



Herschel Bowens

ASSOCIATE

DALLAS, TX

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OVERVIEW

A Texas real estate attorney, Herschel is passionate about property and community development.

Herschel primarily divides his practice between land use and zoning, eminent domain matters, and traditional real estate transactions, with occasional work on title disputes. Many of these matters involve significant investigative work as well as cooperation with local government entities—both strong suits for Herschel, and an excellent fit with his background as a government employee.

In the eminent domain sphere, Herschel primarily represents condemning authorities, although he has also worked on behalf of property owners. He regularly handles disputes over land price and development procedures and values the opportunity to help meet community needs, while also protecting the area's property owners. Herschel is working to expand the firm's Dallas eminent domain practice. With some of the state's fastest growing counties located in the Dallas metro area, Herschel knows these municipalities have extensive development projects ahead of them. A DFW resident himself, he's also excited about supporting his own community's development.

Herschel's land use and zoning work is primarily on behalf of developers, property owners, and potential owners, negotiating with city councils, zoning boards, planning commissions, and other local governing bodies to ensure that projects can move forward. With a gift for creative arguments and experience on the inside of government agencies, Herschel has argued on behalf of projects in

Services

Construction & Design
Corporate Real Estate
Land Use
Public Law
Real Estate Investment

both Austin and Dallas. Just as in his eminent domain practice, he is particularly excited to grow the firm's Dallas land use work.

Prior to pursuing a legal career, Herschel devoted 15 years to the federal government, serving as a specialist at the United States Department of Agriculture. His role included helping state agencies solve problems and achieve program goals within a complex regulatory framework—a focus and way of thinking that he still brings to his law practice today. Herschel's time in the government also means that he understands firsthand how bureaucracies operate, as well as how best to navigate them, and he is well-suited to guide clients through government processes and systems.

Herschel is perhaps best known for prioritizing professional service. His role at the USDA emphasized providing excellent client service to states and their agencies, and he valued building relationships with these clients, making onsite visits, and fully getting to know their goals—and he approaches his legal practice the same way. With an inquisitive, logical mind, he also has a gift for analyzing data and legal facts, and he wants clients to think of him first and foremost as a problem solver. In any situation, Herschel will find a solution.

Recognition

- Order of Barristers
- State Bar of Texas, Pro Bono College
- Texas Bar College

Education

- J.D., Texas A&M University School of Law
 - Elected class speaker for his JD Class
 - TAMU Law Toastmasters, President
 - Black Law Student Association, Officer
 - Campus Diversity Council Student Representative
- B.S., Prairie View A&M University
 - *cum laude*

Admissions

- Texas

Community Leadership

Herschel is passionate about civic engagement and regularly volunteers with his local Boys and Girls Club and other charitable organizations. He also serves as a volunteer coach for his sons' baseball teams.



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