



Michael Bass

ASSOCIATE

AUSTIN, TX

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OVERVIEW

Michael helps clients move real estate and development projects from concept to completion.

His practice focuses on real estate development, land use, and municipal regulatory matters, advising clients through all phases of a transaction, including due diligence, development and construction agreements, joint ventures, and post-closing agreements. He represents developers, landowners, buyers and sellers, landlords and tenants, lenders, water districts, and property owners' associations.

Michael regularly works with these clients through zoning, subdivision platting, permitting, and governmental approval processes. He addresses regulatory and development issues—including annexation, impervious cover and water quality regulations, floodplain compliance, subdivision standards, site development requirements, and building permits—focusing on feasibility, risk management, and keeping projects on track. Early in a project, he reviews title to identify and cure potential defects in title, enabling clients to make informed development decisions.

He also advises on the formation and governance of development-related entities and structures, including public facility corporations, condominium regimes, master-planned communities, and single-family residential subdivision and commercial development projects. Clients frequently seek his guidance on structuring development and financing mechanisms involving municipalities and other public entities, including municipal development agreements, economic development

Industry

Real Estate, Development, & Construction

Services

Construction & Design

Corporate Real Estate

Data Centers

Land Use

Public Law

Public-Private Partnerships (P3)

Real Estate Investment

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agreements, tax increment reinvestment zones, and public improvement districts.

Clients rely on his experience drafting easement agreements, license agreements with public and private entities, and boundary agreements between adjacent landowners. Drawing on his experience with sophisticated deal structures allows him to navigate these complex land use transactions by thoroughly discussing their goals and crafting tailored strategies to achieve them.

Michael's experience in the oil and gas industry, along with litigation experience, informs his practical and strategic approach to real estate and land use matters. This background allows him to assess risk, anticipate negotiation outcomes, and advocate effectively before municipal boards and other public bodies when needed.

Clients value Michael's oversight of all aspects of a project, his proactive approach to potential challenges, and his collaborative management of development teams, ensuring projects progress smoothly at every stage.

Education

- J.D., University of North Texas, Dallas College of Law
 - *cum laude*
 - Phi Delta Phi
 - *Law Review*, Publications Editor; Staff Editor
- B.B.A., University of Oklahoma, Price College of Business
 - Energy Management & Finance

Admissions

- Texas

Community Leadership

- Pura Vida Municipal Management District No. 1
 - Officer
 - Board Member (temporary)