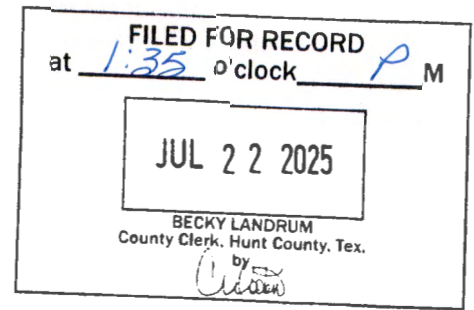


19,608

## ESCROW TRUST AGREEMENT

THE STATE OF TEXAS  
COUNTY OF HUNT COUNTY



This contract and agreement made and entered into on this the 1<sup>st</sup> day of July 2025, by and between Hunt County Commissioner Mark Hutchins, Precinct 1, and McIlrath Properties, LLC, hereinafter called "Purchaser".

Said Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$24,771 for the purpose of constructing a certain site improvement, to wit:

Widening CR 1025 by 6 feet for approximately 995.31 feet and constructing to a matching oil-sand surface

To be specifically used for the improvements of said road when adequate funding becomes available. The cost of the 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 said purchaser, be returned to purchaser and this agreement shall than become void.

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

IN TESTIMONY WHEREOF, the parties hereto have executed this contract and agreement on this the 1<sup>st</sup> day of July 2025.

A handwritten signature in blue ink, appearing to be "Mark Hutchins".

**Mark Hutchins, Commissioner**  
P.O. Box 1097  
Greenville, TX 75403

A handwritten signature in blue ink, appearing to be "Gretchen Yank".

**McIlrath Properties, LLC**  
By: Gretchen Yank

HUNT COUNTY TREASURER

REC#: 00114994 7/15/2025 3:53 PM  
OPER: CNTR TERM: 001  
REF#:

TRAN: 35.0000 COMM PCT 1, HUTCHINS  
WIDEN 995.31 FT CR1025 R2OS  
21 -22000  
CO. RD. IMPROVEMENT 24,771.00CR  
  
TENDERED: 24,771.00 CHECK  
APPLIED: 24,771.00-  
  
CHANGE: 0.00

**DEPOSIT WORKSHEET**

DATE: 7-14-25

General Operating \$  
Road & Bridge 24,771.00  
Payroll

Received From: Mcllrath Properties LLC  
Purpose: Widening CR 1025 6 ft.

Mcllrath Properties LLC

07/11/2025

Hunt County

6583

24,771.00