

17,619

FILED FOR RECORD
at 1:00 o'clock P M

ESCROW TRUST AGREEMENT

JUL 27 2022

THE STATE OF TEXAS
COUNTY OF HUNT COUNTY

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By [Signature]

This contract and agreement made and entered into on this the 20 day of July 2022, by and between Hunt County Commissioner Phillip A. Martin, Precinct 3, and Mark Jacoby by hereinafter called "Purchaser".

That said Purchaser has deposited into a fund labeled "County Road Improvement Fund" the amount of \$ 16,030.00 for the purpose of constructing a certain site improvement, to wit:

Upgrade of approximately 990.11 feet of CR 3216 from Rock to Oil Dirt.
\$16,030.00

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 20 day of July, 2022.

[Signature: Phillip A. Martin]
Commissioner Phillip A. Martin Pct. 3
P O Box 1097
Greenville, TX 75403

[Signature: Mark Jacoby]
Purchaser signature
PO Box 857
FATE, TX 75132
MARK JACOBY @ MJEQUITIES.COM

HUNT COUNTY COMMISSIONERS
 P.O. BOX 1097 - GREENVILLE, TX 75403
 903-408-4195

Estimate Upgrade Sheet

County Road	Feet or Miles to be upgraded	Surface Type		
CR 3216	990.11 ft	Rock To Oil Dirt		
Materials				
Type	Thickness (if indicated)	Quantity	Unit Cost	Total Cost
Tons of Rock	8"	220 tons	\$ 15.00	\$ 3,300.00
Tons of oil sand	2"	190 tons	\$ 67.00	\$ 12,730.00
Other Materials				

NOTES:

ROW 40ft
 ROW

Clear Land 30 ft from center Road

Widen 6 ft x 990.11 ft on S. side Rock 8 in thick

Relocate ditch on S. side Road

Widen Oil Dirt 23 ft x 990.11 2 in thick

Ditch 510 ft

510 ft 115 ft from FM 2649 ditch need to be cleaned 3 ft.

ON South Side ROW will be 3 ft from centerline.

TOTAL COST OF UPGRADE : 16030.00.

Submitted 12/18/2022

Signature Shelly A. Martin

HUNT COUNTY TREASURER

C#: 00104689 7/20/2022 9:12 AM
OPER: CNTR TERM: 001
REF#:

TRAN: 37.0000 COMM PRCT #3, MARTIN
UPGRADE 990.11 FT CR3216
23 -22000
CO. RD. IMPROVEMENT 16,030.00CR

TENDERED: 16,030.00 CHECK
APPLIED: 16,030.00-

CHANGE: 0.00

DEPOSIT WORKSHEET

DATE: 7-20-22

General Operating \$ _____
Road & Bridge \$ 16,030⁰⁰
Payroll _____
Interest & Sinking _____
Law Library _____
Right of Way _____
Other _____
TOTAL \$ 16,030⁰⁰

Received From: Mark Jacoby
"MJ Real Estate Series LLC"
Purpose: Upgrade approx. 990.11 ft.
of CR 3216 from rock to oil dirt

Currency: \$ _____

Coin: \$ _____

Checks: \$ 16,030⁰⁰

TOTAL DEPOSIT \$ 16,030⁰⁰

Dept. Code: 311

Receipt: _____

Control: _____

Received By: **

R. Turner