

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONGRESS PARK, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT "E", BLOCK 68, AND PORTIONS OF BLOCKS 91 THROUGH 95, AND PORTIONS OF THE 30 FOOT PLATTED ROADWAYS BETWEEN BLOCKS 92 AND 93, AND BLOCKS 94 AND 95, OF THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 01°24'23" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 30, A DISTANCE OF 1,360.77 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 96; THENCE NORTH 87°42'43" WEST ALONG SAID EXTENSION, 332.53 FEET; THENCE NORTH 01°24'23" EAST ALONG THE WEST LINE OF BLOCK 96, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, AND TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCKS 91 THROUGH 96; THENCE NORTH 87°42'43" WEST ALONG SAID PARALLEL LINE, 1,647.82 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE WEST EXTENSION OF 6th AVENUE SOUTH, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 61 THROUGH 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THROUGH WHICH A RADIAL LINE BEARS NORTH 24°25'21" WEST; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 871.51 FEET, A CENTRAL ANGLE OF 20°25'24", A CHORD DISTANCE OF 309.01 FEET, BEARING NORTH 55°21'57" EAST, AN ARC DISTANCE OF 310.68 FEET TO POINT OF TANGENCY; THENCE NORTH 45°09'15" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 803.28 FEET TO THE NORTH LINE OF SAID LOT "E", BLOCK 68; THENCE SOUTH 87°47'34" EAST ALONG THE NORTH LINE OF LOT "E", 177.16 FEET TO THIS NORTHEAST CORNER OF SAID LOT "E"; THENCE SOUTH 01°25'22" WEST ALONG THE EAST LINE OF SAID LOT "E", 135.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT "E"; THENCE SOUTH 87°46'45" EAST ALONG THE NORTH LINE OF BLOCKS 94 & 95, A DISTANCE OF 665.31 FEET TO THE NORTHEAST CORNER OF LOT "A", BLOCK 95; THENCE SOUTH 01°24'23" WEST ALONG THE EAST LINE OF BLOCK 95, A DISTANCE OF 639.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.502 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
7. THE LITTORAL ZONES "A" AND "B", AS SHOWN HEREON, ARE RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE OR DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID ZONES WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

CONGRESS PARK, A P.U.D.

A RESUBDIVISION OF A PORTION OF LOT E, BLOCK 68, AND PORTIONS OF BLOCKS 91 THROUGH 95, AND PORTIONS OF THE 30 FOOT PLATTED ROADWAYS BETWEEN BLOCKS 92 AND 93, AND BLOCKS 94 AND 95 OF THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- 8. RECREATION TRACTS #1 AND #2, AS SHOWN HEREON, ARE RESERVED FOR RECREATIONAL PURPOSES FOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET PURPOSES.
10. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, WHICH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOR SFA CONGRESS PARK, INC. A TEXAS CORPORATION, THIS 19th DAY OF September, 1994.

BY: CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP
WITNESS: Greg Coleman, PRINTED NAME Greg Coleman
BY: TOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER
WITNESS: Mary Ann Vetter, PRINTED NAME Mary Ann Vetter
BY: TOR SFA CONGRESS PARK, INC., A TEXAS CORPORATION, AS GENERAL PARTNER
WITNESS: Greg Coleman, PRINTED NAME Greg Coleman, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GREG IGLEHART, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOR SFA CONGRESS PARK, INC., A TEXAS CORPORATION, AS GENERAL PARTNER OF TOR CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP, AND 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 AND SAID LIMITED PARTNERSHIPS. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 1994.

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8014 AT PAGE 1533 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 19th DAY OF September, 1994.

WITNESS: BOYNTON LANDSCAPE COMPANY, A FLORIDA GENERAL PARTNERSHIP
PRINTED NAME: Patricia M. Jones
BY: Patricia M. Jones, GENERAL PARTNER

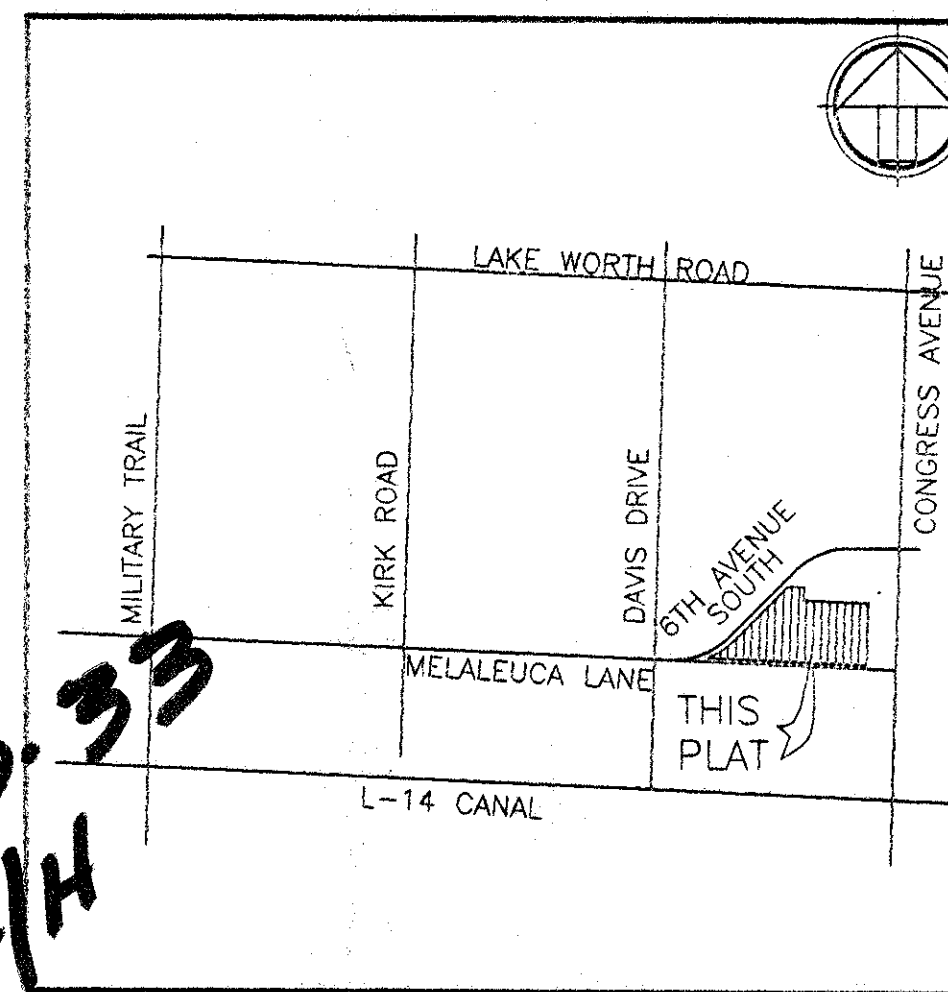
ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Patricia M. Jones, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as general partner of Boynton Landscape Company, a Florida general partnership, and acknowledged to and before me that he executed such instrument as such general partner and that he executed said instrument for the purposes expressed therein.

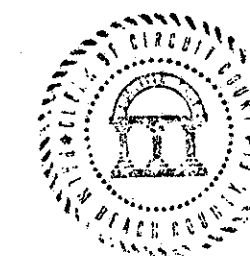
WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 1994.
MY COMMISSION EXPIRES: August 25, 1995
PRINTED NAME: Patricia M. Jones
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PLS
SDA SHAH ENGINEERING & ASSOCIATES SURVEYING & PLANNING
4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, Fl. 33309
PH: 305-776-7604 • FAX: 305-776-7608
JUNE, 1994



LOCATION MAP

NOT TO SCALE



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY A. DEVELTA, a duly licensed attorney in the state of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property to be vested to CONGRESS PARK LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AS CONGRESS PARK CP LIMITED PARTNERSHIP; THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9-19-94

BROAD AND CASSEL

Jeffrey A. Develta, PRINTED NAME: JEFFREY A. DEVELTA

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF September, 1994.

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Doreen Oswalt, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF September, 1994.

BY: George Bebb, 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 MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 09/19/94

BY: Michael D. Rose, PROFESSIONAL LAND SURVEYOR, FLORIDA REGISTRATION NO. 3998, SURVEYOR'S PROJECT NO. 93-0166

Table with 8 columns: DEDICATION AND RESERVATION, ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT (BOYNTON LANDSCAPE COMPANY), ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT (FIRST UNION NATIONAL BANK), ACKNOWLEDGEMENT, COUNTY COMMISSION, COUNTY ENGINEER, SURVEYOR. Includes notary seals for Patricia M. Jones and Virginia A. Alogia, and a large stamp 'CONGRESS PARK 73/142'.

0631-001

PET. 93-33 5/2/21H

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:32 P.M., this 22nd day of September, 1994, and duly recorded in Plat Book No. 53 on Pages 142 and 143.
DOROTHY H. WILKEN, CLERK
By Leigh A. Heston, DC

P.U.D. TABULAR DATA
RECREATION 1.920 ACRES
WATER MNGMNT TRACT 3.380 ACRES
TOTAL AREA 19.502 ACRES
DWELLING UNITS 288 UNITS
PETITION NO. PDD93-33

T-2-360
PAGE 142
FLOOD MAP #1789
ZONING PUD
QUAD # 18
ZIP CODE 33461
SUBDIVISION # CONGRESS PARK
BOOK 73
FLOOD ZONE
SE
PLAT NAME SAING
30/14/93