

Exhibit B - Restrictions

Deed Restrictions on 11,000 acre McMurray Ranch Land, which, includes: the 711 acre partial and the 588 acre partial

- a. No commercial activity shall be conducted on the Ranch other than customary farm and ranch operations and home offices.
- b. No commercial dog kennels, and no hog or swine farming, chicken or turkey farms or feedlots shall be located on the Ranch (other than one or two calves for personal 4-H or FFA projects).
- c. No excavation shall be made on the Ranch, for sand, gravel or rocks, other than for personal use on the owner's portion of the Ranch to landscape, build home and outbuildings, etc.
- d. The Ranch shall not be used for operation of any wrecking yards or for the storage of inoperable equipment shall be located on the Ranch.
- e. No mobile homes, manufactured homes or mobile home parks shall be located on the Ranch.
- f. No subdivision of Ranch into tracts smaller than 100 acre tract out of the Ranch.
- g. No more than one home, guest house and one ancillary outbuildings (not used for residential purposes) shall be permitted on each 100 acre tract of the Ranch.
- h. No activity shall be conducted on the Ranch that would pose a noise pollution problem for the neighbors.
- i. No noxious or offensive activity shall be carried on upon any portion of the Ranch, nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to the remaining owners, including, without limitation, the operation of any public dirt bike, motorcycle or ATV tracks
- j. Barns, stables, storage buildings and other outbuildings and fences located on the Ranch must be of new materials and constructed in a skilled, workmanlike manner.
- k. No accumulation of debris, refuse, trash or junk may be placed on or stored on the Ranch.
- l. All buildings and structures located on the Ranch must be at least 100 yards from public roads and from any boundary line, except that no setback is required along any Brazos River frontage or along any exterior boundary of the Ranch (not including the common boundary between the Property and the Adjacent Property).
- m. Residences constructed on the Ranch shall not be less than 2,000 square feet in size excluding garages, porches and breezeways.
- n. No building located on the Ranch shall be more than 35 feet in height.
- o. All improvements located on the Ranch shall be constructed with proper permits from Palo Pinto County, concerning septic systems, water systems, etc.
- p. Hunting will be allowed on the Ranch; however, no game fences shall be erected thereon without approval by all owners of the Ranch.
- q. No private or commercial landfill, waste disposal, or waste storage shall be located on the Ranch.