



**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 and municipalities. 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**

Lead attorney on numerous multimillion dollar real estate transactions.

Primary lead in securing governmental entitlements for large scale commercial, residential and mixed use development project.

Negotiation of significant governmental tax and financial incentives for regional economic development projects.

Creation of numerous special financing districts.

Identification and negotiation of large scale infrastructure agreements for water, wastewater and transportation facilities.

Mobile vCard:





**Professional/Community Involvement**

Texas Appraiser Licensing and Certification Board  
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)

**Recognition**