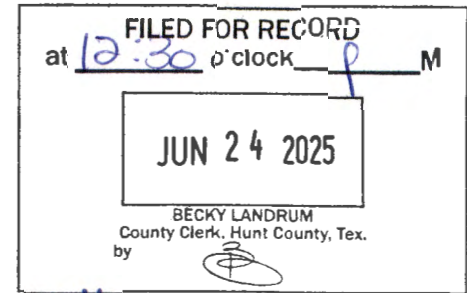


19,553

ESCROW TRUST AGREEMENT

THE STATE OF TEXAS
COUNTY OF HUNT COUNTY



This contract and agreement made and entered into on this the 9th day of June, 2025, by and between Hunt County Commissioner Garry Smith, Precinct 3, and POMA Investments L.P. by hereinafter called "Purchaser".

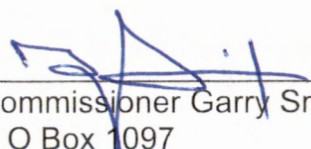
That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$43,660.00 for the purpose of constructing a certain site improvement, to wit:

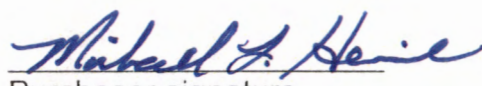
- Widening the road to a width of 6 feet from rock to oil sand and upgrading from rock to oil sand for an approximate length of 1,536 feet on CR 3430 for a total cost of \$43,660.00

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 9th day of June, 2025.


Commissioner Garry Smith, Pct. 3
P O Box 1097
Greenville, TX. 75401


Purchaser signature
mike@huntexproperties.com
Email Address
903-456-1505
Phone Number

HUNT COUNTY TREASURER

REC#: 00114636 6/09/2025 3:44 PM
 OPER: CNTR TERM: 001
 REF#:

TRAN: 37.0000 COMM PRCT #3, SMITH
 WIDEN/UPGRD 1536 FT CR3430
 23 -22000
 CO. RD. IMPROVEMENT 43,660.00CR

TENDERED: 43,660.00 CHECK
 APPLIED: 43,660.00-

CHANGE: 0.00

DEPOSIT WORKSHEET

DATE: 6/9/25

General Operating \$
 Road & Bridge \$43,660.00
 Payroll
 Interest & Sinking
 Law Library
 Right of Way
 Other
 TOTAL \$43,660.00

Received From: PLUMA Investments LP
 (Cork Creek Farms LLC)

Purpose: widening & upgrade left for
 length of 1,536 ft on CR 3430 rock work

Currency: \$

Coin: \$

Checks: \$43,660.00

TOTAL DEPOSIT \$43,660.00

23-22000

Dept. Code: 37

Receipt: 11416318

Control:

Received By: **

Butner am