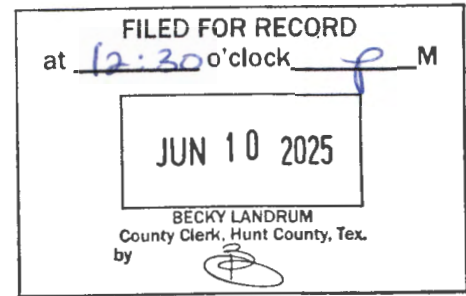


19,504

ESCROW TRUST AGREEMENT

THE STATE OF TEXAS
COUNTY OF HUNT COUNTY



This contract and agreement made and entered into on this the 21st day of May 2025, by and between Hunt County Commissioner Steven Harrison, Precinct 4, and Apex Acres Holding LLC by hereinafter called "Purchaser".

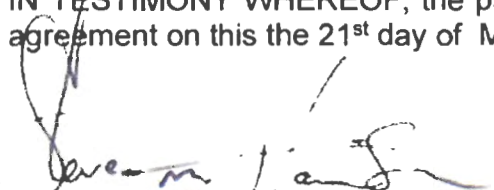
That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$42,248.00 for the purpose of constructing a certain site improvement, to wit:

- Widening the road a width of 5 feet from dirt to rock to oil sand for an approximate length of 1,085 feet on CR 4704 for a total cost of \$13,640.00
- Widening the road a width of 5 feet from dirt to rock to oil sand for an approximate length of 2,248 feet on CR 4609 for a total cost of \$28,608.00

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 21st day of May, 2025.


Commissioner Steven Harrison, Pct. 4
P O Box 1097
Greenville, TX 75401


Purchaser signature
Mamta Kumar
Manager, Apex Acres Holdings LLC - 4609 Commerce series

Email Address
apexacresholdings@gmail.com

Phone Number

210-866-9092

HUNT COUNTY TREASURER

REC#: 00114538 5/29/2025 2:31 PM
 OPER: CNTR TERM: 001
 REF#:

TRAN: 38.0000 PCT 4 COMM, HARRISON
 WIDENING ONLY CR 4704 & CR4609
 24 -22000
 CO. RD. IMPROVEMENT 42,248.00CR

TENDERED: 42,248.00 CHECK
 APPLIED: 42,248.00-

CHANGE: 0.00

DEPOSIT WORKSHEET

DATE: 5/21/25

General Operating \$
 Road & Bridge \$ 42,248.00
 Payroll
 Interest & Sinking
 Law Library
 Right of Way
 Other
 TOTAL \$ 42,248.00

Received From: Apex Acres Holdings LLC

Purpose: widening only CR 4704 & CR 4609

Currency: \$

Coin: \$

Checks: \$ 42,248.00

TOTAL DEPOSIT \$

Dept. Code: 38

Receipt: 114538

Control:

Received By: **

B. Turner am