

Hilary Tyson

Shareholder, Business Group

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Hilary Tyson's practice focuses on commercial real estate and business transactions. She joined the firm and returned to Houston in June 2015 after practicing in the Dallas area for more than 11 years.

She represents developers, homebuilders and equity investors in a wide range of real estate related transactions including land acquisition and dispositions, residential subdivision development, financing, entity formation, and office development and leasing. Her experience includes drafting and negotiation of contracts, development agreements, maintenance agreements, Chapter 380 agreements, utility district development and reimbursement agreements, licensing agreements, construction loan agreements and other financing documents, and agreements in connection with the acquisition, financing, development and operation of real estate, including ground leases, retail leases, mixed-use and residential subdivision and condominium restrictions and governance documents, and partnership agreements, subscription agreements and other entity formation documents.

Hilary's interest in real estate development began in college working for homebuilders and architectural firms. During law school she participated in the Community Development Legal Clinic representing Chicago-area not-for profit and community organizations in a variety of business and real estate matters, including negotiation of leases, land acquisition, entity formation and applying for tax exempt status.

Hilary serves on the ULI Development of Distinction Committee and serves as Chair for ULI Houston's UrbanPlan Committee.

EDUCATION

- JD, De Paul University College of Law
- BA, Southwestern University



AFFILIATIONS

- Texas Bar Association
- Dallas Bar Association
- Texas Young Lawyers Association
- Urban Land Institute (ULI)

RELEVANT REPRESENTATIVE MATTERS

REAL ESTATE

- Negotiation of Chapter 380 and development and reimbursement agreements with various utility districts and private water and wastewater service providers.
- Preparation of restrictive covenants for master-planned mixed-use communities in Dallas-Fort Worth region, including various subordinate restrictive covenants and condominium documentations.
- Representation of the developer of a multi-phase, mixed-use, urban infill development in the negotiation of the underlying development services agreement and the negotiation of a long-term lease agreement with a regional grocer as the key tenant for the first phase.

**REAL ESTATE, CONT'D**

- Represented the developer of master-planned communities in the purchase of raw land for residential construction.
- Preparation of condominium declaration and related governance documents for mixed-use condominium project in the City of Houston, Texas.
- Represented developer/purchaser of 100+ acres (\$9MM) in Bexar County (San Antonio area) in acquisition and negotiation of development agreements with adjacent owners and San Antonio Water Systems (SAWS) for provision of utility service.
- Represented developer/purchaser in acquisition of 300+ acres in Harris County (\$6MM) and negotiation of water and sewer service contracts.
- Represented developer/purchaser of acreage and residential lots in Fort Bend County, and related negotiation of development and cost reimbursement agreements with City and municipal utility district.
- Represented developer in drafting of subdivision restrictions and related property owner association governance documents for mixed-use project in Frisco, Texas.
- Represented developer in connection with construction, development, ground leasing, leasing and management of medical office buildings.