



Nancy Carter

PARTNER

BIOGRAPHY

Nancy has practiced in the areas of public finance, local government regulation, and state legislative matters since 2004. She represents special purpose districts, such as municipal utility districts and municipal management districts, as general counsel and bond counsel. Nancy works with private developers to structure development agreements and utility agreements with cities and other local government entities for public participation in commercial, residential, and mixed-use developments.

Nancy's experience also includes extensive legislative work to create or amend the powers of nearly 200 special purpose districts throughout the State of Texas. She has also worked on omnibus bills affecting the general laws applicable to water districts and has served as an advocate for appropriate reforms affecting landowners' rights in Texas.

Prior to joining The Muller Law Group, PLLC, Nancy began her career at Haynes and Boone LLP in 2003. She was later an associate at Allen Boone Humphries Robinson LLP from 2004-2014. Nancy graduated from Rice University with a Bachelor of Arts and received her J.D. from Washington and Lee School of Law in 2003.

Notable Projects

Nancy has extensive experience in the development of large, complex master-planned communities and key development agreements across municipalities within significant growth corridors across the Houston market. Her work includes Riverstone in Sugar Land, Woodforest in Montgomery, Grand Central Park and Lake Celestine, both of which are in Conroe, as well as two projects in League City - Samara and Legacy.

Nancy also works with local entities and developers on the use of alternative or supplemental financing mechanisms and economic incentive tools, including public improvement district financing, tax increment financing, and contractor-financed infrastructure leases.

Texas Infrastructure Program

Nancy has worked with financial advisors, bond counsel, and underwriters to develop and administer the Texas Infrastructure Program (TIP), a conduit bonding program designed to leverage and monetize special district receivables to finance development costs for eligible public infrastructure. As program counsel to TIP, Nancy and the MLG team help lead innovative, tax-exempt financing strategies that accelerate infrastructure development.

Through the program, Nancy leads The Muller Law Group as a key partner in pre-issuance to developers through TIP Bonds, which are an upfront monetization of future MUD reimbursements, and are used to reimburse or fund construction for TCEQ-qualified costs. Focused on efficiency and community growth, TIP supports projects that enhance quality of life across growing Texas markets—including Houston, Dallas, and Austin. TIP has established itself as the state's highest-grossing receivable financing program, with over one billion dollars in funds being made available for infrastructure projects in Texas.

Involve ment

Nancy is an active member of the Urban Land Institute. Her passion is helping shape vibrant communities where people live, work, and play through strategic problem-solving with a lasting impact on Texas' growth and development.

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