



Richard L. Muller Jr.

PARTNER

BIOGRAPHY

Richard L. "Rich" Muller Jr. is a Texas attorney whose career encompasses nearly 30 years of substantive experience in public law, infrastructure development, and public finance. After graduating from Georgetown University, where he was a four-year letterman on the football team, he earned his J.D. from Louisiana State University, graduating in the top five of his class and serving on law review.

He began his legal career in 1997 in tort litigation at Vinson & Elkins, and in 1998 shifted to public finance and infrastructure under the tutelage of his long-time mentor, Joe B. Allen. In 2003, he was part of the founding group of Allen Boone Humphries Robinson (ABHR), where he became a partner. In 2014, he cofounded The Muller Law Group, PLLC, with Nancy Carter, on the belief that a boutique law firm with big firm talent can provide a superior level of service to its clients.

Master Planned Communities

Rich has extensive experience in the development of large, complex master-planned communities. His work includes Sienna (10,000 acres); Riverstone (3,700 acres); Woodforest (3,000 acres); The Highlands (2,300 acres); Two Step Farm (1,800); Chambers Creek (1,100), and most recently the 3,500-acre Fulshear Ranch. These large projects require the use of multiple MUDs, as well as overlapping levee and master districts to finance regional infrastructure.

Roadways & Transportation

Rich has a unique experience with major roadway and transportation funding. For more than 27 years, he represented the Fort Bend County Toll Road Authority, including from its early start, through the development of the Fort Bend Parkway and Westpark Tollways. His role included right-of-way acquisition, toll feasibility studies, revenue financing, and the toll collection and operational issues of the Authority. He was also involved in the Grand Parkway development in Fort Bend County, including substantial negotiations among regional counties and TxDOT over the development of that toll road.

He represented the Montgomery County Toll Road Authority in the development of the SH249 "Aggie Expressway" toll road, including extensive negotiations with the Harris County Toll Road Authority and TxDOT for the joint development of that facility.

Development Agreements

Rich has also negotiated major development agreements with cities:

- Missouri City (Sienna, Riverstone)
- Sugar Land (Riverstone, Telfair, Lake Pointe, Abby Lakes)
- Fulshear (Cross Creek Ranch)
- Conroe (Grand Central Park, Woodforest, Chambers Creek, Highlands, Mavera, Evergreen)
- Webster (Edgewater)
- Manvel (Del Bello, Valencia)
- League City (Tuscan Lakes, Hidden Lakes, Mar Bella)
- Rosenberg (Edgewater)
- Richmond (Indigo)
- Angleton (Ashland)
- Arcola (Post Oak Point)
- Needville (Harvest Pointe/August Meadows)
- Willis (Chambers Creek)

Involved

He is an active member of the Urban Land Institute. His passion is helping developers—especially those new to the industry—understand and leverage Texas's public finance tools to unlock the full potential of each of their projects.

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