

Kerry T. Benedict

Member

San Antonio

Weston Centre
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San Antonio, TX 78205



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Areas Of Practice

Real Estate
Real Estate Development
Leasing & Property Management
Real Estate Finance

Industries

Energy Industry Group

Bar Admissions

Texas

Court Admissions

U.S. District Court, Southern
District of Texas

Education

St. Mary's University School of
Law, J.D., 1978
Southwest Texas State University,
B.S., *with highest honors*, 1976

Certifications

Board Certified in Commercial
Real Estate Law by the Texas
Board of Legal Specialization

Kerry Benedict represents real estate developers, sellers, buyers, lenders, landlords and tenants in complex real estate transactions, including acquisition and/or development projects, farm/ranch and recreational property projects, and complex leasing and financing transactions. Kerry also represents significant national and state bank clients in connection with their special asset projects, including loan workouts, restructures and collateral recovery, and he assists on litigation and bankruptcy matters arising from loan recovery projects. Kerry is head of the firm's Financial Services Industry Team and is Board Certified in Commercial Real Estate Law by the Texas Board of Legal Specialization.

Experience

Complex Real Estate Transactions

Multiple tract timber property acquisition project

Significant timberland acquisition project that included review, research and resolution as to over 300 title exceptions, review and disposition of numerous survey and access issues, review and consultation on timber cutting agreements and lands allocated to the preservation of endangered species, review and advise on easements, pipeline agreements, status of the mineral estate and mineral development history, and review of Texas water rights issues. The project was unique due to the nature and history of the property.

Numerous acquisition and development loans throughout Texas and the United States for a national bank's recreational property division

Represented and coordinated all legal work throughout the State of Texas and the United States for a large national bank in connection with its national recreational property lending division; including the coordination of significant projects in Texas, California, New Mexico, Colorado, Wyoming, Montana and other states. Assisted in the development of national underwriting rules for similar projects.

Texas land acquisition and development projects

Texas land acquisition and development projects, with an aggregate transaction value in excess of \$100,000,000, that include multiple aspects of Texas real property law, including the review and resolution of water rights issues, title claims and related lawsuits, lawsuits affecting use of the property, environmental issues, survey issues, financing components, and complicated local and State development issues, as well as coordination of proper entity formation and related tax advice. Project closed after approximately eight months of diligence in solving issues, finding solutions, and reconciling the interests of numerous parties and litigants.

Kerry T. Benedict (Cont.)

General Legal and Business Counseling

Kerry also assists business clients in a wide range of other general legal and business issues, including coordination and consultation on employment issues, litigation projects, business law, intellectual property concerns, and energy related projects.

Memberships & Involvement

- State Bar of Texas
- San Antonio Bar Association
- American Bar Association
- College of the State Bar of Texas, Maintaining Member
- Fellows of Texas Bar Foundation, Member

Community/Civic Activities

- San Antonio Chamber of Commerce, Vice Chairman, 2017
- San Antonio Golf Association (Valero Texas Open), Former Director
 - Chairman, 2011 Valero Texas Open
- The Carver Academy, Former Director
- *Phi Alpha Delta*
- Advisory Board, St. Philip's College, 2012 - Present
- Board of Directors, Friends of the Carver Academy

Awards & Recognition

- *San Antonio Magazine*, "2019 Top Attorneys," Real Estate
- Martindale-Hubbell® AV® Peer Review Rating
- Named as "Lawyer of the Year" in Real Estate Law by *The Best Lawyers in America*® in 2019
- Named as "Lawyer of the Year" in Banking and Finance Law by *The Best Lawyers in America*® in 2013, 2016, 2018
- Recognized in *The Best Lawyers in America*® for Banking and Finance Law and Real Estate Law, 2006-Present. Copyright 2015 by Woodward/White, Inc., Aiken, SC
- Recognized in *Texas Super Lawyers*® for Real Estate, 2006-Present
- S.A. Scene, "San Antonio's Best Lawyers," 2005-2014