court, and at one point advised the "safest bet is to file both actions... Nothing was filed in either county court or circuit court. Stokes again attempted unsuccessfully to get in touch with White via text messages.

11. In November 2024, White advised a court hearing was set for December 12, 2024, and inquired as to Stokes and Mitchell's availability. Mitchell, who lives in New York, made travel arrangements to appear at the hearing.

12. Prior to the hearing, Mitchell and Stokes both texted White to confirm the December 12 court date, and neither received a response.

13. When Mitchell and Stokes had not heard from White, Stokes texted White he would be forced to turn White into the Office of Professional Conduct (OPC) for lack of communication. Stokes advised White that he had been trying to get in contact with him and that he had left White some aggressive voicemails because nothing had been filed in his case.

14. White responded by giving Stokes the option of receiving a refund of the legal fees paid to hire new counsel, or White complete the matter and refund half the legal fees paid upon completion. Stokes inquired whether White would be refunding the entire \$7,500.00 paid, with no response from White. The final text to White was December 17, 2024.

15. Neither Mitchell nor Stokes have had any communication with White since December 2024. White did not file any suit on behalf of Mitchell and Stokes, nor did he issue any refund of fees paid to him. (Exhibits "1" and "2").

Upon consideration of the formal complaint and attached exhibit materials and the Arkansas Rules of Professional Conduct, Panel B of the Arkansas Supreme Court Committee on Professional Conduct finds:

1. That White's conduct violated Rule 1.1 when he failed to file suit as his clients requested and as he advised he would regarding the easement dispute. White was unsure of where to file suit, circuit court or county court. Arkansas Rule 1.1 states a lawyer shall provide competent representation to a client. Competent representation requires the legal knowledge, skill, thoroughness, and preparation reasonably necessary for the representation.

2. That White's conduct violated Rule 1.3 when he failed to take any action in his clients' case and failed to file an action as requested. White was hired in 2022 and paid additional fees in October 2023, and he failed to take any action since that time. Arkansas Rule 1.3 states a lawyer shall act with reasonable diligence and promptness in representing a client.

3. That White's conduct violated Rule 1.4(a)(3) when failed to advise his clients as to the status of their case. White had sporadic contact with his clients between January 2022 and December 2024, with no contact at all since December 13, 2024. Arkansas Rule 1.4(a)(3) states a lawyer shall keep the client reasonably informed about the status of the matter.

4. That White's conduct violated Rule 1.4(a)(4) when he failed to respond to his clients' requests for information regarding their case. Between January 2022 and December 2024, White sporadically responded to requests for information, sometimes not responding at all. There has been no response to Stokes' email of December 13, 2024, and no communication at all from White since December 13, 2024. Arkansas Rule 1.4(a)(4) states a lawyer shall promptly comply with reasonable requests for information.

5. That White's conduct violated Rule 1.16(d) when he constructively terminated his representation of his clients by not providing the legal services for which he was hired and paid and when he ceased all communications with his clients. White was paid \$7,500.00 for title work, to obtain easement agreements and have them recorded and provide them to his clients, and to file an action to obtain an easement against the neighbor who did not sign an easement agreement. White failed to record the easement agreements that were obtained and did not file suit as paid by his clients against the neighbor who did not sign an easement agreement. Of the \$7,500.00, \$2500 was paid for title work and easement agreements and \$5000.00 was paid to file a civil action against the neighbor. White failed to return any of the \$7,500.00 fee paid to him or the signed easements. Arkansas Rule 1.16(d) states upon termination of representation, a lawyer shall take steps to the extent reasonably practicable to protect a client's interests, such as giving reasonable notice to the client, allowing time for employment of other counsel, surrendering papers and property to which the client is entitled and refunding any advance payment of fee or

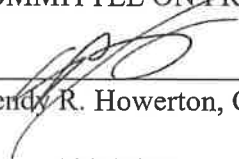
expense that has not been earned or incurred. The lawyer may retain papers relating to the client to the extent permitted by other law.

6. That White's conduct violated Rule 3.2 when he failed to file legal action as he was paid to do by his clients. White was hired in 2022 and paid an additional \$5,000.00 in October 2023 to sue a neighbor in an easement dispute. No suit had been filed. Arkansas Rule 3.2 states a lawyer shall make reasonable efforts to expedite litigation consistent with the interests of the client.

**WHEREFORE**, it is the decision and order of the Arkansas Supreme Court Committee on Professional Conduct, acting through its authorized Panel B, that William Zac White, Arkansas Bar Number 2007255, be, and hereby is **Cautioned** for his conduct in this matter. White shall pay restitution in the amount of \$7,500.00 (SEVEN THOUSAND FIVE HUNDRED DOLLARS) pursuant to Section 18.C of the Procedures. White shall also pay costs in the amount of \$150.00 (ONE HUNDRED FIFTY DOLLARS) pursuant to Section 18.A of the Procedures. This sanction is based, in part, on the attorney's lack of any prior disciplinary record.

The restitution and costs assessed herein shall be payable by cashier's check or money order payable to the "Clerk, Arkansas Supreme Court" delivered to the Office of Professional Conduct within thirty (30) days of the date this Findings and Order is filed of record with the Clerk of the Arkansas Supreme Court.

ARKANSAS SUPREME COURT  
COMMITTEE ON PROFESSIONAL CONDUCT

  
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Wendy R. Howerton, Chair, Panel B

12/2/2025

Date