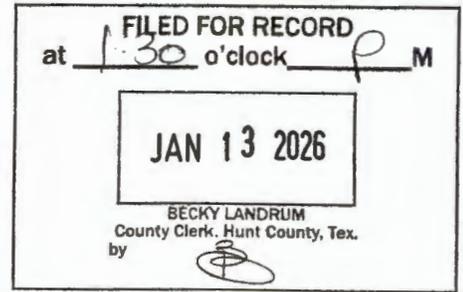


19,878



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 David Monroe, Precinct 2, and Oak National Development by hereinafter called "Purchaser".

That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$ 180,750.00 for the purpose of constructing a certain site improvement, to wit:

Upgrade of approximately 3,363 feet of CR 2580 from Rock to Asphalt \$90,810.00

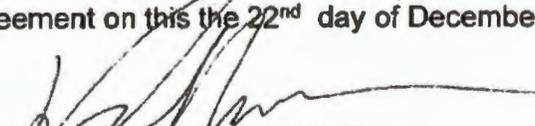
Overlay of approximately 2,640 feet of CR 2591 of existing oil road with Asphalt \$44,970.00

Overlay of approximately 8,437 feet of CR 2578 of existing oil road with Asphalt \$ 44,970.00

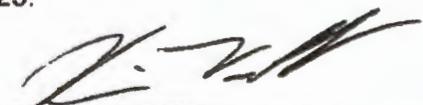
To be specifically used for the improvements of the said road when adequate funding becomes available. The cost of said improvements shall be prepared by the Commissioner and agreed upon by the purchaser prior to the execution of this agreement. Upon receipt of payment, the County Treasurer shall forward 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 David Monroe, Pct. 2
P O Box 1097
Greenville, TX 75403



Purchaser signature
VP Land

HUNT COUNTY TREASURER

REC#: 00116401 12/22/2025 3:08 PM
OPER: CNTR TERM: 001
REF#:

TRAN: 36.0000 PCT 2 COMM, MONROE
UPGRADE 3500 FT CR2580 R2A
22 -22000
CO. RD. IMPROVEMENT 180,750.00CR

TENDERED: 180,750.00 CHECK
APPLIED: 180,750.00-

CHANGE: 0.00

DEPOSIT WORKSHEET

DATE: 12-22-25

General Operating
Road & Bridge
Payroll

\$ 180,750.00

Received From: Oak National Development

Purpose: Upgrade of approx 3.500 ft of

Oak National Development

001982

12/18/25

1982

VENDOR: 188200 Hunt County Development

INVOICE	DATE	DESCRIPTION	GROSS AMT	DISCOUNT	NET PAID
ValleyView	12/18/25	VV Improvements	180,750.00	.00	180,750.00

180,750.00

.00

180,750.00