

# Robin E. Phillips

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## SENIOR COUNSEL | HUGHES WATTERS ASKANASE LLP

*Mr. Phillips has been admitted to the following practices and courts:  
State of Texas and all U.S. District Courts in Texas*

### PROFESSIONAL EXPERIENCE

**Hughes Watters Askanase, L.L.P., Houston, TX**

11/2014-Present

*Senior Counsel*

- Provide legal representation that includes commercial real estate lending representation on behalf of a commercial banks in Texas including both national and state banking associations; dollar amount of the loan transactions is from \$2M - \$20M; includes lending for multi-family projects, income producing properties, and raw land; the subject properties of such loans are located throughout Texas.
- Review title and survey issues regarding numerous commercial real estate lending transactions; make recommendations and resolved title issues through objections to title and survey along with negotiations with title companies involved in such transactions.
- Prepare all closing documentation necessary for closing such transactions including but not limited to all loan documentation and all closing documents pertaining to the transaction in question.
- Review and negotiate commercial real property leases on behalf of lessors and lessees; subject property of such leases includes retail sites and office buildings.
- Represent lenders in negotiations with borrowers regarding defaulting loans; perform commercial and residential real estate foreclosures throughout Texas and other states as to such loans.

**Greer Herz & Adams, Houston/Galveston, TX**

1/2013-11/2014

*Associate*

- Provide legal representation that includes commercial real estate lending representation on behalf of a large institutional investor and national and state banking associations; dollar amount of the loan transactions is from \$2M - \$20M; includes lending for multi-family projects, income producing properties, and raw land; the subject properties of such loans are located throughout the United States.
- Review title and survey issues regarding numerous commercial real estate lending transactions; make recommendations and resolved title issues through objections to title and survey along with negotiations with title companies involved in such transactions.
- Prepare all closing documentation necessary for closing such transactions including but not limited to all loan documentation and all closing documents pertaining to the transaction in question.
- Review and negotiate commercial real property leases on behalf of lessors and lessees; subject property of such leases includes retail sites and office buildings.
- Represent lenders in negotiations with borrowers regarding defaulting loans; perform commercial and residential real estate foreclosures throughout Texas and other states as to such loans.

**Law Offices of Robin E. Phillips, Dallas, TX**

6/2008-12/2012

- Provide legal representation that included commercial real estate transactions, commercial and residential real estate foreclosures, landlord/tenant matters, creditor bankruptcy representation, and litigation support.
- Reviewed title and survey issues regarding numerous commercial real estate transactions; made recommendations and resolved title issues through objections to title and survey along with negotiations with title companies involved in such transactions.
- Prepared all closing documentation necessary for closing such transactions including but not limited to deeds, easements, escrow agreements for the construction of improvements on the subject property, and escrow agreements regarding ad valorem property taxation.
- Reviewed and negotiated commercial real property leases on behalf of lessors and lessees; subject property of such leases included retail sites and office buildings.
- Represented lenders in negotiations with borrowers regarding defaulting loans; performed commercial and residential real estate foreclosures throughout Texas as to such loans.

- Represented lenders in bankruptcy matters in all bankruptcy courts in Texas including stay motion practice, reorganization plan negotiations, and claim negotiations.
- Served as Contract Attorney assisting international law firms on projects including:
  - Conducted in-depth due diligence review in preparation of a merger for an energy industry client.
  - Performed electronic document review for responsiveness and privilege in bankruptcy litigation.

**Cherry Peterson & Landry, Dallas, TX**

8/2005-5/2008

*Senior Associate*

- Commercial real estate practice involving real estate transactions in the Dallas-Fort Worth area as well as throughout Texas, Louisiana, and Colorado.
- Negotiated in detail contracts for the sale and purchase of commercial real estate including raw land, improved property, and retail sites; contracts ranged from \$200,000.00 to exceeding \$20,000,000.00.
- Reviewed title and survey issues regarding numerous commercial real estate transactions; made recommendations and resolved title issues through objections to title and survey along with negotiations with title companies involved in such transactions.
- Prepared all closing documentation necessary for closing such transactions including but not limited to deeds, easements, escrow agreements for the construction of improvements on the subject property, and escrow agreements regarding ad valorem property taxation.
- Negotiated with lenders and banks as to any lending issues regarding the closing of a subject transaction including but not limited to review of any necessary loan documentation required by such lender; prepared any necessary revisions to such loan documentation on behalf of the client.
- Negotiated with lenders and banks for the refinance of loans in place securing commercial real property; reviewed and negotiated all loan documentation necessary to such refinancing; negotiated with defeasance companies and defeasance counsel as to multi-million defeasance of existing loans requiring the replacement of real property as security with securities selected by the lender in question.
- Reviewed and negotiated commercial real property leases; subject property of such leases included retail sites, office buildings, and medical offices for the largest provider of medical care in DFW.

**Law Offices of Robin E. Phillips, Dallas, TX**

8/1992-7/2005

- Sole Practitioner; provided legal representation that included commercial real estate transactions, commercial and residential foreclosures, landlord/tenant matters, and creditor bankruptcy representation.
- Commercial real estate practice involved real estate transactions in the Dallas-Fort Worth area as well as throughout Texas, Louisiana, and Colorado.
- Negotiated contracts for the sale and purchase of commercial real estate including raw land, improved property, and retail sites; contracts ranged from \$200,000.00 up to and exceeding 20,000,000.00.
- Reviewed title and survey issues regarding numerous commercial real estate transactions; made recommendations and resolved title issues through objections to title and survey.
- Prepared all closing documentation necessary for closing such transactions including but not limited to deeds, easements, escrow agreements for the construction of improvements on the subject property, and escrow agreements regarding ad valorem property taxation.
- Negotiated with lenders and banks as to any lending issues regarding the closing of a subject transaction including review of loan documentation required by lender; prepared revisions to loan documentation.
- Negotiated with lenders and banks for the refinance of loans in place securing commercial real property; reviewed and negotiated all loan documentation necessary to such refinancing.
- Reviewed and negotiated commercial leases; subject property included retail sites and office buildings.
- Represented lenders in negotiations regarding defaulting loans; performed commercial and residential real estate foreclosures throughout Texas; conducted eviction litigation as necessary to such defaulting loans.
- Represented lenders in bankruptcy matters in all bankruptcy courts in Texas including stay motion practice, reorganization plan negotiations, and claim negotiations.

**Settle & Pou, Dallas, TX**

6/1990-8/1992

*Associate*

- Commercial lending practice representing lenders throughout Texas.
- Negotiated loan documentation regarding SBA loans to small businesses in the DFW region and other Texas regions; negotiations included negotiating terms of subject loan and drafting loan documentation.

- Represented lenders in bankruptcy matters in all bankruptcy courts in Texas including stay motion practice, reorganization plan negotiations, and claim negotiations.

**Jones & Associates, Arlington, TX**

5/1987-5/1990

*Associate*

- Commercial lending and collection practice.
- Represented lenders in negotiations with borrowers regarding defaulting loans; performed commercial and residential real estate foreclosures throughout Texas as to such loans; conducted eviction litigation as necessary to such defaulting loans.
- Represented lenders in bankruptcy matters in all bankruptcy courts in Texas including stay motion practice, reorganization plan negotiations, and claim negotiations.

**Greene & Associates, Arlington, TX**

10/1984-4/1987

*Associate*

- Commercial real estate practice involved real estate transactions in the Dallas-Fort Worth area as well as throughout Texas, Louisiana, and Colorado.
- Negotiated in detail contracts for the sale and purchase of commercial real estate including raw land, improved property, and retail sites; sales price of such contracts ranged from \$200,000.00 up to and exceeding \$20,000,000.00.
- Reviewed title and survey issues regarding numerous commercial real estate transactions; made recommendations and resolved title issues through objections to title and survey along with negotiations with title companies involved in such transactions.
- Prepared all closing documentation necessary for closing such transactions including but not limited to deeds, easements, escrow agreements for the construction of improvements on the subject property, and escrow agreements regarding ad valorem property taxation.

**Roberts Harbour, Longview, TX**

3/1984-9/1984

*Associate*

- Commercial lending practice representing lenders throughout Texas.

**Law Office of Larry G. Wood, Fort Worth, TX**

3/1984-9/1984

*Associate*

- In-house counsel for First American Title Company regarding residential title matters.

## **EDUCATION, CERTIFICATIONS, & BOARD SPECIALIZATION(S)**

**Baylor University School of Law, Waco, TX**

1982

*Juris Doctorate*

**Baylor University, Waco, TX**

1979

*Bachelor of Business Administration in Finance and Real Estate*

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State Bar of Texas

Houston Bar Association

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Super Lawyers, Thomson Reuters, 2005-2013