Exhibit B – Road Maintenance Agreement

The Property shall be conveyed with the following Road Maintenance Agreement

Sunset Landing Road Maintenance Agreement

WHEREAS, M. Frank Johnson, Jr. and Cherie W. Johnson (hereinafter referred to together as '"Declarant") intend to develop all or part of the property more particularly described as follows: Block A, Block B, Block C, Block D of Sunset Landing Subdivision, in the J. L. Chavert and M.C. Rejon Survey, Limestone County, Texas, according to the map and plat thereof of record in the Office of the County Clerk of Limestone County, Texas; WHEREAS , said lots do not abut a public road and access thereto is afforded to said lots by virtue of gravel roadways designated at PR 5832 and PR 5832A extending from the south end of LCR 832, to and past said lots; NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that we, M. Frank Johnson, Jr. and Cherie W. Johnson stipulate, covenant and agree that said roadways will be maintained in reasonable condition, reasonable wear and tear thereof excepted, at the expense of the undersigned and we, the said M. Frank Johnson, Jr. and Cherie W. Johnson hereby bind ourselves, our heirs, successors and assigns as set out hereinabove . Notwithstanding anything contained here to the contrary, nothing herein shall be construed to waive, abate, impair or forgive the owners of lots in the subdivision to pay the annual levy for road maintenance in said subdivision. This agreement is to be construed, interpreted and enforced in accordance with the laws of the State of Texas, and venue for any cause of action arising in connection herewith shall be in Limestone County, Texas

Agreed: Seller _____ _____ Buyer_____ _____