

RESOLUTION NO. R-2019- 0393

RESOLUTION DENYING ZONING APPLICATION SV/ABN/PDD/W-2018-00345
(CONTROL NO. 1977-00052)
an Official Zoning Map Amendment
APPLICATION OF City of Boynton Beach, True Shot, Pulte Home Company, LLC
BY WGINC, AGENT
(Aurora Lakes)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code (ULDC), Ordinance 2003-067, Supplement 23, have been satisfied;

WHEREAS, Zoning Application SV/ABN/PDD/W-2018-00345 was presented to the Board of County Commissioners at a public hearing conducted on March 25, 2019;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby finds that the application fails to meet the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment regarding Development Patterns, Compatibility and Traffic; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application SV/ABN/PDD/W-2018-00345, the Application of City of Boynton Beach, True Shot, Pulte Home Company, LLC, by WGINC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was denied, without prejudice, on March 25, 2019.

Commissioner Berger moved for the approval of the Resolution.

The motion was seconded by Commissioner Weiss and, upon being put to a vote, the vote was as follows:

Commissioner Mack Bernard, Mayor	-	Aye
Commissioner Dave Kerner, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Robert S. Weinroth	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Melissa McKinlay	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on March 25, 2019.

Filed with the Clerk of the Board of County Commissioners on April 4th, 2019.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

The seal is circular with a double-line border. The outer ring contains the text "PALM BEACH COUNTY COMMISSIONERS" at the top and "FLORIDA" at the bottom. A five-pointed star is positioned at the bottom center of the seal.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I

ALL OF THE PLAT OF CYPRESS CREEK GOLF COURSE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO THE CITY OF BOYNTON BEACH BY THOSE QUIT-CLAIM DEEDS DATED MARCH 23, 1981, RECORDED MAY 15, 1981, IN OFFICIAL RECORDS BOOK 3522, PAGE 1056 AND OFFICIAL RECORDS BOOK 3522, PAGE 1069.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO CYPRESS CREEK BUILDERS, INC., A FLORIDA CORPORATION BY THAT WARRANTY DEED DATED JUNE 8, 1984, RECORDED JUNE 26, 1984, IN OFFICIAL RECORDS BOOK 4279, PAGE 258.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO CURTIS A. WEAVER, SR. AND ALICE W. WEAVER, HIS WIFE, BY WARRANTY DEED DATED OCTOBER 4, 1997, RECORDED NOVEMBER 12, 1997, IN OFFICIAL RECORDS BOOK 10077, PAGE 1617.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY IDENTIFIED AS PARCELS 36 AND 36A IN THAT STIPULATED ORDER OF TAKING AND FINAL JUDGMENT FILED IN PALM BEACH COUNTY CIRCUIT COURT UNDER CASE NO. CL-89-840-AI AND RECORDED IN OFFICIAL RECORDS BOOK 6054, PAGE 1087 AND OFFICIAL RECORDS BOOK 6054, PAGE 1092.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION TO MELVIN E. WEAVER AND CHARLOTTE T. WEAVER, HIS WIFE BY THAT WARRANTY DEED DATED MAY 10, 1985, RECORDED IN OFFICIAL RECORDS BOOK 6062, PAGE 1996, RE-RECORDED IN OFFICIAL RECORDS BOOK 6083, PAGE 524.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY SET FORTH ON THE PLAT OF CYPRESS VILLAS, RECORDED IN PLAT BOOK 28, PAGE 126, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY END OF THAT CERTAIN 165.00 FOOT COURSE BEARING SOUTH 36° 34' 05" EAST AS SAME IS SHOWN ON CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID NORTHWESTERLY END ALSO BEING A POINT ON THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL 23 AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 3548, PAGE 1381, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), RUN THENCE NORTH 89° 55' 55" EAST ALONG SAID SOUTH LINE OF CANAL 23, A DISTANCE OF 60.00 FEET; THENCE SOUTH 07° 47' 53" WEST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 68.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID CYPRESS CREEK

GOLF COURSE; THENCE NORTH 36° 34' 05" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY END OF THAT CERTAIN 165.00 FOOT COURSE BEARING SOUTH 34° 34' 05" EAST AS SAME IS SHOWN ON CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN THENCE NORTH 36° 34' 05" WEST ALONG THE NORTHEASTERLY LINE OF SAID CYPRESS CREEK GOLF COURSE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 67° 23' 15" EAST (DEPARTING FROM SAID NORTHEASTERLY LINE OF CYPRESS CREEK GOLF COURSE), A DISTANCE OF 176.17 FEET; THENCE SOUTH 51° 23' 23" EAST, A DISTANCE OF 122.48 FEET TO A POINT ON THE SAID NORTHEASTERLY LINE OF CYPRESS CREEK GOLF COURSE, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 16° 59' 41" WEST) HAVING A RADIUS OF 160.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID NORTHEASTERLY LINE OF CYPRESS CREEK GOLF COURSE, A DISTANCE OF 69.80 FEET; THENCE NORTH 36° 34' 05" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 208.50 FEET TO THE POINT OF BEGINNING.

PARCEL V:

EASEMENT FOR THE OPERATION AND MAINTENANCE OF CYPRESS CREEK GOLF COURSE GRANTED BY WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION TO GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED SEPTEMBER 16, 1998, RECORDED OCTOBER 1, 1998 IN OFFICIAL RECORDS BOOK 10667, PAGE 573, ON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

PALO VERDE DRIVE:

BEING ALL THAT PORTION OF PALO VERDE DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 5206, PAGE 146, PUBLIC RECORDS OF PALM BEACH COUNTY, AND LYING WEST OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1204, PAGE 401 AND OFFICIAL RECORDS BOOK 9346, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CARYOTA DRIVE:

BEING ALL THAT PORTION OF CARYOTA DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10022, PAGE 962 AND OFFICIAL RECORDS BOOK 2302, PAGE 1675, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4782, PAGE 1248 AND OFFICIAL RECORDS BOOK 9522, PAGE 1819, PUBLIC RECORDS OF PALM BEACH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4782, PAGE 1248 AND OFFICIAL RECORDS BOOK 9522, PAGE 1819, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE WEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CROSS CREEK DRIVE:

BEING ALL THAT PORTION OF CROSS CREEK DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 8624, PAGE 285, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEAST LINE OF THOSE LANDS KNOWN AS LOT 25-B AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 10592, PAGE 1665 AND THE SOUTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6062, PAGE 1996, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTHEAST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9140, PAGE 465 AND OFFICIAL RECORDS BOOK 6072, PAGE 1991, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FOX TRACE:

BEING ALL THAT PORTION OF FOX TRACE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 4294, PAGE 1690, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9144, PAGE 450 AND OFFICIAL RECORDS BOOK 5457, PAGE 282, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4129, PAGE 469 AND OFFICIAL RECORDS BOOK 6393, PAGE 1138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AURORA LAKES PUD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF CYPRESS CREEK GOLF COURSE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N. 89° 50' 56" E. ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 24, FOR 577.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 50' 56" E. FOR 19.12 FEET; THENCE N. 38° 28' 53" W. FOR 257.63 FEET; THENCE S. 51° 31' 07" W. FOR 15.00 FEET; THENCE N. 38° 28' 54" W. FOR 212.74 FEET; THENCE S. 89° 46' 46" W. FOR 232.09 FEET; THENCE N. 00° 04' 59" W. ALONG THE WEST LINE OF SAID CYPRESS CREEK GOLF COURSE FOR 595.00 FEET; THENCE N. 44° 50' 54" E. FOR 35.40 FEET.

THE NEXT 9 COURSES ARE ALONG THE PLATTED BOUNDARY LINE OF SAID CYPRESS CREEK GOLF COURSE; THENCE N. 89° 46' 46" E. FOR 1890.00 FEET; THENCE S. 12° 57' 51" E. FOR 116.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87° 18' 14" FOR AN ARC LENGTH OF 38.09 FEET; THENCE N. 79° 43' 55" E. FOR 90.91 FEET; THENCE N. 65° 52' 46" E. FOR 209.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 23° 54' 00" FOR AN ARC LENGTH OF 156.43 FEET; THENCE N. 89° 46' 46" E. FOR 427.63 FEET; THENCE S. 02° 46' 16" W. FOR 555.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 85° 01' 44" FOR AN ARC

LENGTH OF 326.49 FEET; THENCE S. 16° 40' 49" E. FOR 106.19 FEET; THENCE S. 00° 09' 07" E. FOR 97.62 FEET.

THE NEXT 23 COURSES ARE ALONG THE PLATTED BOUNDARY LINE OF SAID CYPRESS CREEK GOLF COURSE; THENCE N. 89° 50' 56" E. FOR 800.02 FEET; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 62° 45' 00" FROM WHICH THE RADIUS POINT BEARS S. 89° 50' 56" W., THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 229.99 FEET; THENCE N. 62° 54' 04" W. FOR 531.94 FEET; THENCE N. 50° 10' 29" W. FOR 491.60 FEET; THENCE N. 02° 46' 16" E. FOR 236.04 FEET; THENCE N. 00° 13' 14" W. FOR 1.04 FEET; THENCE N. 89° 46' 46" E. FOR 300.05 FEET; THENCE S. 00° 13' 14" E. FOR 190.00 FEET; THENCE S. 66° 06' 53" E. FOR 515.74 FEET; THENCE S. 53° 09' 04" E. FOR 327.94 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 103° 29' 18" FOR AN ARC LENGTH OF 451.55 FEET; THENCE N. 23° 21' 38" E. FOR 544.30 FEET; THENCE N. 89° 46' 46" E. FOR 360.00 FEET; THENCE S. 11° 13' 14" E. FOR 90.00 FEET; THENCE S. 13° 35' 55" W. FOR 801.83 FEET; THENCE S. 32° 20' 56" W. FOR 536.50 FEET; THENCE S. 00° 36' 59" W. FOR 128.60 FEET; THENCE S. 10° 34' 59" E. FOR 209.98 FEET; THENCE S. 00° 08' 29" E. FOR 260.00 FEET; THENCE S. 89° 51' 31" W. FOR 130.00 FEET; THENCE N. 45° 04' 59" W. FOR 177.72 FEET; THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 107° 44' 56" FROM WHICH THE RADIUS POINT BEARS N. 64° 20' 03" W., THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 263.28 FEET; THENCE N. 82° 04' 59" W. FOR 243.45 FEET; THENCE N. 87° 34' 59" W. FOR 263.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 29° 00' 00" FOR AN ARC LENGTH OF 156.91 FEET; THENCE N. 58° 34' 59" W. FOR 305.70 FEET; THENCE N. 81° 04' 59" W. FOR 160.70 FEET; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 180° 00' 00" FROM WHICH THE RADIUS POINT BEARS S. 08° 55' 01" W., THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 439.82 FEET; THENCE S. 81° 04' 59" E. FOR 105.00 FEET; THENCE S. 58° 34' 59" E. FOR 250.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 29° 00' 00" FOR AN ARC LENGTH OF 298.63 FEET; THENCE S. 87° 34' 59" E. FOR 250.00 FEET; THENCE S. 82° 04' 59" E. FOR 230.00 FEET; THENCE S. 62° 04' 59" E. FOR 129.84 FEET; THENCE N. 44° 55' 01" E. FOR 80.00 FEET; THENCE S. 45° 04' 59" E. FOR 118.04 FEET; THENCE N. 89° 51' 31" E. FOR 16.52 FEET; THENCE S. 00° 08' 29" E. FOR 100.00 FEET; THENCE S. 89° 51' 31" W. FOR 1060.00 FEET; THENCE N. 63° 25' 21" W. FOR 822.95 FEET; THENCE N. 00° 09' 04" W. FOR 189.99 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 70° 56' 24" FOR AN ARC LENGTH OF 297.15 FEET; THENCE N. 16° 00' 56" E. ALONG A LINE 12 FEET EAST OF AND PARALLEL TO THE PLATTED BOUNDARY LINE OF SAID CYPRESS CREEK GOLF COURSE FOR 235.61 FEET; THENCE S. 89° 50' 56" W. FOR 12.49 FEET;

THE NEXT 6 COURSES ARE ALONG THE PLATTED BOUNDARY LINE OF SAID CYPRESS CREEK GOLF COURSE; THENCE N. 16° 00' 56" E. FOR 623.33 FEET; THENCE N. 57° 29' 47" W. FOR 96.57 FEET; THENCE S. 67° 50' 01" W. FOR 1026.71 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 108.93 FEET AND A CENTRAL ANGLE OF 157° 59' 05" FOR AN ARC LENGTH OF 300.36 FEET; THENCE N. 89° 50' 56" E. FOR 398.75 FEET; THENCE S. 00° 09' 04" E. FOR 56.00 FEET; THENCE N. 89° 50' 56" E. FOR 60.00 FEET; THENCE S. 07° 41' 54" W. FOR 68.85 FEET; THENCE S. 36° 39' 12" E. FOR 60.00 FEET; THENCE S. 67° 28' 23" E. FOR 176.17 FEET; THENCE S. 51° 22' 06" E. FOR 122.48 FEET; THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 73° 48' 21" FROM WHICH THE RADIUS POINT BEARS S. 16° 02' 34" W., THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 257.63 FEET.

THE NEXT 5 COURSES ARE ALONG THE PLATTED BOUNDARY LINE OF SAID CYPRESS CREEK GOLF COURSE; THENCE S. 89° 50' 56" W. FOR 860.00 FEET;

THENCE N. 52° 42' 56" W. FOR 586.93 FEET; THENCE N. 71° 26' 16" W. FOR 300.33 FEET; THENCE S. 89° 50' 56" W. FOR 343.43 FEET; THENCE N. 00° 04' 59" W. FOR 56.00 FEET TO THE POINT OF BEGINNING.

THE AREA BEING 5,273,423.93 SQUARE FEET± OR 121.09 ACRES±.

EXHIBIT B

VICINITY SKETCH

LOCATION MAP

N.T.S.

