

19,875

FILED FOR RECORD  
 at 1:30 o'clock P M  
 JAN 13 2026  
 BECKY LANDRUM  
 County Clerk, Hunt County, Tex.  
 by 

ESCROW TRUST AGREEMENT

THE STATE OF TEXAS  
COUNTY OF HUNT COUNTY

This contract and agreement made and entered into on this the 22<sup>nd</sup> day of December 2025, by and between Hunt County Commissioner Daren Money Precinct 1, and John Holland by hereinafter called "Purchaser".

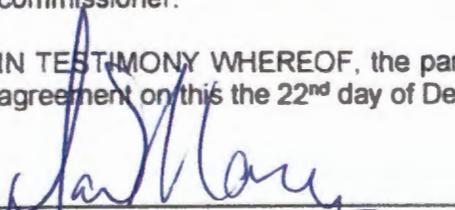
That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$31,630.00 for the purpose of constructing a certain site improvement, to wit:

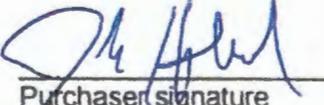
- Widening the road by 6 feet from dirt to rock to oil sand and upgrading from rock to oil sand for an approximate length of 820 feet on CR 1043 for a total cost of \$18,978.00
- Widening the road by 6 feet from dirt to rock to oil sand and upgrading from rock to oil sand for an approximate length of 541 feet on CR 1042 for a total cost of \$12,652.00

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 22<sup>nd</sup> day of December, 2025.

  
 Commissioner Daren Money, Pct 1  
 P O Box 1097  
 Greenville, TX 75401

  
 Purchaser signature

JOHN@GREENRESIDENTIAL.COM  
 Email Address

713 724 2400  
 Phone Number

HUNT COUNTY TREASURER

REC#: 00116486 1/06/2026 8:50 AM  
 OPER: CNTR TERM: 001  
 REF#:

TRAN: 100.0000 MISCELLANEOUS REVENU  
 WIDEN CR1043 820 FT D2ROS  
 21 -22000  
 ESCROW--CO. RD. IMP 18,978.00CR

TRAN: 100.0000 MISCELLANEOUS REVENU  
 WIDEN CR1042 541 FT D2R2OS  
 21 -22000  
 ESCROW--CO. RD. IMP 12,652.00CR

TENDERED: 31,630.00 CHECK  
 APPLIED: 31,630.00-  
 CHANGE: 0.00

**DEPOSIT WORKSHEET**

DATE: 12-29-25

General Operating \$ \_\_\_\_\_  
 Road & Bridge \$ 31,630.00  
 Payroll \_\_\_\_\_  
 Interest & Sinking \_\_\_\_\_  
 Law Library \_\_\_\_\_  
 Right of Way \_\_\_\_\_  
 Other \_\_\_\_\_  
**TOTAL** \$ 31,630.00

Received From: Cash House Buyers  
USA LLC  
 Purpose: Escrow Acct.  
21-22000  
 Currency: \$ \_\_\_\_\_  
 Coin: \$ \_\_\_\_\_  
 Checks: \$ 31,630.00  
**TOTAL DEPOSIT** \$ 31,630.00

\* Widening road by 6ft from dirt to \$ \_\_\_\_\_  
rock to oil sand? upgrade approx \$ \_\_\_\_\_  
820ft on CR 1043 \$18,978.00 \$ \_\_\_\_\_  
 \* Widening road by 6ft from dirt to \$ \_\_\_\_\_  
rock to oil sand? upgrade approx \$ \_\_\_\_\_  
541 ft on CR 1042 \$12,652.00 \$ \_\_\_\_\_

Dept. Code: 100  
 Receipt: 1164816  
 Control: \_\_\_\_\_

Received By: \*\*  
B Turner am