



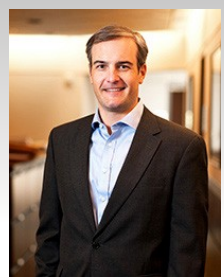
Patrick M. Carlson focuses his practice on real estate transactions, governmental economic development incentive programs, utility development and financing, local government regulation, and representing special districts whose primary purpose is providing water, sewer, and drainage services and infrastructure. His real estate practice includes acquisitions, dispositions, leasing, development, construction, and financing. Mr. Carlson's economic development incentive program practice includes negotiating economic development agreements with the State of Texas, municipalities, and municipal management districts. His utility development and district practice involves representing developers and landowners in connection with the creation of special districts, such as municipal utility districts (MUDs) and water control and improvement districts (WCIDs). This practice includes negotiation of consent and development agreements with municipalities, water and wastewater service agreements, and utility, road, and recreational amenity development and financing agreements. As part of this practice, Mr. Carlson also serves as general counsel to a number of MUDs and WCIDs in Central Texas.

Representative Experience

Representation of a security technology company in the relocation of its global corporate headquarters from California to Austin, Texas, including negotiation of 90,000 square foot office lease, construction agreements, and state and city economic development agreements relating to the creation of 470 new jobs.

Representation of a technology and media company in the relocation of its global corporate headquarters from California to downtown Dallas, Texas, including negotiation of state and city economic development agreements relating to the creation of 1,000 new jobs.

Representation of a fleet management software company in the relocation of its global corporate headquarters from California to downtown Dallas,



Texas, including negotiation of state and city economic development agreements relating to the creation of 450 new jobs.

Representation of a regional healthcare system in connection with its new \$295 million teaching hospital in Austin, Texas, including title review, due diligence work, and negotiation of ground lease, ground sublease, easements, and other related documents.

Representation of the owner and developer of a motorsports and entertainment facility near Austin, Texas in various matters, including site acquisition, financing, development, construction, sponsorship, and licensing.

Representation of a regional healthcare system in the acquisition of a hospital, related clinics, and other medical facilities in Central Texas.

Representation of a developer in the leasing of two new 210,000+ square foot Class A office building complexes in Austin, Texas.

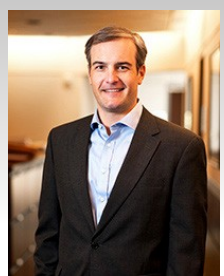
Representation of a real estate development company in the leasing of three retail developments in southwest Austin, Texas and one mixed-use development in downtown Austin, Texas.

Representation of a developer in the acquisition and leasing of a 119,000 square foot Class A office building in Austin, Texas.

Representation of a \$1 billion SEC-registered investment advisory firm in the negotiation of an office lease in downtown Austin, Texas.

Representation of a franchisee restaurant tenant in the negotiation of a retail lease in a regional, lifestyle-shopping venue in El Paso, Texas.

Representation of a real estate private equity firm in the sale of a 124-unit apartment complex in Houston, Texas.



Representation of several national home-building companies and local custom homebuilders in real estate acquisition, disposition, and development activities, including contracts for the purchase and sale of developed or to-be-developed single-family residential lots, raw land purchases, financing provided by third-party sellers, and residential subdivision development agreements with developers.

Representation of a real estate investment and development firm and national financial institutions in foreclosure matters with respect to real estate secured loans.

Professional/Community Involvement

Texas Appraiser Licensing and Certification Board (previously appointed Public Member)

State Bar of Texas (Real Estate, Probate and Trust Law Section)

Austin Bar Association (Real Estate Section)

Texas Young Lawyers Association

Austin Young Lawyers Association

Real Estate Council of Austin Urban

Land Institute

Capitol Area Suburban Exchange

Texas Exes

Trout Unlimited

Coastal Conservation Association

The Episcopal Church of the Good Shepherd

Bar

Texas – 2006

Education

Texas Tech University School of Law (J.D., *cum laude*, 2006)

Articles Editor, Texas Tech Law Review (2005-2006)

The University of Texas at Austin (B.A., 2003)