



## Veronica Chavez Law

100 Main Street

Fort Worth, Texas 76102

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### Practices

Real Estate

Corporate Law

Banking

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### Education

**J.D.** University of Colorado at Boulder

**B.A.** University of Colorado at Boulder,  
*magna cum laude*  
(Economics & Business)

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### Bar Admissions

State of Texas

State of Colorado

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### Memberships

State Bar of Texas

Colorado Bar

**Veronica Chavez Law** is a Shareholder and Director with Brackett & Ellis, P.C., focusing her practice on complex commercial real estate transactions and financial institution representation. Veronica has worked at some of the top law firms in the region as well as in-house, serving as a staff attorney for an insurance syndicate and as general counsel for a corporation. She is licensed to practice law in all state courts in Texas and Colorado.

Veronica has over 20 years of experience handling an array of transactional work for non-profits, governmental entities, private businesses, and individuals. She has represented clients in financial transactions, real estate transactions, and commercial transactions.

Veronica graduated from University of Colorado at Boulder with a Bachelor of Arts in Economics with Business Emphasis, magna cum laude. During college, she put her exceptional research and writing skills to work as a research assistant in economics. Subsequently, she earned her law degree from University of Colorado Law School. During law school, Veronica was elected to serve as President of her graduating class, and she also served as a research assistant in property and water law.

Her awards are numerous and diverse. She has been recognized by both her community and within the legal profession. Some of her more notable honors include being selected as one of Fort Worth's 400 Most Influential People

Association

Tarrant County Bar  
Association

Real Estate Council of  
Greater Fort Worth

### **Employment History**

Brackett & Ellis, P.C.  
Attorney, Equity  
Shareholder, and Director  
December 2014 – present

Vehicle Administrative  
Services, LTD.  
Executive Vice-President  
and General Counsel  
September 2013 – October  
2014

Decker, Jones, McMackin,  
McClane, Hall & Bates,  
P.C.  
Attorney and Equity  
Shareholder  
February 2005 – September  
2013

McDonald Sanders, P.C.  
Associate Attorney  
January 2001 – February  
2005

Voyager Insurance  
Companies  
Staff Attorney  
May 1997 – January 2001

Dallas/Fort Worth  
International Airport

by Fort Worth Magazine for 2022, 2023 and 2024, being selected by her legal peers for inclusion as a Texas Super Lawyers Rising Star and achieving the Martindale-Hubbell Distinguished Rating for High Professional Achievement.

Veronica is a member of the Colorado Bar Association, State Bar of Texas, and Tarrant County Bar Association, where she previously served as President of the Women's Section and as a Director. In addition to her legal industry involvement, she is also a Licensed Agent by the Texas Real Estate Commission and a member of the Real Estate Council of Greater Fort Worth and CREW Fort Worth.

Her community is a huge part of her life, and Veronica devotes much of her time outside of work to various Fort Worth nonprofit, community-building, and charitable endeavors. She has served as Chairwoman of the Board of Directors for Fort Worth Sister Cities International and, President of the Board of Directors for Leadership Fort Worth. Currently she is serving on an advisory committee to Trinity Habitat for Humanity, and she was recently elected to the Board of Governors of the Fort Worth Club.

Veronica writes often about various commercial real estate legal issues relevant to owners, landlords, tenants, developers and lenders on her blog, *The Intersection of Commercial Real Estate, Finance, and the Law* found at [www.veronica-law.com](http://www.veronica-law.com)

### **Professional Recognition**

Fort Worth's 400 Most Influential People, *Fort Worth Magazine* (2022, 2023 and 2024)

[Martindale-Hubbell Distinguished](#), Peer Rated for High Professional Achievement

Listed in [The Corporate Lawyers](#), The Premier Guide to the Nation's Leading Corporate Attorneys

Chairwoman of the Board of Directors for Fort Worth Sister Cities, International (2018-2020)

Director, Tarrant County Bar Association (2016-2020)

Top Attorneys, *Fort Worth, Texas Magazine* (2008-2024)

*Fort Worth Business Press*, 40 Under Forty (2006)

[Texas Super Lawyers Rising Star](#) by Thomson Reuters, *Texas Monthly* (2006 and 2009)

Member, Board of Directors of the Fort Worth Chamber of Commerce (2011-2013)

President of the Board of Directors of Leadership Fort Worth (2009–2011)

Tarrant County District 9 Appointee to MWBE Advisory Committee (2011-2013)

Junior Advisor Member of Board of Governors of The Fort Worth Club (2005-2006)

President of Tarrant County Bar Association – Women’s Section (1999-2000)

## **Experience**

### REPRESENTATIVE FINANCE TRANSACTIONS

Approved attorney for Fortune 500 banks and local Fort Worth community banks: Negotiated and documented numerous private wealth and commercial multi-million dollar term loans and term loan renewals secured by improved property, including hotels, health care facilities, movie theaters, retail strip centers, unimproved land, and furniture, fixtures, and equipment; representation included extensive title review work, facilitation of interest rate swap

agreements, preparation of personal guaranty agreements, UCC searches, preparing and filing UCC financing statements, drafting and reviewing lien subordination agreements, stand-still agreements, subordination and non-disturbance agreements, and estoppel certificates.

Conducted real property foreclosure proceedings for private lenders; activities included drafting and preparing notice of intent to accelerate, notice of acceleration, notice of foreclosure, and sheriffs' deeds.

Reviewed and drafted bond-funded loan packages in connection with representation of state university and state charter school for land, building, and construction projects.

Represented local non-profit business development entity with respect to management duties in connection with local TIF; managed the refinancing of multi-million-dollar HUD secured loan for low-income housing project on the east side of downtown Fort Worth; negotiated and drafted applicable loan and entity authorization documents.

#### REPRESENTATIVE REAL ESTATE TRANSACTIONS

Primary outside counsel for regional electricity delivery company in connection with its participation in \$1.5 billion project to bring wind-generated electricity from Texas panhandle to southern, eastern, and western portions of Texas; worked with right-of-way agents to negotiate easements for electric transmission power lines; prepared easement instruments.

Represented franchisee of Hilton Express Hotels in securing, negotiating, and drafting loan documents for \$8,000,000 refinance loan from syndicated lender; counseled client through due diligence aspects of loan to be sold to issuer of CMB securities.

Negotiated and drafted long term sublease for UT Arlington Campus.

Represented purchaser of Hilton Garden Inn Hotel in Addison, Texas; secured and reviewed title work; worked with title insurer general counsel to remove title encumbrances; assisted in-house attorney with due diligence reviews; prepared purchase and conveyance documents.

Represented local non-profit organization in negotiating and drafting long term lease for approximately 20,000 square feet of office space for new location in east Fort Worth.

Represented landlords and tenants in various retail and restaurant leases, such as Fuzzy's Taco Shop, Subway, Little Caesars, Smoothie King, Firehouse Subs, Family Dollar, Cash America, and Arrow Exterminators.

Primary outside counsel to Dallas-based high-end residential home contractor in connection with purchasing \$300,000 to \$500,000 dollar homes for demolition and subsequent construction of \$1,000,000 to \$1,500,000 spec homes. Managed all title insurance work, temporary leases, and business loans.

Negotiated and structured purchase of industrial and warehouse facilities for an erasable glass boards manufacturer; reviewed title work, drafted purchase and sale agreement and conveyance document, organized closing, and worked closely with entity's real estate broker in preparing leases for affiliated entities.

Worked on real estate related aspects of mitigation project for construction of new runway at Dallas/Fort Worth International Airport, negotiating and facilitating sale of residential property impacted by the development.

#### **REPRESENTATIVE BUSINESS AND CORPORATE TRANSACTIONS**

Primary outside counsel in representation of low-income

housing development entity, counseling included discussions and strategic planning with respect to limited and general partnership powers, duties, obligations, and voting rights.

Representation of private entities in multi-million-dollar asset and stock acquisitions and sales. Examples include printing businesses, oil and gas fracking companies, insurance agencies, third party benefits and claims administrators, and defense and security contractors.

Lead counsel in negotiation and documentation of auto roadside assistance network and marketing agreements for emergency roadside assistance provider.

Drafted marketing, general agent, and agency and producer agreements for the marketing and distribution of auto aftermarket products, such as vehicle extended service contracts, vehicle protection products, and vehicle limited warranties.

Facilitated formation of offshore reinsurance entities in Nevis, the Seychelles, and Turks & Caicos; drafted applicable reinsurance agreements and custodial/trust agreements.

Conducted affiliated entity intra and inter-state mergers.

Formed corporations, limited partnerships, limited liability partnerships, limited liability companies, and professional corporations in Texas as well as in various other states; drafted related bylaws, partnership agreements, company agreements, annual and special meeting minutes, organizational resolutions, and buy-sell agreements.

Negotiated and drafted sales and assignment agreements for shareholders, limited partners, managers, and members of business organizations; lead counsel in due diligence process in proposed acquisition of auto after-market provider by private equity group.

Represented numerous emerging businesses in a broad range of industries with respect to entity selection, capitalization, and regulatory compliance; representative industries include real estate, medical, professional services, equipment manufacturers, retail services, residential and commercial development, age-restricted condominium developers, restaurants, and funeral services.

### **Presentations**

*“What AS-IS Means in Commercial Real Estate Lease,”*  
Texas Real Estate Commission (2023-2024)

*Loan Documents & What They Mean in Commercial Real Estate Secured Loans* (Texas Advanced Paralegal Seminar, September 28, 2022)

*“Top Ten Important Commercial Real Estate Lease Terms for MBA Leases,”* Tarrant County Bar Association Real Estate Section

*“[Tips for Being Good Outside Counsel](#),”* Texas Young Lawyers Association

### **Community**

Trinity Habitat for Humanity, Professional Services Team (2022 – present)

CASA of Tarrant County, Volunteer Child Advocate (2020 – 2022)

Tarrant County Bar Association, Director (2016-2020),  
President of Women’s Section (1999-2000)

Fort Worth Sister Cities International, Chairwoman of Board of Directors (2018 – 2020)

Fort Worth Chamber of Commerce, Board of Directors (2011 – 2013)

Minority/Women Owned Business Enterprise (MWBE)  
Advisory Committee, Tarrant County District 9 (2011 –  
2013)

Leadership Fort Worth, President of Board of Directors  
(2009 – 2011)

The Fort Worth Club, Junior Advisor Member of Board of  
Governors (2006)