

BILL LOCKE



2020

REPTL Real Estate Lifetime Achievement Award

The Real Estate Probate and Trust Section of the State Bar of Texas
Presents the 2020 Distinguished Real Estate Attorney Lifetime
Achievement Award to Bill Locke of Austin, Texas

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EDUCATION: B.A., The University of Texas (1969); and J.D. with Honors, The University of Texas (1972).

PROFESSIONAL ACTIVITIES:

- Board Certified in Real Estate Law: Commercial Real Estate Law (1984 – 2020), Residential Real Estate Law (1984 – 2020) and Farm and Ranch Real Estate Law (1985 - 2020).
- Life Fellow, Texas Bar Foundation (1985 – 2020).
- Member of State Bar of Texas Real Estate Forms Manual Committee (2017 – 2020).
- Past Board Member of REPTL Council of the State Bar of Texas (2011 – 2013).
- Fellow of the Texas Bar College (35 Year Maintaining Member, 1985-2020). <https://texasbarcollege.com/>
- American College of Real Estate Lawyers (ACREL 2006 - 2020), Past Chairman, Insurance Committee (2013 - 2015).
- Past President (1987-1988), Corpus Christi Bar Association (and numerous of its offices and committees).
- Founding Director, Texas College of Real Estate Lawyers (1991).
- Member of State Bar of Texas Assignment of Rents Committee to draft and obtain State Legislature adoption of the “Texas Assignments of Rents Act”, Texas Property Code Chapter 64 (2010 - 2011).
- Member, Statewide Committee to Support Adoption of MCLE (1986).
- Member, American Bar Association (1972 - 2020).
- Planning Committees: Numerous Mortgage Lending Institutes and Advanced Real Estate Law and Drafting Courses.

HONORS:

- Fellow, ACREL (2007 – 2020). <http://acrel.site-ym.com/>
- The Best Lawyers in America (Real Estate) (2000 - 2020). <https://www.bestlawyers.com/>
- Who’s Who in American Law Albert Nelson Marquis Lifetime Achievement Award (2017).
- *Texas Monthly*, Super Lawyer - Real Estate (2001 - 2020).
- Texas Bar CLE, The Jerry Charles Saegert Award "Best CLE Paper" both in 2018 for *Texas Risk Management Manual* and in 2011 for *Annotated Insurance Specifications*, presented at the Annual Advanced Real Estate Law Courses.
- President of State Bar of Texas Certificate of Merit (2020) for contributions to the Legal Profession.

COMMUNITY:

Austin:

- Conceived of and assisted in obtaining designation of the Mexic-Arte Museum as “The Official Mexican and Mexican American Fine Arts Museum of the State of Texas” (2003).
- Rotary Club, International Friendship Committee – founded Rotary Club in St. Petersburg, Russia (2002).
- Leadership Austin Class 25.
- Revived PDAP of Austin (2000).

Corpus Christi:

- Founder of PDAP Corpus Christi (Board President for many years) (1979 – 2000). <http://pdapcc.org/>
- Past Chairman, Zoning and Planning Commission of City of Corpus Christi (1984 – 1985).
- Rotary Club: conceived and chaired Community Drug Abuse Prevention Conference – selected by Rotary International to be 1 of 8 projects to be disseminated worldwide as a model project for local clubs (1985).

- Leadership Corpus Christi Class 13 (1984); conceived of and assisted in obtaining designation of the Corpus Christi Aquarium as the “Official Aquarium of the State of Texas” (1985).
- Past Director, Gulf Coast Council of Boy Scouts.
- Past Director, National Conference of Christians and Jews, Corpus Christi Chapter.

LAW RELATED PUBLICATIONS:

Books: State Bar of Texas: TEXAS FORECLOSURE MANUAL, conceived by Locke in 1989; (Co-Editors Locke, Novak and Bastian 3rd Ed. 2014); (Co-Authors Locke, Novak and Bastian 2nd Ed. 2006); (Co-Authors Locke and Novak 1st Ed. 1991); and Co-Author and Co-Editor of the 2008; 2010; 2012; 2015; 2017; and 2018 Annual Supplements. <http://texasbarbooks.net/texas-foreclosure-manual/>.

2020:

- CLE article and presentation, State Bar of Texas, 42nd Advanced Real Estate Law Course, *Insurance for AIA Construction Contracts* (Virtual Webinar, July 2020).
- CLE article and presentation, American College of Real Estate Lawyers, Johnson and Locke, *If the Shoe Fits Wear It - Shoehorning Waivers of Subrogation into Commercial Leases* (Webinar, June 2020).

2019:

- Article, South Texas College of Law Houston, THE TEXAS JOURNAL OF BUSINESS LAW, Vol 47, Issue 4, *Insurance 101* (April 2019).
- Webcast, American Law Institute and American College of Real Estate Lawyers (ALI-ACREL, Locke and Johnson, *Waiver of Subrogation* (April 2019).

2018:

- CLE article and presentation, University of Texas School of Law, 52nd Mortgage Lending Institute, *Effective Risk Management* (Austin, Texas, Sept. 2018).
- CLE article and presentation, State Bar of Texas, 40th Advanced Real Estate Law Course, *Texas Risk Management Manual* (San Antonio, Texas, July 2018).
- CLE article and presentation, State Bar of Texas, 9th Annual Course – Essentials of Business Law: Protecting Your Business, *Insurance 101 and 201* (Houston, Texas, March 2018).
- CLE article and presentation, ALI CLE, *Commercial Leases – Allocating and Avoiding Risk* (February 2018).

2017:

- CLE article and presentation, New Mexico Bar Association, *Insurance for the Real Estate Law Practitioner* (Albuquerque, NM, Dec. 2017).
- CLE article and presentation, State Bar of Texas, 39th Advanced Real Estate Law Course, Locke and Comiskey, *Three Scofflaws Are on the Loose, But There is a New Sheriff in Town - (The Good, the Bad and the Ugly of CGL Endorsements - and the Solution)* (San Antonio, Texas, July, 2017).
- CLE article, Georgetown University Law Center, Advanced Commercial Leasing Institute, *Leases and Property Insurance* (March 2017).

- CLE article and presentation, State Bar of Texas, 28th Annual Advanced Real Estate Drafting Course, *Drafting Indemnities and their Relationship to Insurance* (Houston, Texas, March 2017).
- Article, ACREL News, *In re Deepwater Horizon - the \$750 M Comma* (Feb. 2017).

2016:

- CLE article and presentation, American College of Real Estate Lawyers (ACREL), Fall Meeting, Insurance Committee, *In Re Deepwater Horizon – The \$750 M Comma* (New York, NY, Oct. 2016).
- Article and presentation, Austin Bar Association, *Insurance Traps* (Oct. 2017).
- Webcast, ABA, Real Property Trust & Estates Law Section, Locke and Comiskey, *Three Scofflaws Are on the Loose, But There is a New Sheriff in Town - (The Good, the Bad and the Ugly of CGL Endorsements - and the Solution)* (April 2016).
- CLE article and presentation, ACREL, Spring Meeting, Insurance Committee, *Insurance for Real Estate Lawyers* (San Diego, California, March 2016).
- CLE article and presentation, ACREL, Spring Meeting, Leasing Committee, *CGL Coverage of Construction Defects!* (San Diego, Ca., March 2016).
- Webcast, ACREL, Locke and Comiskey, *Three Scofflaws Are on the Loose, But There is a New Sheriff in Town - (The Good, the Bad and the Ugly of CGL Endorsements - and the Solution)* (Feb. 2016).
- Webcast, State Bar of Texas, Locke and Comiskey, *Insurance for Transactional Lawyers* (Jan. 2016).

2015:

- CLE article and presentation, Hawaii State Bar Association, State Bar Convention, The Real Property & Financial Services Section, *Insurance for Real Estate Lawyers* (Honolulu, Hawaii, Oct. 2015).
- CLE article and presentation, State Bar of Texas, 37th Advanced Real Estate Law Course, Ch. 23, *Insurance for Real Estate Lawyers* (San Antonio, Texas, July 2015).
- Webcast, ABA, Real Property Trust & Estates Law Section, *Insurance for Real Estate Lawyers* (Jan. 2015).

2014:

- CLE article and presentation, Austin Bar Association, Real Estate Section Meeting, *Insurance for Real Estate Lawyers (A Dozen Things You Wish You Had Known)* (Austin, Texas, Dec. 2014).
- Webcast, American Law Institute and American Bar Association (ALI-ABA), Locke, Comiskey and Moore, *Commercial Project Insurance: A Dozen Things You Wish You Had Known* (April 2014).

2013:

- CLE article and presentation, State Bar of Texas, 35th Advanced Real Estate Law Course, *11 Things You Wish You Had Known About Commercial Project Insurance* (San Antonio, Texas, July 2013).
- CLE article and presentation, Houston Bar Association, Real Estate Section, *Business and Mixed-Use Condominiums* (Houston, Texas, Feb. 2013).

- Webcast, ACRELive, Locke and Elizabeth Lowe, *Protecting the Owner: Construction Insurance on a High-Rise Office Building (A Case Study)*.

2012:

- CLE article and presentation, International Council of Shopping Centers (ICSC), General Session: *An Insurance Presentation You Can Use: How to Write Insurance Specifications for a Shopping Center Lease* (Orlando, Fla., Oct. 2012).
- CLE article and presentation, ACREL, Fall Meeting, Insurance Committee: *Best Practices for Lease Insurance Specifications: Checklist Versus Narrative Format* (Chicago, Ill., Oct. 2012).
- CLE article and presentation, ACREL, Fall Meeting, Leasing and Insurance Committee: *Leases and Property Insurance* (Chicago, Ill., Oct. 2012).
- CLE article and presentation, State Bar of Texas, 34th Advanced Real Estate Law Course, Ch. 33 *Liability of Architects and Engineers for Observation and Inspection Services: Breaking the Bonds of Privity* (San Antonio, Texas, July 2012).
- CLE article and telephone seminar, ACREL Insurance Committee, *Liability of Architects and Engineers for Observation and Inspection Services: Breaking the Bonds of Privity* (July 2012).
- CLE article and presentation, ACREL PAPERS, ACREL Spring Meeting, General Session, Locke and Maloney, *Top Ten Insurance Issues for Lenders Back to Basics: A Discussion of Insurance Requirements in Leases and Loan Documents* (Las Vegas, Nev., March 2012).
- CLE article and presentation, ACREL, Spring Meeting, Leasing Committee: *Landlords: Beware of Insurance Certificates (A Trojan Horse)* (Las Vegas, Nev., Mar. 2012).
- ALI-ABA, PRACTICAL REAL ESTATE LAWYER, Locke and Maloney, *Top Ten Insurance Tips for Lenders* (2012).
- ABA, Environmental Transactions and Brownfields Committee, ENVIRONMENTAL NEWS, *Selling "As Is" in a Contaminated World* (Dec. 2012).

2011:

- CLE article and presentation, ACREL, Fall Meeting, Insurance Committee, *Annotated Lease and Indemnity Specifications* (Oct. 2011).
- CLE article and presentation, State Bar of Texas, 33rd Annual Advanced Real Estate Law Course, Ch. 23 *Annotated Insurance Specifications* (San Antonio, Texas, July 2011).
- CLE article and presentation, University of Texas School of Law, 45th Annual Mortgage Lending Institute, Locke and Maloney, *Top Ten Insurance Tips for Mortgage Lending* (Austin, Texas, Sept. 2011).
- State Bar of Texas, REAL ESTATE, PROBATE AND TRUST LAW REPORTER Vol. 49, No. 1 *"As Is" in a Contaminated World* (July 2011).
- Telephone seminar, ALI-ABA, Locke, Comiskey and Maloney, *Insurance Issues in Case of Developer, Owner, Landlord, Tenant or Contractor Default* (June 2011).

- CLE article and presentation, State Bar of Texas, Locke and Maloney, 21st Annual Advanced Real Estate Drafting Course, Ch. 10 *Insurance Issues in Distressful Times* (Houston, Texas, 2011).
- 2010:** CLE article and presentation, ACREL PAPERS, ACREL Fall Meeting, General Session, *Distress and Insurance: When the Going Gets Rough, Does Your Risk Get Going?* (Toronto, Canada, Oct. 2010).
- 2009:**
- Saint Mary's School of Law and Texas Land Title Association, 19th Annual Texas Land Title Institute, *Selling "As Is" in a Contaminated World* (San Antonio, Texas, Dec. 2009).
 - CLE article and presentation, ACREL PAPERS, ACREL Fall Meeting, General Session, *CGL Coverage of Defective Work* (Washington, DC, Oct. 2009).
 - CLE article and presentation, State Bar of Texas, Agricultural Law Institute, Ch. 22 *The Law of As Is* (Lubbock, Texas, May 2009).
 - State Bar of Texas, REAL ESTATE, PROBATE AND TRUST LAW REPORTER Vol. 47, No. 1 *Additional Insured Endorsements to Liability Policies: Typical Defects and Solutions* (Jan. 2009).
- 2008:**
- CLE article and presentation, Locke and Novak, University of Texas School of Law, 42nd Annual Mortgage Lending Institute, *The New Texas Foreclosure Manual* (Houston, Texas, 2008).
 - ACREL NEWS Vol. 26, No. 2, *The Most Common Yet Most Misunderstood Risk Management Tool – the Additional Insured Endorsement* (May 2008).
 - CLE article and presentation, State Bar of Texas, Annual Advanced Real Estate Drafting Course, Ch. 29 *Additional Insured Endorsements: Typical Defects and Solutions* (Dallas, Texas, Mar. 2008).
- 2007:**
- CLE article and presentation, ACREL PAPERS, ACREL Spring Meeting, Leasing and Insurance Committees: *Additional Insured Endorsements– Typical Defects and Solutions* (Miami, Fla., 2010).
 - CLE article and presentation, State Bar of Texas, 18th Advanced Real Estate Drafting Course, Ch. 20 *Annotated Risk Management Provisions: Indemnity and Liability Insurance (Focus on Texas Real Estate Forms Manual's Retail Lease)* (Houston, Texas, Mar. 2007).
- 2006:** CLE article and presentation, State Bar of Texas, 27th Annual Advanced Real Estate Law Course, Ch. 45 *Allocating Extraordinary Risk in Leases: Indemnity, Insurance, Releases and Exculpations and Condemnation (Including a Review of the Risk Management Provisions of the Texas Real Estate Forms Manual's Office Lease)* (San Antonio, Texas, June, 2006).
- 2005:**
- CLE article and presentation, State Bar of Texas, 16th Advanced Real Estate Drafting Course, Ch. 10 *Documentation for the To-Be-Built Office Condominium* (Houston, Texas, March 2005).
 - CLE article and presentation, State Bar of Texas, Advanced Real Estate Law Course, Ch. 40 *Ins and Outs of Deed of Trust Foreclosures - Practical Tips for the Practitioner* (San Antonio, Texas, July 2005).

- Article and presentation, Texas Society of CPAs, Tax Conference – Austin Chapter, *Real Estate Law for CPAs* (Austin, Texas, Nov. 2005).
- Article and presentation, American Institute of Architects (AIA), AIA Summer School, *Risk Allocation in the General Conditions – Examination of the A201 in the Light of Texas Law* (Austin, Texas, July 2005).

2004:

- CLE article and presentation, State Bar of Texas, 26th Advanced Real Estate Law Course, Ch. 6 *Papering The Deal: From Land Acquisition to Development* (San Antonio, Texas, July 2004).
- CLE article and presentation, State Bar of Texas, 26th Advanced Real Estate Law Course – Breakout Group, *Fair Forms for Shifting Liability for Personal Injuries Between Landlords and Tenants and Owners and Contractors* (San Antonio, Texas, July 2004).
- CLE article and presentation, State Bar of Texas, 15th Annual Advanced Real Estate Drafting Course, *Protecting Landlords, Tenants and Contractors as Additional Insureds and Indemnified Parties* (March 2004).

2003:

- CLE article and presentation, State Bar of Texas, 25th Annual Advanced Real Law Course: *Risk Management For Landlords, Tenants and Contractors: Through Contractual Provisions for Indemnity, Additional Insureds, Waiver of Subrogation, Limitation, Exculpation and Release Vol. 1 The Law; and Vol. 2 The Forms* (Austin, Texas, May 2003).
- CLE article and presentation, Texas Center for the Judiciary – Texas College for Judicial Studies, *Risk Management For Landlords, Tenants and Contractors* (Austin, Texas, May 2003).
- CLE article and presentation, State Bar of Texas, 14th Annual Advanced Real Estate Drafting Course, *Annotated Risk Management Forms: Indemnity, Additional Insureds, Waiver of Subrogation, Limitation, Exculpation and Release* (March 2003).
- CLE article and presentation, Texas College for Judicial Studies, *Risk Management for Landlords, Tenants and Contractors*.

2002: CLE article and presentation, State Bar of Texas, 13th Annual Advance Real Estate Drafting Course, *Risk Management: Through Contractual Provisions for Indemnity, Additional Insureds, Waiver of Subrogation, Limitation, Exculpation and Release* (2002).

2000: CLE article and presentation, Locke and Triplett, State Bar of Texas, 22nd Annual Advanced Real Estate Law Course: Ch. 17 *Field Guide for Due Diligence on Income Producing Properties* (Austin, Texas, July 2000).

1998: CLE Article and presentation, State Bar Convention, Real Estate Section, *Sales Contracts – A Framework for Risk Allocation* (June 1998).

1997: CLE article and presentation, State Bar of Texas, 8th Annual Advance Real Estate Drafting Course, *Risk Management: Through Contractual Provisions for Indemnity, Additional Insureds, Waiver of Subrogation, Limitation, Exculpation and Release* (1997).

1996: CLE article and presentation, South Texas College of Law: 12th Annual Real Estate Law Course, *Risk Management* (1996).

- 1995:** CLE article and presentation, State Bar of Texas, Annual Advanced Real Estate Law Course, *Shifting of Extraordinary Risk* (1995).
- 1994:** CLE article and presentation, South Texas College of Law, 10th Annual Real Estate Law Course, *Shifting of Risks* (1994).
- 1993:** CLE article and presentation, SMU 4th Annual Advanced Real Estate Law Course - Leases in Depth, *Civil Forfeiture Actions* (1993).
- 1992:** CLE article and presentation, State Bar of Texas, 3rd Annual Advanced Real Estate Law Course, *Contractual Indemnities in Texas* (1992).
- 1990:** CLE article and presentation, University of Texas School of Law, 24th Annual Mortgage Lending Institute, *Seizure of Lender's Collateral Under Drug Enforcement Laws* (1990).
- 1989:**
- CLE article and presentation, State Bar of Texas, Litigation Update Institute, *Foreclosure Law Update* (1989).
 - CLE article and presentation, State Bar of Texas, Advanced Creditor's Rights Institute, *Texas Foreclosure Law Update* (1989).
- 1988:** CLE article and presentation, State Bar of Texas, 10th Annual Advanced Real Estate Law Course, *Texas Foreclosure Law* (1988).