Texas Transportation Commission

Minute Order

VARIOUS Counties, VARIOUS Districts

Texas Transportation Code, §201.206, authorizes the Texas Department of Transportation (department) to accept a donation in any form, including realty, personalty, money, materials, and services, for the purpose of carrying out its functions and duties. Texas Government Code, Chapter 575, requires the governing board of a state agency to acknowledge the acceptance of a donation valued at $500.00 or more by majority vote at an open meeting, not later than the 90th day after the date the donation is accepted. It also prohibits a state agency from accepting a donation from a person who is a party to a contested case before the agency until the 30th day after the date the decision in the case becomes final.

The Texas Transportation Commission (commission) has adopted 43 Texas Administrative Code (TAC) §§1.500-1.506, which relate to the department's acceptance of donations. Section 1.503 authorizes the executive director to approve acceptance of donations to the department and requires that donations valued at $500.00 or more must be acknowledged by order of the commission not later than the 90th day after the date the donation is accepted by the department. It further prohibits acceptance of a gift or donation when the donor is subject to department regulation or oversight or when the donor is interested in or likely to become interested in any contract, purchase, payment, or claim with or against the department, except as provided by that section. It also provides that the executive director may approve the acceptance of a donation, notwithstanding the foregoing proscriptions in the rules, if the executive director determines that acceptance would provide a significant public

benefit and would not influence or reasonably appear to influence the department in the performance of its duties.

Texas Transportation Code, §223.049 authorizes the department to contract with an owner of land adjacent to a highway that is part of the state highway system to construct an improvement on the highway right of way that is directly related to improving access to or from the owner's land. Exhibit A lists donations resulting from a contract executed by the department under Texas Transportation Code, §223.049 and other donations accepted under Texas Transportation Code, §201.206.

The department also acquires by donation land used for highway improvement projects. Exhibit B lists property donated to the department for that purpose. The department has determined that acceptance of these donations is in the best interest and welfare of the traveling public and will provide a significant public benefit.

The executive director has determined that the donations identified in the attached exhibits comply with the applicable provisions of 43 TAC §§1.500-1.506, 43 TAC §12.353, Texas Government Code, Chapter 575 and Texas Transportation Code, §201.206, §223.049 and §224.001, and has approved acceptance of those donations. All required donation agreements have been executed under 43 TAC §1.504 and §1.506, as applicable.

IT IS THEREFORE ORDERED by the commission that it acknowledges the acceptance of the donations identified in the attached Exhibits A and B.

Submitted and Reviewed by:

_____

Director, Contract Services Division

Recommended by:

_____

Executive Director

Minute Order Number and Date Passed

_____

Exhibit A – Donations to the Department – November 20, 2026

Donor: Borden County DC, LLC

District: Abilene

County: Borden

Estimated Value: $7,500,000.00

Date Approved: 10/21/2026

Description: The donor is donating the design, construction, and construction engineering and inspections (CEI) of highway improvements to include grading, pavement, drainage, signs, traffic signals, markings, and add turn lanes on United States Highway (US) 180 west of Gail, Borden County, Texas for access to the donor site, and maintain haul routes to the highway throughout the construction and implementation phases. All design, construction, and CEI work will be provided by the donor, its consultant, or its contractor. The donation includes a sum of $100,479.00 for the state's direct costs for reviewing proposed construction plans, specifications and estimates, and a sum of $150,719.00 for performing limited quality assurance inspection/testing and inspection of the work that is on the state right of way. The donor will be responsible for the state's costs, providing needed real estate (if applicable), acceptable design of highway improvements, roadway construction, construction materials, and CEI for both material testing and construction inspection.

Donor: QTS Big Spring, LLC

District: Abilene

County: Howard

Estimated Value: $6,000,000.00

Date Approved: 10/12/2026

Description: The donor is donating the design, construction, and CEI of highway improvements to include grading, pavement, drainage, signs, traffic signals, and markings, to add turn lanes on Farm to Market Road (FM) 818 for access to the donor site and maintain haul routes to the highway throughout the donor site construction and implementation phase in Borden County, Texas. All design, construction, and CEI work will be provided by the donor, its consultant, or its contractor. The donation includes a sum of $100,479.00 for the state's direct costs for reviewing proposed construction plans, specifications and estimates, and a sum of $150,719.00 for performing limited quality assurance inspection/testing and inspection of the work that is on the state right of way. The donor will be responsible for the state's costs, providing needed real estate (if applicable), acceptable design of highway improvements, roadway construction, construction materials, and CEI for both material testing and construction inspection.

Donor: Asphalt Inc., LLC

District: Austin

County: Burnet

Estimated Value: $1,400,00.00

Date Approved: 10/13/2026

Description: The donor is donating the design and construction of a right turn acceleration lane, right turn deceleration lane, and a left turn lane on FM 3509 in Burnet, Burnet County, Texas. All design and construction work will be provided by the donor, its consultant or its contractor. The estimated value of the donation includes payment for all state direct costs associated with the review, oversight, and inspection of the work that is on the state right of way.

Donor: Freeland (Houston) ASLI X, LLC

District: Houston

County: Waller

Amount: $1,200,000.00

Date Approved: 10/13/2026

Description: The donor is donating the design and construction of a northbound left turn lane and two southbound right turn lanes at FM 2855 into the Sunset Grove development in Katy, Waller County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor *(replaces previously acknowledged on 04/30/2026 the estimated value of the donation is increased from $2,000,000.00 to $1,200,000.00 due to scope change).*

Donor: A-S 169 Evergreen North L.P.

District: Houston

County: Montgomery

Estimated Value: $800,000.00

Date Approved: 10/16/2026

Description: The donor is donating the design and construction of one right turn lane and six left turn lanes into the Evergreen Village development in Conroe, Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Lookout Development Group, L.P.

District: San Antonio

County: Kendall

Estimated Value: $470,000.00

Date Approved: 10/20/2026

Description: The donor is donating the design and construction of a right turn deceleration lane for eastbound traffic entering George's Ranch Subdivision and a right turn acceleration lane for eastbound traffic leaving George's Ranch Subdivision, in Kendall County on Texas Highway 46 approximately 2 miles east of Boerne, Texas. All design and construction will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: A-S 169 Evergreen North, L.P.

District: Houston

County: Montgomery

Estimated Value: $400,000.00

Date Approved: 10/02/2026

Description: The donor is donating the design and construction of two left turn lanes on FM 1314 into the Evergreen Village Development in Conroe, Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant or its contractor. The district has determined there will be no direct costs for this project.

Donor: Majestic Developers, LLC

District: Houston

County: Montgomery

Estimated Value: $370,000.00

Date Approved: 10/20/2026

Description: The donor is donating the design and construction of roadway widening improvement from FM 1484 westbound, approximately 239 feet north of Luby Lane, into the Brookhaven Residential Development in Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: A-S 169 Evergreen North L.P.

District: Houston

County: Montgomery

Estimated Value: $350,000.00

Date Approved: 10/12/2026

Description: The donor is donating the design and construction of traffic signal project for eastbound and westbound State Highway (SH) 242 into the Evergreen Village development in Conroe, Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Taylor Morrison of Texas, Inc.

District: Houston

County: Montgomery

Estimated Value: $250,000.00

Date Approved: 10/20/2026

Description: The donor is donating the design and construction of a traffic signal modification at the intersection of FM 1097 and Little Cypress Lane in Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Jeanine Enterprises, Inc.
District: San Antonio
County: Wilson
Estimated Value: $250,000.00
Date Approved: 10/05/2026
Description: The donor is donating the design and construction of a right turn deceleration lane on FM 3432 approximately 1.2 miles west of FM 775 in Wilson County, Texas. All design and construction will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Lowe’s Home Centers, LLC
District: San Antonio
County: Smith
Estimated Value: $210,000.00
Date Approved: 10/20/2026
Description: The donor is donating the design and construction of a right turn lane with restriping along Loop 1604 southbound at the future Lowes of Converse in Smith County, Texas. The right turn lane is approximately 345 feet long with a 100-foot bay taper which will begin about 10 feet south of Coppergate Road. Loop 1604 currently has an 11-foot paved shoulder which will be extended past the new right turn lane. There will also be a section of the right turn lane that will be milled and overlayed to ensure a smooth transition. Additionally, 75 feet of 18 inches of reinforced concrete pipe will be installed under the proposed driveway entrance with safety end treatments. All design and construction will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Caney Holdings LLC
District: Houston
County: Montgomery
Estimated Value: $200,000.00
Date Approved: 10/21/2026
Description: The donor is donating the design and construction of a right turn lane from southbound US 59 into the Caney Crossing South development in Montgomery County, Texas. All design and construction work will be provided by the donor, its consultant, or its contractor. The district has determined there will be no direct costs for this project.

Donor: Lavendusky Real Estate LLC
District: Waco
County: Bell
Estimated Value: $150,000.00
Date Approved: 10/12/2026
Description: The donor is donating the design and construction of roadway widening for two deceleration and right turn lanes on Loop 363 in Temple, Bell County, Texas at Lavendusky Drive, and a new driveway location for the new travel center being constructed. All design and construction work will be provided by the donor, its consultant, or its contractor. The donor will pay the state's direct costs to review, monitor, and inspect the work that is on the state right of way.

Donor: MRA Northeast #2 L.P.
District: Houston
County: Harris
Estimated Value: $10,000.00
Date Approved: 10/19/2026
Description: The donor is donating the design and construction of a right turn lane from Northbound Beltway 8 into the Generation Parkway Development, Houston Harris County, Texas. All design and construction work will be provided by the donor, its consultant or its contractor. The donor will pay the state's direct costs to review, monitor, and inspect the work that is on the state right of way.

Donor: Mach9 Robotics Inc.
Division: Design
County: N/A
Estimated Value: $10,000.00
Date Approved: 10/21/2026
Description: The donor is donating an in-kind contribution of seven Mach9 trial user licenses for a 30-day proof of concept at no cost to the department. Mach9 is a vendor-hosted, browser-based software platform for AI - assisted processing and feature extraction from LiDAR and imagery. The evaluation will be conducted by authorized department users supporting Remote Sensing, Enterprise Mobile Mapping, and Digital Delivery work from the Stassney campus in Austin, Travis County, Texas. The estimate represents the approximate fair-market value of seven temporary trial licenses, cloud-hosted software access, AI processing capabilities, vendor support, and onboarding services provided by Mach9 for a 30-day proof-of-concept evaluation.

16 Donations for a total: $19,570,000.00

Exhibit B – Donations to the Department – November 20, 2026

Donor: SLD Brazoria LLC, a Delaware Limited Liability Company
District: Houston
County: Brazoria
Non-Let CSJ: 5500-00-149
Parcel No.: 1-3
Amount: $2,828.50
Date Approved: 10/15/2026
Description: Donation of 0.5657 acres of land on FM 1462. The property being donated will be utilized for a turn lane.

Donor: Gregory L. Miller as Trustee of the Gregory Lloyd Miller Trust, as to 39.889553% undivided interest, Gregory L. Miller as Trustee of the Gregory Lloyd Miller GST Exempt Trust, as to 16.646547% undivided interest, Michael J. Miller as Trustee of the Michael John Miller Trust, as to 16.646547% undivided interest, Gen-Skip, LLC, a Louisiana limited liability company, as 25.822329% undivided interest and DJG Real Estate, LLC, a Texas limited liability company as to 0.995024% undivided interest
District: Houston
County: Harris
Non-Let CSJ: 5500-00-155
Parcel No.: 1
Amount: $8,100.00
Date Approved: 10/15/2026
Description: Donation of 0.1860 acres of land on SH 99. The property being donated will be utilized for turn lanes.

Donor: Graybox Windy Ryon LLC, a Texas Limited Liability Company
District: Fort Worth
County: Tarrant
Non-Let CSJ: 5500-00-078
Parcel No.: 1
Amount: $531,970.00
Date Approved: 10/15/2026
Description: Donation of 0.8569 acres of land on US 287. The property being donated will be utilized to realign Interstate Highway Loop 820 frontage road in connection with the development of Longhorn Business Park Site.

Donor: Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership, dba Friendswood Development Company
District: Houston
County: Fort Bend
Non-Let CSJ: 5500-00-119
Parcel No.: 1-4
Amount: $492,815.82
Date Approved: 10/15/2026
Description: Donation of 2.2717 acres of land on FM 361. The property being donated will be utilized for a street tie-in consisting of ingress and egress for a single-family residential subdivision.

Donor: ARVO-V, LLC a Texas Limited Liability Company

District: Houston

County: Fort Bend

Non-Let CSJ: 5500-00-133

Parcel No.: 1

Amount: $13,895.00

Date Approved: 10/15/2026

Description: Donation of 0.0638 acres of land on FM 359. The property being donated will be utilized for turn lanes.