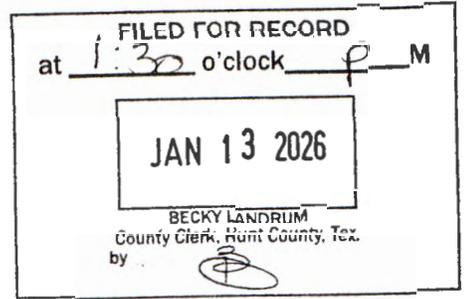


19,876

ESCROW TRUST AGREEMENT



THE STATE OF TEXAS
COUNTY OF HUNT COUNTY

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

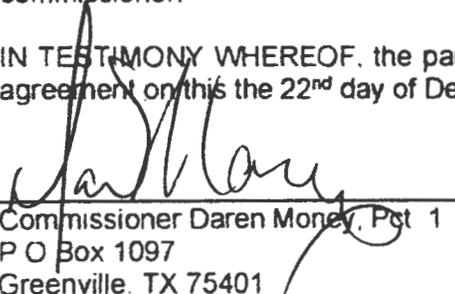
That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$31,630.00 for the purpose of constructing a certain site improvement, to wit:

- 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 22nd day of December, 2025.


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


 Purchaser's 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 REVENUE
 WIDEN CR1043 820 FT D2ROS
 21 -22000
 ESCROW--CO. RD. IMP 18,978.00CR

TRAN: 100.0000 MISCELLANEOUS REVENUE
 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 Doc#
21-22000

Currency: \$ _____
 Coin: \$ _____
 Checks: \$ 31,630.00
 TOTAL DEPOSIT \$ 31,630.00

Widening road by 6ft from dist to \$ _____
lock road and upgrade approx \$ _____
820 ft on CR 1043 \$18,978.00 \$ _____
Widening road by 6ft from dist to \$ _____
lock road and upgrade approx \$ _____
541 ft on CR 1042 \$12,652.00 \$ _____

Dept. Code: 100
 Receipt: 11104816
 Control: _____

Received By: **
B Turner am