

Keith A. Langley, Esq.
Langley LLP

Profession

Attorney - Commercial Litigation, Construction

Work History

Partner, Langley LLP, 2007-present; Partner, Godwin Pappas Langley Ronquillo 2002-07; Attorney, Winstead 1999-02; Partner, Langley & Branch P.C., 1991-99; Pulliam Hale Spencer Goodman Stanley Pronske & Trust, P.C. 1986-91, Strasburger & Price 1985-86.

Experience

Keith has more than 35 years of experience in construction and commercial trial matters in Texas, Florida, Arkansas, Oklahoma, and other states. He has served as counsel in trials, mediations and arbitrations in Texas, Florida, Arkansas, Oklahoma, and other states. Keith has argued cases before the Appellate Courts in the state of Texas, the Fifth Circuit Federal Court of Appeals.

Construction experience includes arbitration, trial, and neutral work in Texas, Florida, Oklahoma, Arkansas since 1985 involving scheduling, Eichleay, measured mile, change order, indemnity, disruption, and surety claims. Subject matters include steel erection, historic renovation, structural and post-tensioned concrete, wind turbines, retaining walls, microtunneling, laboratories, HVAC and sick building claims, roofing, high pressure steam lines and welding, rough and finished carpentry and drywall, concrete, marine facilities, highway and bridge construction, trenchless technology projects, and a variety of other issues. More than 50% of practice is in construction-related issues. Familiarity in construction projects including nuclear plants, solar facilities, schools, hydroelectric and wind turbine projects, golf courses, hospitals, shopping centers, government buildings, hotel/office buildings, sewers/waterworks, airports, and industrial, marine, and power plants. Commercial litigation experience includes jury and non-jury experience in state/federal courts involving partnership disputes; fraud claims; retail lease disputes; investment management liability, shareholder disputes; insurance coverage; bankruptcy, collections and foreclosure disputes; and a variety of commercial contract disputes for individual, corporate, municipal and institutional clients. Approximately 50% of practice is in commercial litigation.

**Alternative Dispute
Resolution Experience**

As a mediator, Keith has successfully mediated construction cases for decades. Regarding arbitration Keith has been involved with cases involving claims as large as \$150,000,000. Keith's trial and arbitration experience includes many lengthy trials and arbitrations including a 16 week jury trial, a 60-day arbitration trial, construction claims, real estate matters, usury, insurance coverage. Regarding construction, Keith has

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handled matters involving design assist, prime contractor matters, subcontractor matters, differing site condition claims, Eichleay, change order disputes, indemnity claims, disruption claims, and surety issues. The subject matters have included engineer, procure, construct, cryogeneration plants, highways, bridges, and other site work and other geotechnical issues.

Professional Licenses

Admitted to the Bar: Texas, 1985; Arkansas, 2008; Florida, 2014; Oklahoma, 2015; State Courts of Texas, Florida, Oklahoma and Arkansas; U.S. Bankruptcy Courts for Eastern and Western Districts of Arkansas; U.S. Bankruptcy Courts for the Northern, Southern, Eastern and Western Districts of Texas; U.S. District Court for Eastern District of Arkansas; U.S. District Court for Eastern District of Michigan; U.S. District Court for Western District of Oklahoma; U.S. District Courts for the Northern, Southern, Eastern and Western Districts of Texas; U.S. Court of Appeals, 5th Circuit; U.S. Supreme Court; pro hac vice admissions in other states.

Professional Associations

America Inns of Court Foundation including Board Service; American Bar Association; Fidelity & Surety Law Committee; Forum on the Construction Industry; Pearlman Association; National Bond Claims Association – Litigation Section; American Bar Association, Litigation Section, Tort and Insurance Practice Section, Forum on the Construction Industry, Property Insurance Law Committee, Fidelity and Surety Law Committee; College of the State Bar of Texas; Dallas Bar Association (Bankruptcy, Business Litigation and Construction Law Sections), and received Special Presidential Award from Dallas Bar Association President for educating members on multi-disciplinary practice for educating members on multi-disciplinary practice issue and forming alliance with local bar associations throughout Texas for presentation to the American Bar Association; State Bar of Texas; State Bar of Oklahoma; State Bar of Florida

Education

Old Dominion University (BA-1980); University of Virginia (JD, cum laude-1985).

Publications and Speaking Engagements

National Bond Claims Association meeting “Virtual Trials and Hearings” in October, 2022; Pearl Association meeting “Gone Fishin’: Navigating the Waters, Avoiding Snags, and Smoother(er) Sailing with the Joint Defense and Common Interest Privileges in September 2022; ABA-TIPS Spring meeting “Protecting the Purse: Contract Funds After the Default” presentation titled “Show Me the Money – The Three R’s – Recourse, Rights, and Remedies of the Surety” in May 2014; Moderator for contract surety claims panel discussion on “The Promise – To do, or not to do...” at the 2014 National

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Association of Surety Bond Producers Program in April 2014; Moderator for panel discussion on “Working SMART in a Relationship Economy: Science Meets ART in Surety Claim Handling” at the 2013 Pearlman Association Program in September 2013; Midwest Surety Law Conference meeting presentation titled “Case Law Update” in July 2013; ABA-TIPS Property Insurance Law Committee Spring meeting “Exclusions and Extensions of Coverage Under the All-Risk Property Policy” presentation titled “Governmental Action and Code and Ordinance as Coverage Extensions and Exclusions” in May 2013; ABA-TIPS Mid-Winter meeting “Construction Damages: An In-Depth Analysis” presentation titled “Pass Through Claims” in January 2013; “The Surety Underwriter’s Reference Book” chapters for Arkansas, Oklahoma and Texas in October 2012; Moderator for panel discussion on Lumbermens case at 2012 Pearlman Association Program in September 2012; ABA-TIPS Mid-Winter meeting “The Law of Performance Bonds” Chapter 3 presentation titled “Performance Options Available to Surety” in January 2012; ABA-TIPS Spring meeting “The Law of Payment Bonds” panel presentation titled “Notice and Proof Requirements”, Michael Less, John McDevitt, Blake Wilcox, and Keith Langley in June 2011; For the book “The Surety and Bankruptcy” chapters titled “The Surety’s Rights to Contract Balances” and “The Surety’s Use of the Debtor’s Property” presented at the Spring FSLC meeting in May 2010; For the book “The Law of Performance Bonds, Second Edition” chapter titled “Liability of the Performance Bond Surety for Damages (Under Contract of Suretyship)” presented at ABA Tort Trial & Insurance Practice Section – The Law of Performance Bonds, A New Look at Today’s Issues in May 2009; “Effects of Bankruptcy on the Construction Industry” presented at the 22nd Annual Texas Advanced Construction Law Conference in February 2009; “Protecting the Surety in First Day Orders” presented at the 2009 Pearlman Association Program in September 2009

Awards and Honors

Received special Presidential Award for educating members on Multi-Disciplinary Practice Issue and forming alliance with local bar associations throughout Texas for presentation to the American Bar Association.

Citizenship

United States of America

Languages

English

Locale

Dallas, Texas, United States of America

Compensation

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| Hearing: | \$510.00/Hr |
| Study: | \$510.00Hr |
| Travel: | \$510.00/Hr |
| Cancellation Period: | 0 Days |
| Comment: | Travel expenses charged as incurred. |