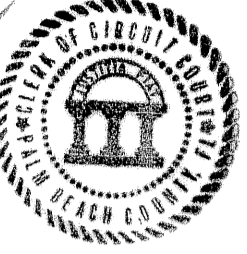


COUNTY OF PALM BEACH )
STATE OF FLORIDA )
This Plat was filed for record at 2:20 P.M.,
This 11 day of June 20 03
and duly recorded in Plat Book No. 91
on page 635 thru 364
DOROTHY H. WILKEN, Clerk of Circuit Court

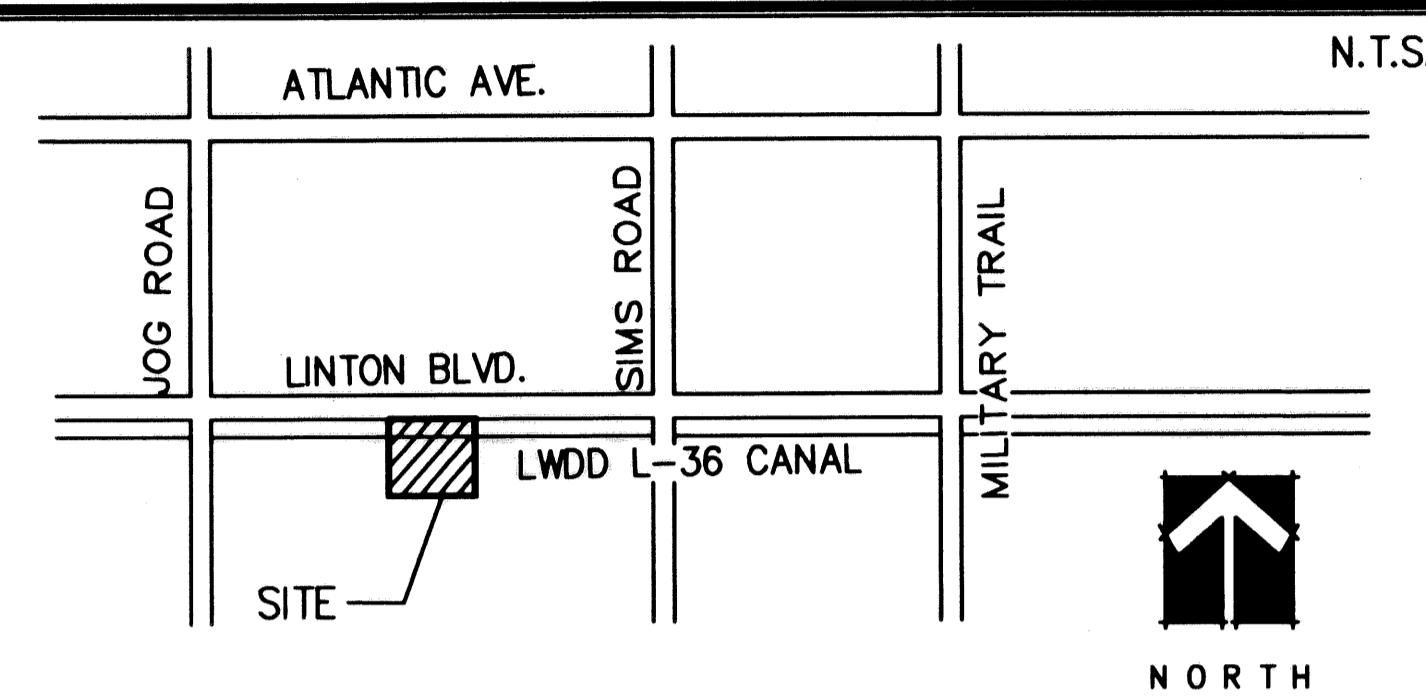


P.U.D. STATISTICS

PETITION NO. PDD1986-87(B)
ACREAGE 9.56 acres
UNITS 52 (TOTAL)
DENSITY 5.04 D.U./AC.
TYPE OF UNITS TOWNHOUSE
LAKE ACREAGES 0.90 ACRES
PERVIOUS ACREAGES 7.467 ACRES
IMPERVIOUS ACREAGES 2.86 ACRES
NO. STORIES 2-STORY
PROPOSED PARKING 120 SPACES

"SIERRA PALMS, P.U.D."
A REPLAT OF BOYSTOWN, CLF, AS RECORDED IN PLAT BOOK 68, PAGES 92 AND 93, PALM BEACH COUNTY RECORDS, LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

LOCATION MAP



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Centex Homes, a Nevada General Partnership, licensed to do business in the State of Florida, owner of the land shown hereon as "SIERRA PALMS, P.U.D.", being a replat of Boystown, CLF, as recorded in Plat Book 68 on Pages 92 and 93 of the Public Records of Palm Beach County, Florida, located in Section 26, Township 46 South, Range 42 East, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest one-quarter of Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida; THENCE North 89°38'48" East, along the north line of the Northwest one-quarter of said Section 26, a distance of 995.65 feet to the Northeast corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter of said Section 26; THENCE South 00°45'09" East, along the West line of the East one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter of said Section 26, a distance of 50.00 feet to the POINT OF BEGINNING, said point lying on the Southerly right of way line of Linton Boulevard, as recorded in Official Records Book 6724, page 1371, Public Records, Palm Beach County, Florida; THENCE, continue South 00°45'09" East, along said line, a distance of 627.72 feet to the South-west corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter of said Section 26; THENCE North 89°34'29" East, along the South line of the Northwest one-quarter of the Northwest one-quarter of said Section 26, a distance of the North-west one-quarter of the Southeast corner of the West one-half of the Northwest one-quarter of said Section 26; THENCE North 00°49'35" West, along the East line of the West one-half of the Northwest one-quarter of the North-east one-quarter of the Northwest one-quarter of said Section 26, a distance of 626.89 feet to the said South right of way line of Linton Boulevard; THENCE, South 89°38'48" West, along said South right of way line of Linton Boulevard, a distance of 663.83 feet to the POINT OF BEGINNING.

Containing 9.57 acres more or less

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

Tract 'A', as shown hereon, is hereby dedicated to the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County and subject to the restrictions set forth in Official Records Book 6711, Page 1672, Public Records of Palm Beach County, Florida, in favor of the Lake Worth Drainage District. Lake Worth Drainage District has an exclusive easement and no other use shall be installed without written approval of the Lake Worth Drainage District, its successors and assigns.

Tract 'E', as shown hereon, is hereby dedicated to the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, as a parking tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tract 'A', for private street purposes, as shown hereon, is hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns. Lake Worth Drainage District has an exclusive easement and no other use shall be installed without written approval of the Lake Worth Drainage District, its successors and assigns.

Tract 'L', Water Management Tract, as shown hereon, is hereby dedicated to the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County and is subject to existing littoral zone restrictive covenant agreement as recorded in Official Record Book 14997 - Pg. 1614, Public Records of Palm Beach County, Florida.

Drainage Easements, (D.E.), as shown hereon, are hereby dedicated to SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.

Palm Beach County Utility Easements, (P.B.C.U.E.), identified hereon, are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

DEDICATION CONTINUED:

The Lake Maintenance (L.M.E.) and Lake Maintenance Access (L.A.E.) easements as shown hereon are hereby reserved for the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

Utility Easements (U.E.), as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

Tracts 'D' and 'R', as shown hereon, are hereby dedicated to the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tracts 'B', 'F', 'G', 'H', 'K', 'M', as shown hereon, are hereby dedicated for the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract K is subject to the restrictions set forth in Official Records Book 6711, Page 1672, Public Records, Palm Beach County, Florida, in favor of the Lake Worth Drainage District.

Tracts 'C' and 'J', as shown hereon, are hereby dedicated for the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for buffer and open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County and Tract 'C' is subject to the restrictions set forth in Official Records Book 6711, Page 1672, Public Records, Palm Beach County, Florida, in favor of the Lake Worth Drainage District.

Buffer Easements, as shown hereon, are hereby dedicated for the SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, CENTEX HOMES, a Nevada General Partnership, has caused these presents to be signed by its Managing General Partner, CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, authorized to do business in the State of Florida, this 21st Day of May 2003.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA,
MANAGING GENERAL PARTNER

WITNESS: David E. Abrams
PRINT NAME: David E. Abrams
DIVISION PRESIDENT

WITNESS: Scott Myrse
PRINT NAME: Scott Myrse

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF May 2003.

MY COMMISSION EXPIRES: February 19, 2006
#DD 073182

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SIERRA PALMS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF May 2003.

WITNESS: Richard H. Beach
PRINT NAME: Richard H. Beach

WITNESS: Denise Lewis
PRINT NAME: Denise Lewis

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED Kevin Borkenhagen, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SIERRA PALMS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF May 2003.

MY COMMISSION EXPIRES: February 19, 2006
#DD 073182

Notary seals for County Engineer Gregory Mire, Surveyor Keith & Associates, Inc., Dedication Centex Homes, Notary Dedication, Sierra Palms Homeowners' Assoc., and Notary Public.

TITLE CERTIFICATE:

COUNTY OF PALM BEACH
STATE OF FLORIDA

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTEX HOMES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Rebecca B. Wilkins
PRINTED NAME: Rebecca B. Wilkins
DATE: 5-2-03
TITLE: Exec. Vice Pres.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 11 DAY OF June 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

DATE: 6-11-03
BY: George T. Webb, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THE PERMANENT REFERENCES MONUMENTS (P.R.M.S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.09(1), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 5-1-2003
BY: Gregory Mire, P.S.M.
KEITH & ASSOCIATES, INC.
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060

CERTIFICATE OF AUTHORIZATION
NO. 6860

PLAT NOTES:

BEARINGS SHOWN OR STATED ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF NORTH 89°38'46" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LINES INTERSECT CURVES RADIALY UNLESS OTHERWISE NOTED.

Prepared by: KEITH & ASSOCIATES, INC. consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
E-MAIL: mall@keith-associates.com LB NO. 6860