

17.853

FILED FOR RECORD
at 1:00 o'clock 9 M

ESCROW TRUST AGREEMENT

NOV 22 2022

THE STATE OF TEXAS
COUNTY OF HUNT COUNTY

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By [Signature]

This contract and agreement made and entered into on this the 9 day of November 2022, by and between Hunt County Commissioner Randy Strait, Precinct 2, and Base Property Ventures by hereinafter called "Purchaser".

That said Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$ 50,000.00 for the purpose of constructing a certain site improvement, to wit:

Widening the road 4 feet for approximately 733 feet of CR 2537 of oil Sand
\$ 20,966.82

Widening the road 4 feet for approximately 1,015 feet of CR 2538/Chapel Rd. of oil Sand
\$ 29,033.18

To be specifically used for the improvements of the said road when adequate funding becomes available. The cost of said improvements shall be prepared by the Commissioner and agreed upon by the purchaser prior to the execution of this agreement. Upon receipt of payment, the County Treasurer shall forward a copy of the deposit warrant to the commissioner in charge of making said improvements. If for any reason the county has not completed said improvement within one hundred twenty (120) days from the date of execution of this agreement the escrowed road improvement funds shall, at the request of the said purchaser, be returned to the purchaser and this agreement shall then become void.

WHEREAS, said improvement is left to the sole discretion of the responsible commissioner.

IN TESTIMONY WHEREOF, the parties hereto have executed this contract and agreement on this the 9 day of November, 2022.

[Signature: Randy Strait]
Commissioner Randy Strait Pct. 2
P O Box 1097
Greenville, TX 75403

[Signature: Adam Slaughter]
Purchaser signature
Adam Slaughter
903-513-2885
adam@whitecapcompany.com

Brian Toole

From: Brian Toole
Sent: Monday, August 29, 2022 3:24 PM
To: Adam Slaughter
Cc: Amanda Blankenship
Subject: RE: Chapel rd property re plat

Hey Adam,

The County requires that the developer clears the right of way to be dedicated to the County of all trees, fences, brush, stumps, roots, root balls, and debris. Everything between the new lot corners and the road must go. Once the right of way is clear, the road will require an upgrade. The ditch will be relocated and the road will be widened by 4'. The County will lay the materials, the developer will be required to pay the County's cost for the materials.

1748' @ 4' wide:
1,100 tons of rock @ \$15/ ton = \$16,500.00
500 tons of oil sand @ \$67/ ton = \$33,500.00
Total for upgrade = \$50,000.00

Brian Toole
Hunt County Development
btoole@huntcounty.net
903-408-4204 dir

-----Original Message-----
From: Adam Slaughter <adam@whitecapcompany.com>
Sent: Sunday, August 28, 2022 8:58 AM
To: Brian Toole <btoole@huntcounty.net>
Subject: Chapel rd property re plat

Brian
I wanted to see if there is an update on the replat or 33 acres on chapel rd.
The owners name is under earls construction, I am involved with this re plat as the owner of earls construction is my partner for several real estate transactions.
Let me know if you need anything and I'll see what I can get done.

Thank You
Adam Slaughter
903-513-2885

Sent from Adam's iPhone

CR 2537 = 733' = \$20,966.82
CR 2538 = 1015' = \$29,033.18

Will need escrow agreement

*733' of CR 2537
~~1015'~~ of CR 2538 (Chapel)
1015'*

Widening 4'