

EXHIBIT B

Additional Restrictions

1. The Property shall be used only for single-family residential and agricultural purposes except as otherwise provided herein. No commercial operations, whether for profit or not, of any kind shall be permitted on the Property with the only exceptions being for a home office not open to the public and limited agricultural purposes set forth herein.
2. No commercial swine, poultry or livestock feeding operations (including without limitation confined animal feed lots) shall be kept or permitted on any part of the Property. No swine or poultry shall be kept or permitted on any part of the Property except those being used for active 4-H or FFA projects and up to 6 chickens for personal use. Selling of cattle or other permitted livestock in the normal course of maintaining such animals and herds is permitted. All or part of the Property may be leased for the purpose of establishing and/or maintaining and agricultural use and/or wildlife management property tax exemption.
3. Livestock and other animals maintained on the Property and all pens and other structures and facilities for such livestock and other animals will be built and managed to avoid offensive odors and prevent a nuisance from occurring to adjoining property owners.
4. No fertilizer derived from human or animal waste shall be used or stored on the Property.
5. No mobile homes or manufactured homes shall be permitted on the Property. No portable building or other portable structure of any sort, recreational vehicle, tent, camper, or trailer shall be used as a residence on the Property. A recreational vehicle or camper trailer may be used temporarily during construction of a residence.
6. No part of the Property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors, or other vehicles shall be permitted on the Property.
7. No billboards or commercial signs shall be permitted on the Property.
8. No gun range open to the public shall be permitted on the Property.
9. No towers used for commercial purposes (including without limitation wireless, cellular, radio, other telecommunication, and wind energy) shall be permitted on the Property,
10. The Property shall not be subdivided into less than two-acre tracts.
11. No structure, including without limitation home, barns, well houses, sheds and storage buildings, shall be constructed on the Property nearer than Twenty-Five (25) feet from any property line of the Property, including any future property line if the Property is divided into separate tracts.

The Additional Restrictions are perpetual and shall run with the Property and be binding upon all parties having any right, title or interest in and to the Property in whole or in part, and their heirs, successors and assigns. The failure of an owner of the surface of the Property to comply with the terms and conditions of these Additional Restrictions shall be subject to all lawful remedies, including without limitation, injunctive relief.

The Additional Restrictions are intended to benefit the Property and the adjoining property. For all purposes of this Deed, the term "Adjoining Property" means that certain 28.893 acres, more or less, situated in Washington County, Texas, in the John P. Coles Survey, Abstract No. 34, being described as that certain 40.893 acres described by metes and bounds in that certain Cash Warranty Deed dated June 20, 2000 by Donald C. Earthman and Jerrie Jean Earthman as Grantors to Joan Marie Pushee as Grantee recorded in Volume 0962, Page 291, Official records of Washington County, Texas LESS HOWEVER that certain 12.0 acres conveyed in this deed by Joan Marie Pushee as Grantor to GTA Real Estate Fund I, LLC. Any owner of any portion of the surface of the Adjoining Property may enforce, by any proceeding at law or in equity, the Additional Restrictions against any person violating any of the Additional Restrictions, either to restrain said violation and/or to recover damages. Failure of an owner of the surface of the Adjoining Property to enforce any of the above Additional Restrictions shall in no event under any circumstance be deemed a waiver of the right to do so thereafter.