

KELLY HART

ATTORNEYS AT LAW

ALAN D. HEGI Partner

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Fort Worth



BIOGRAPHY

Alan Hegi's practice focuses on real estate development, acquisition, debt financing, and sales and leases of major industrial, transportation, retail, office, hotel and mixed-use properties, as well as workouts and restructurings involving distressed projects. He represents developers, investors, and major industries. Mr. Hegi also negotiates reciprocal easements and covenant agreements, development agreements and debt-financing arrangements. He has had extensive experience in the purchase and sale of commercial mortgage loans and loan portfolios on the secondary market.

Mr. Hegi joined Kelly Hart in 1988 and is a partner in the firm's Real Estate and Banking and Finance practice groups. He graduated *summa cum laude* from Texas A&M University with a Bachelor of Arts degree in English and Spanish in 1983. In 1986, he graduated from Vanderbilt University School of Law, where he was Order of the Coif.

Outside his professional practice, Mr. Hegi is past president of the board of directors of The Parenting Center. He is also past president of the Real Estate Law Section of the Tarrant County Bar Association. *Fort Worth, Texas* magazine has listed Mr. Hegi among its Top Attorneys, and he has been named a Texas Super Lawyer by *Thomson Reuters*, which is published in *Texas Monthly* magazine.

EXPERIENCE AND HIGHLIGHTS

- Represented a national railroad company in the acquisition and development of property for intermodal freight, warehouse and distribution facilities near Fort Worth, Chicago, Denver, San Antonio, Los Angeles, Atlanta, Phoenix and Birmingham.
- Represented the investor/developer of the mixed retail/multifamily/office developments in the Cityview area (approximately 400 acres) and Stonegate area (approximately 80 acres) of southwest Fort Worth
- Represented a national shopping-center development in its acquisition and construction financings for projects in the Alliance area of north Fort Worth (\$60 million), central Fort Worth (\$60 million), and Jackson, Mississippi (\$50 million)
- Represented an investor/developer in the infrastructure development and sale of a 120-acre shopping center site in San Antonio
- Worked on the land assemblage, entitlement and sale of several properties in the northern end of downtown Fort Worth for the new downtown campus of Tarrant County College
- Represented an investor who purchased and sold the tornado-damaged Bank One Tower in downtown Fort Worth for redevelopment as high-rise residential condominiums
- Represented a municipality in acquiring properties for a new right-of-way to an existing landfill, including interlocal

agreements and boundary adjustments with the neighboring municipality

- Represented an investor/developer in obtaining acquisition and construction financing for a mixed-use commercial project in north Fort Worth (\$40 million), a multi-family project in Grand Prairie (\$30 million), and a multi-family project in Keller (\$30 million)
- Represented a prominent mortgage-loan securitizer and servicer in the purchase of commercial and multifamily loan portfolios totaling approximately \$120 million from two major insurance companies

AFFILIATIONS AND HONORS

AFFILIATIONS

- Texas Bar Foundation, Fellow
- Tarrant County Bar Foundation, Sustaining Life Fellow
- Indiana State Bar Association
- MPA Foundation, Board
- American Railway Development Association (ARDA)
 - Chair of the Law Section, 2019-2020
 - Vice Chair, 2018-2019
- Association of Transportation Law Professionals (ATLP)
- Pro Bono College of the State Bar of Texas, 2012-2017
- The Parenting Center; Board of Directors, 2006-2011; Past President
- Tarrant County Bar Association, Real Estate Law Section, Past President
- Southside Church of Christ, Fort Worth, Elder

HONORS

- Top Attorney in Real Estate Law, *360 West* magazine, 2017-2021
- Top Attorney, *Fort Worth, Texas* magazine, 2003-2004, 2007-2020
- Texas Super Lawyers, Thomson Reuters, 2012-2020

EDUCATION

- Vanderbilt Law School, J.D., 1986
 - Order of the Coif
 - *Vanderbilt Law Review*, Articles Editor, 1985-1986
 - Phi Kappa Phi
 - Phi Delta Phi
 - Proficient in Spanish
- Texas A&M University, B.A., *summa cum laude*, 1983

ADMISSIONS

- State Bar of Texas, 1989
- State Bar of Indiana, 1986 (Inactive in good standing)

SPEECHES & PUBLICATIONS

- Featured Speaker, "Force Majeure in the Time of Coronavirus: A Review of Contract Issues," American Railway Development Association Executive Forum, July 2020

- Featured Speaker, "When Your Tenant/Customer Goes Bankrupt: Issues and Answers," American Railway Development Association Executive Forum, January 2019
- Presenter, "Don't Forget About Me: Obtaining Consents From Third Parties to Oil and Gas Leases," Barnett Shale Symposium, Fort Worth, Texas, October 25, 2007
- Presenter, "Obtaining Third-Party Consents to Oil and Gas Leases," Brown Bag Seminar, Real Estate Section, Tarrant County Bar Association, June 22, 2007
- Contributor, "Negotiating an RTC Purchase and Sale Agreement," Real Estate in Capital Markets, American College of Real Estate Lawyers, March 1995
- Lecturer, "Civil and Criminal Forfeiture of Real Property," Dallas Bar Association, Real Property Section, January 1991
- Co-Author, "Civil and Criminal Forfeiture of Real Property and Other Assets," University of Texas Advanced Real Estate Law Course, May 1990
- Co-Author, "Insurance and Real Estate Transactions: An Examination of Specific Issues, Coverages, and Contractual Provisions," University of Texas Mortgage Lending Institute, September 1988
- Author, "Transferability and Divisibility of Easements in Gross," 39 V and. L. Rev. 109 (1986)