

20321

ESCROW TRUST AGREEMENT

THE STATE OF TEXAS
COUNTY OF HUNT COUNTY

FILED FOR RECORD at <u>1:30</u> o'clock <u>P</u> M
SEP 08 2026
BECKY LANDRUM County Clerk, Hunt County, Tex. by 

This contract and agreement made and entered into on this the 28 day of August, 2026, by and between Hunt County Commissioner Garry Smith, Precinct 3, and Oak Water Shores LLC by hereinafter called "Purchaser".

That said, Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$97,125.60.20 for the purpose of constructing a certain site improvement, to wit:

Improvement of approximately 4,470 feet of CR 3516 of oil sand \$97,125.60

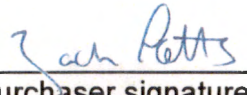
To be specifically used for the improvements of the said road when adequate funding becomes available. The cost of said improvements shall be prepared by the Commissioner and agreed upon by the purchaser prior to the execution of this agreement. Upon receipt of payment, the County Treasurer shall forward 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 28 day of August, 2026.



Commissioner Garry Smith, Pct. 3
P O Box 1097
Greenville, TX 75403



Purchaser signature:
Zachary Potts, President of Chanan Corp.,
General Partner of Esher LTD., Member of
Oakwater Shores LLC

HUNT COUNTY TREASURER

REC#: 00118599 8/31/2026 1:32 PM
 OPER: CNTR TERM: 001
 REF#:

TRAN: 100.0000 MISCELLANEOUS REVENUE
 UPRD CR3516 4470FT OIL SAND
 23 -22000
 ESCROW--CO. RD. IMP 97,125.60CR

TENDERED: 97,125.60 CHECK
 APPLIED: 97,125.60-

CHANGE: 0.00

DEPOSIT WORKSHEET

DATE: 8/31/20

General Operating \$97,125.60
 Road & Bridge
 Payroll
 Interest & Sinking
 Law Library
 Right of Way
 Other
 TOTAL \$97,125.60

Received From: Oakbriar Shores LLC

Purpose: Improvement of approx 4470
 ft of CR 3516 of oil sand

ACH: \$
 Currency: \$
 Coin: \$
 Checks: \$97,125.60
 TOTAL DEPOSIT \$

\$
 \$
 \$
 \$
 \$
 \$

Dept. Code: 100

Receipt: 118599

Control:

Received By: **
 E. J. J. J.

NOTES:

Signature