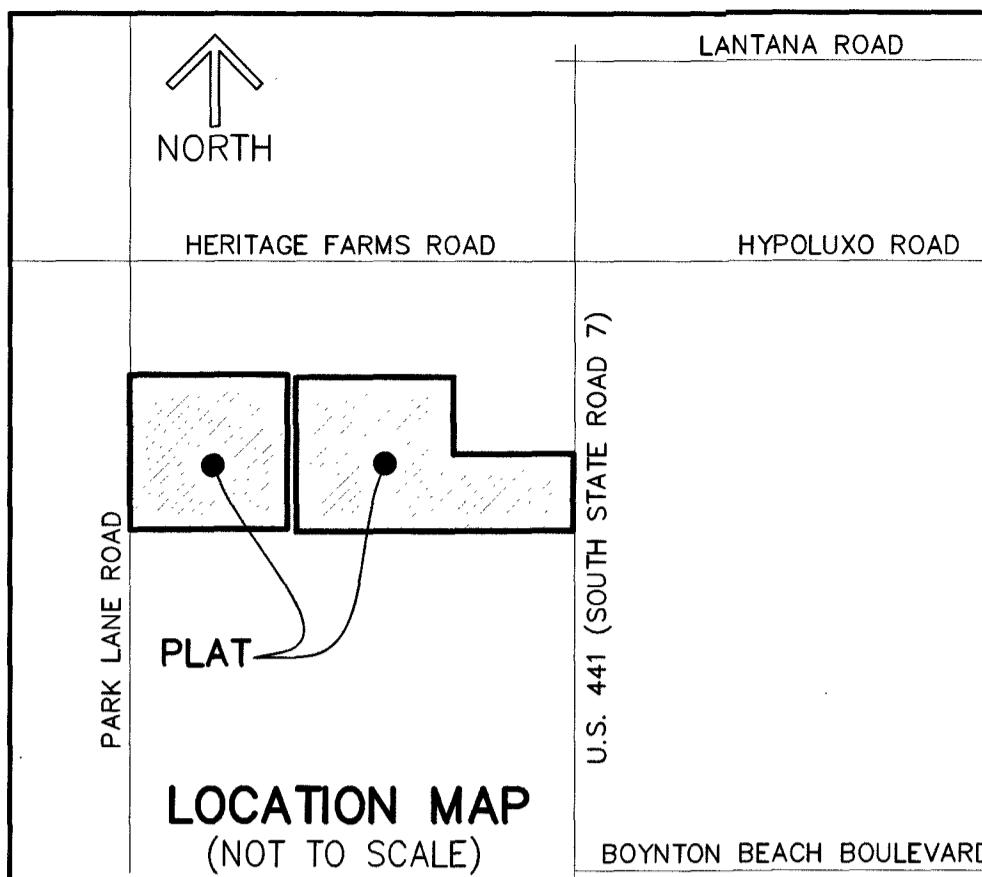


20250452869

142



VERDURA FARMS PUD

BEING A REPLAT OF A PORTION OF TRACTS 12, 13 AND 16, BLOCK 44, AND ALL OF TRACTS 11, 14 AND 15, BLOCK 44, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 75 AND 80 AND ALL OF TRACTS 76 AND 79 OF THE UNRECORDED PLAT OF HERITAGE FARMS, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000016951
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

LOCATION MAP (NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TPG AG EHC III (PHM) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS VERDURA FARMS PUD, BEING A REPLAT OF A PORTION OF TRACTS 12, 13 AND 16, BLOCK 44, AND ALL OF TRACTS 11, 14 AND 15, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 75 AND 80 AND ALL OF TRACTS 76 AND 79 OF THE UNRECORDED PLAT OF HERITAGE FARMS, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12, S01°03'36"E, A DISTANCE OF 1,284.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT 79 OF UNRECORDED PLAT OF HERITAGE FARMS AND TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID TRACTS 79 AND 76 OF UNRECORDED PLAT OF HERITAGE FARMS, S88°14'43"N, A DISTANCE OF 1,332.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT 76 OF UNRECORDED PLAT OF HERITAGE FARMS; THENCE ALONG THE WEST LINE OF SAID TRACTS 76 AND 75 OF UNRECORDED PLAT OF HERITAGE FARMS, S01°14'00"E, A DISTANCE OF 1,304.47 FEET TO THE NORTHWEST CORNER OF TROTTING CENTER PROPERTY, P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 74 THROUGH 90, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TROTTING CENTER PROPERTY, P.U.D., N88°43'46"E, A DISTANCE OF 1,328.07 FEET TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12; THENCE ALONG SAID NORTH-SOUTH QUARTER LINE OF SECTION 12, N01°03'36"W, A DISTANCE OF 1,315.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12, S01°03'36"E, A DISTANCE OF 1,299.23 FEET; THENCE N89°15'00"E, A DISTANCE OF 50.74 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL S-8, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S01°03'36"E, A DISTANCE OF 1,324.05 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30-FOOT WIDE PLATTED ROAD, AS SHOWN ON SAID THE PALM BEACH FARMS CO. PLAT NO. 3 ALSO BEING THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-19 W CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 1585, PAGE 505 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, N88°10'36"E, A DISTANCE OF 1,400.00 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, N88°10'36"E, A DISTANCE OF 978.16 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. 441), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93210-2525, PAGE 10 OF 32, DATED SEPTEMBER 22, 1993, AND AS RECORDED IN OFFICIAL RECORDS BOOK 10099, PAGE 638 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°39'05"W, A DISTANCE OF 660.68 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 16, BLOCK 44; THENCE ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID TRACT 15, BLOCK 44, S88°12'36"W, A DISTANCE OF 1,061.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11, BLOCK 44; THENCE ALONG THE EAST LINE OF SAID TRACT 11, BLOCK 44, N01°47'36"W, A DISTANCE OF 661.09 FEET TO THE NORTHEAST CORNER OF SAID TRACT 11, BLOCK 44; THENCE ALONG THE NORTH LINE OF SAID TRACTS 11 AND 12, BLOCK 44, S88°15'00"W, A DISTANCE OF 1,312.60 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 4,187,733 SQUARE FEET OR 96.1371 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. PRIVATE STREET

TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AMARA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 RE COURSE TO PALM BEACH COUNTY, FLORIDA.

2. PARCELS A, B, C AND D

PARCELS A, B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR TPG AG EHC III (PHM) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO PALM BEACH COUNTY, FLORIDA.

PARCEL D IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 35965, PAGE 914 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. BUFFER TRACTS

TRACTS B1 AND B2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AMARA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO PALM BEACH COUNTY.

TRACTS L1 THROUGH L9, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE AMARA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO PALM BEACH COUNTY.

TRACTS L3 AND L8 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 35965, PAGE 914, OFFICIAL RECORDS BOOK 35965, PAGE 712 AND OFFICIAL RECORDS BOOK 35965, PAGE 868 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

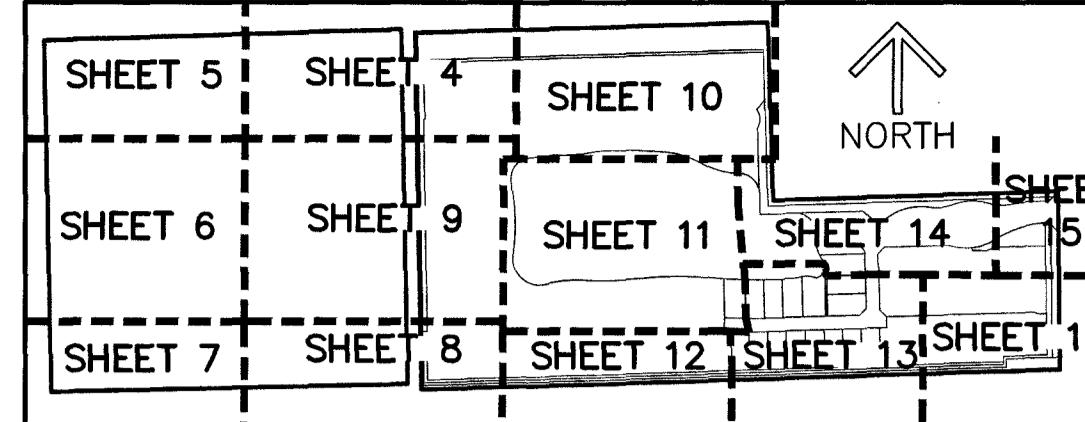
TRACT W1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AMARA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 35471, PAGE 1769 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF A PORTION OF TRACTS 12, 13 AND 16, BLOCK 44, AND ALL OF TRACTS 11, 14 AND 15, BLOCK 44, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 75 AND 80 AND ALL OF TRACTS 76 AND 79 OF THE UNRECORDED PLAT OF HERITAGE FARMS, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



KEY MAP
(NOT TO SCALE)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 2:40 P.M.
THIS 22 DAY OF December
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 142 ON
PAGES 112 AND 157

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



DEDICATION AND RESERVATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF October, 2025.

TPG AG EHC III (PHM) MULTI STATE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

WITNESS: *[Signature]*

PRINT NAME: *Jeffrey A. Klevage*

WITNESS: *[Signature]*

PRINT NAME: *Heather Foreman*

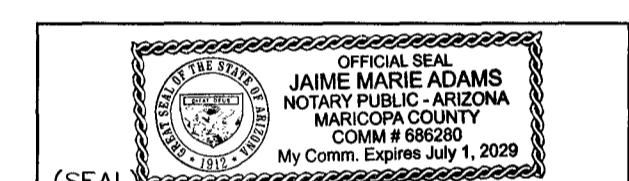
BY: *Steven S. Benson*

ITS MANAGER

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1 DAY OF October, 2025, BY STEVEN S. BENSON AS THE MANAGER FOR ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF TPG AG EHC III (PHM) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Jaime Marie Adams
Notary Public

PRINT NAME: *Jaime Marie Adams*

MY COMMISSION EXPIRES: *July 01, 2029*

COMMISSION NUMBER: *686280*

DEDICATION AND RESERVATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT LAND - DEVELOPMENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29TH DAY OF September, 2025.

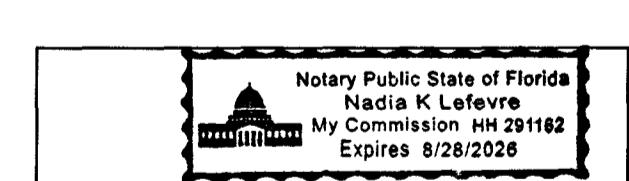
PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *[Signature]*
NAME: *PATRICK GONZALEZ*
TITLE: *Vice President - Land Development*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29TH DAY OF September, 2025, BY PATRICK GONZALEZ AS THE VICE PRESIDENT LAND - DEVELOPMENT FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Nadia K. LeFevre
Notary Public

PRINT NAME: *Nadia K. LeFevre*

MY COMMISSION EXPIRES: *8-28-2026*

COMMISSION NUMBER: *HH 29162*

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS P.3 DAY OF DECEMBER, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

David L. Ricks, P.E.
COUNTY ENGINEER

ESSENTIAL HOUSING ASSET MANAGEMENT, LLC

PULTE HOME COMPANY, LLC

