

MANATEE COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
LAND DEVELOPMENT APPLICATION

# 20140146

Date: 3/31/2014 FOR STAFF USE ONLY  
File Number: PDMU-01-14/14-S-15(F)  
File Name: Harrison Ranch, Phase IIB3

This application shall be used for all land development  
rezone or comprehensive plan amendment request.  
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: Harrison Ranch Phase IIB-3

TYPE OF APPROVAL DESIRED: Re-Plat

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-01-04(Z)(G)FSP-06-65

A. Property Information

1. Legal Description: SEE ATTACHED Exhibit A
2. D. P. Number(s): 7264.5295/9
3. Section: 31 & 36 Township: 33 Range: 18 & 19 East
4. Subdivision Name (if Platted): Harrison Ranch Phase IIB-3
5. Lot: N/A 6. Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed):  
US Hwy 301 North
8. Present Zoning Classification: PDMU/NCO
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: X1 Map/Panel Numbers: 1201530215C/ 1201530205C. July 15, 1992
13. Property Size (to the nearest tenth of acre or sq. ft.): 41.16 Acres
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): The subject Phase is vacant pasture land.
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
  - a. North: Harrison Ranch Phase IIB-2 c. East: The Gardens MHP
  - b. South: Vacant d. West: Harrison Ranch Phase IB
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):  
Construct 43 single family detached residences.

## B. Names/Addresses

List all person(s) having ownership in subject property

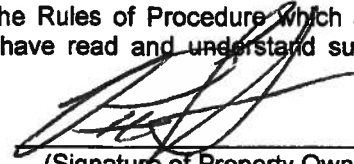
1. Name of Property Owner: Pulte Homes Corporation / Parker Hiron, Director of Land  
Address: 3810 Northdale Blvd., Suite 270, Tampa, Florida  
Zip: 33624 Telephone: 813-265-3343 Fax: 813-265-3367  
Email Address: Parker.Hiron@pulte.com
  
2. Name of Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
3. Name of Agent: ZNS Engineering, L.C. / Jeb Mulock, P.E. Sr. Vice President  
Address: 201 5<sup>th</sup> Avenue Drive East, Bradenton, Florida  
Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316  
Email Address: JebM@znseng.com
  
4. Name of Engineer: ZNS Engineering, L.C. / Jeb Mulock, P.E. Sr. Vice President  
Address: 201 5<sup>th</sup> Avenue Drive East, Bradenton, Florida  
Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316  
Email Address: JebM@znseng.com
  
5. Name of Architect: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
6. Name of Landscape Architect: ZNS Engineering, L.C. / Kimber Bereiter, RLA, LEED AP BD+C  
Address: 201 5<sup>th</sup> Avenue Drive East, Bradenton, Florida  
Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316  
Email Address: Kimberb@znseng.com

**NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.**

### **C. Signature**

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.



(Signature of Property Owner or **Agent**)

### **Additional Information**

#### **CONTACT:**

Planning Department  
1112 Manatee Avenue West, Fourth Floor 34205  
P. O. Box 1000, Bradenton, FL 34206

**Telephone:** (941) 748-4501, Extension 6871

**Fax Number:** (941) 708-6152

<http://www.mymanatee.org>

OCTOBER 25, 2013

Exhibit A

p. 1 of 2

HARRISON RANCH, PHASE IIB3, A SUBDIVISION

DESCRIPTION:

LOTS 610 THROUGH 638 AND TRACT ROW AND A PORTION OF TRACT A AND TRACT B OF HARRISON RANCH, PHASE IIB, A SUBDIVISION IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 610 AND THE NORTHWEST CORNER OF LOT 611 OF SAID SUBDIVISION; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE REAR LOT LINES OF SAID LOTS 610 THROUGH 638 THE FOLLOWING NINETEEN COURSES: (1) N 50°53'00" E, A DISTANCE OF 70.98 FEET; (2) N 43°10'00" E, A DISTANCE OF 88.25 FEET; (3) N 49°00'00" E, A DISTANCE OF 90.02 FEET; (4) N 39°03'01" E, A DISTANCE OF 95.19 FEET; (5) N 48°02'12" E, A DISTANCE OF 82.07 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 51°15'16" E, AT A DISTANCE OF 186.00 FEET; (6) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°35'52", A DISTANCE OF 258.40 FEET; (7) S 53°32'37" E, A DISTANCE OF 84.69 FEET; (8) N 72°20'00" E, A DISTANCE OF 246.23 FEET; (9) N 72°41'35" E, A DISTANCE OF 84.76 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 32°28'50" E, AT A DISTANCE OF 181.00 FEET; (10) EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206°49'50", A DISTANCE OF 653.39 FEET; (11) N 88°26'43" W, A DISTANCE OF 173.29 FEET; (12) S 72°20'00" W, A DISTANCE OF 168.42 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 398.50 FEET; (13) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°47'28", A DISTANCE OF 193.29 FEET; (14) N 81°27'00" W, A DISTANCE OF 18.30 FEET; (15) S 80°03'00" W, A DISTANCE OF 61.67 FEET; (16) S 50°52'00" W, A DISTANCE OF 78.77 FEET; (17) S 48°20'00" W, A DISTANCE OF 41.01 FEET; (18) S 38°03'00" W, A DISTANCE OF 55.80 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 56°51'15" W, AT A DISTANCE OF 423.50 FEET; (19) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'59", A DISTANCE OF 262.15 FEET; THENCE S 60°28'13" W, A DISTANCE OF 24.03 FEET; THENCE N 87°30'00" W, ALONG THE NORTHERLY LINE OF TRACT CE1 OF SAID SUBDIVISION, A DISTANCE OF 47.81 FEET; THENCE N 11°59'00" W, A DISTANCE OF 113.10 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT ROW OF SAID SUBDIVISION AND A POINT ON THE ARC OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 11°59'00" W, AT A DISTANCE OF 300.00 FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°59'00", A DISTANCE OF 31.33 FEET TO A POINT OF TANGENCY; (2) S 84°00'00" W, A DISTANCE OF 38.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; (3) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'39", A DISTANCE OF 83.06 FEET TO A POINT OF REVERSE CURVATURE

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; (4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'39", A DISTANCE OF 83.06 FEET TO A POINT OF TANGENCY; (5) S 84°00'00" W, A DISTANCE OF 177.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; (6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°00'00", A DISTANCE OF 51.31 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HARRISON RANCH BOULEVARD OF HARRISON RANCH, PHASE IA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 76 OF SAID PUBLIC RECORDS; THENCE N 00°00'00" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 154.85 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT ROW AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 90°00'00" E, AT A DISTANCE 35.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 96°00'00", A DISTANCE OF 58.64 FEET TO A POINT OF TANGENCY; (1) N 84°00'00" E, A DISTANCE OF 251.18 FEET; THENCE N 23°40'00" E, ALONG THE EASTERLY LINE OF TRACT CE3 AND IT'S SOUTHERLY EXTENSION OF AFORESAID HARRISON RANCH, PHASE IIB, A DISTANCE OF 139.75 FEET; THENCE N 70°05'00" E, A DISTANCE OF 80.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.51 ACRES, MORE OR LESS.

**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

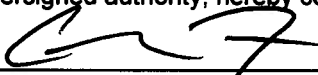
Property Owner (Company or individual) (print): Pulte Homes Corporation  
Mailing Address (print): 3810 Northdale Boulevard, Suite 270, Tampa,  
FL 33624  
Officer's Name and Title (print): Christopher Fisher, Director Land Acquisition

*Being first duly sworn, depose(s) and say(s):*

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: Harrison Ranch IIB-3
2. That this property constitutes the property for which a request for Re-Plat


*(Type of Application Approval Requested)*

- Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint ZNS Engineering L.C. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
  4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
  5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

  
\_\_\_\_\_/ DIRECTOR LAND ACQUISITION  
Owner's Signature/Print Title  
  
\_\_\_\_\_  
Owner's Signature/Print Title

STATE OF FLORIDA  
COUNTY OF **MANATEE**

The foregoing instrument was acknowledged before me this October 3, 2014 by  
Christopher Fisher who is personally known to me or who  
*(name of person acknowledging)* *(date)*  
has produced \_\_\_\_\_ as identification.  
*(type of identification)*

My Commission Expires: \_\_\_\_\_  
  
Signature of Person Taking Acknowledgment

Stephanie Schoff  
Name



\_\_\_\_\_  
Title or Rank

OCTOBER 25, 2013

HARRISON RANCH, PHASE IIB3, A SUBDIVISION

DESCRIPTION:

LOTS 610 THROUGH 638 AND TRACT ROW AND A PORTION OF TRACT A AND TRACT B OF HARRISON RANCH, PHASE IIB, A SUBDIVISION IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

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CONTAINING 10.51 ACRES, MORE OR LESS.



MANATEE COUNTY

Thank You - Rec.# 5699760 - 5699760  
 Case No: -  
 Bk./Pn./Doc.# -  
 03/27/2014 15:48:25  
 PSBCC BCC PERMITTING CASH BOOK  
 BCC 40926 4,430.00  
 CHECK/MONEY

ITEM 1 OF 1

MISC FEES INVOICE

INVOICE # : 01000699760

PRINT DATE : 03/27/2014

4,430.00

INVOICE DATE : 03/27/2014

PRINT TIME : 15:48:25

4,430.00

OPERATOR : pstrong

0.00

COPY # : 1

RECEIVED BY : PS

CASH DRAWER: 01

REC'D. FROM : ZNS

Notes .....: Harrison Ranch 2B3 ffinal plat

| ITEM ID | DESCRIPTION       | PAYMENT |
|---------|-------------------|---------|
| SUB     | FINAL SUBDIV PLAT | 4430.00 |
| TOTAL   |                   | 4430.00 |

| METHOD OF PAYMENT | AMOUNT   | REFERENCE NUMBER |
|-------------------|----------|------------------|
| CHECK             | 4,430.00 | 40926            |
| TOTAL INVOICE :   | 4,430.00 |                  |

**"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE**  
**Public Works Department**  
**Manatee County, Florida**

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: 07/27/04 Expiration Date: 07/27/16\*\*

CERTIFICATE NUMBER: CLOS-04-117

Project Name: HARRISON RANCH

Project File No.: PDMU-01-04(Z)(P) LDA-01-03(R)

Type of Development Order: PLANNED DEV MIXED USE W/LOCAL DEV AGREEMENT

Location: Sec 1 Twp 33 S Range 18 E

DP# 7264.0051/9, 7264.0055/9 Land Acres 955.01 ±

ADDRESS US 301, NCT WATER TREATMENT PLANT N

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX NO       

Prior to final site plan approval, the Engineer/Architect of Record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

The conditions contained in LDA-01-03(R) and PDMU-01-04(Z)(P) must be met.

**APPROVAL:**  
This development complies with the Comprehensive Plan Concurrency requirements:

*Starkfield*  
\_\_\_\_\_  
Approved by: Public Works Dept., Transportation Planning Division  
(Traffic circulation, mass transit, drainage, sanitary sewer, and solid waste, parks)

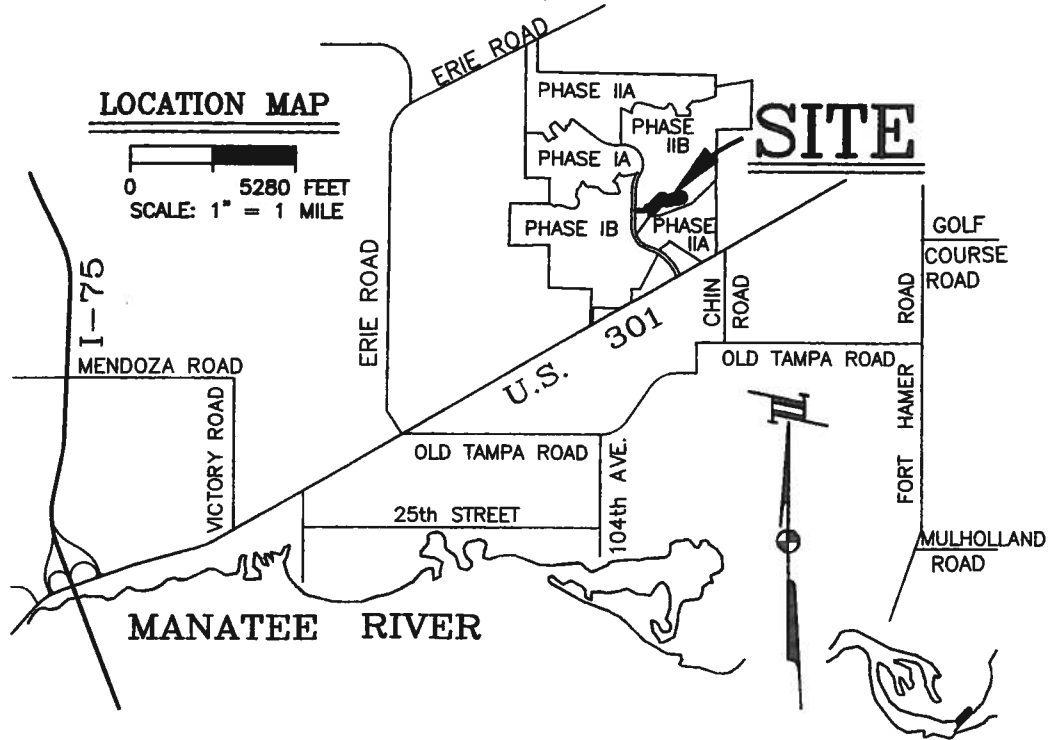
Expiration date based on LDA-01-03(R)  
992 single family lots and 176 single family attached units  
Revised to reflect parcel ID numbers and correct expiration date per LDA-01-03(R)  
\*\*Revised 08/14/2014 to include 2 year extension granted with HB 7023 request

# HARRISON RANCH, PHASE IIB3

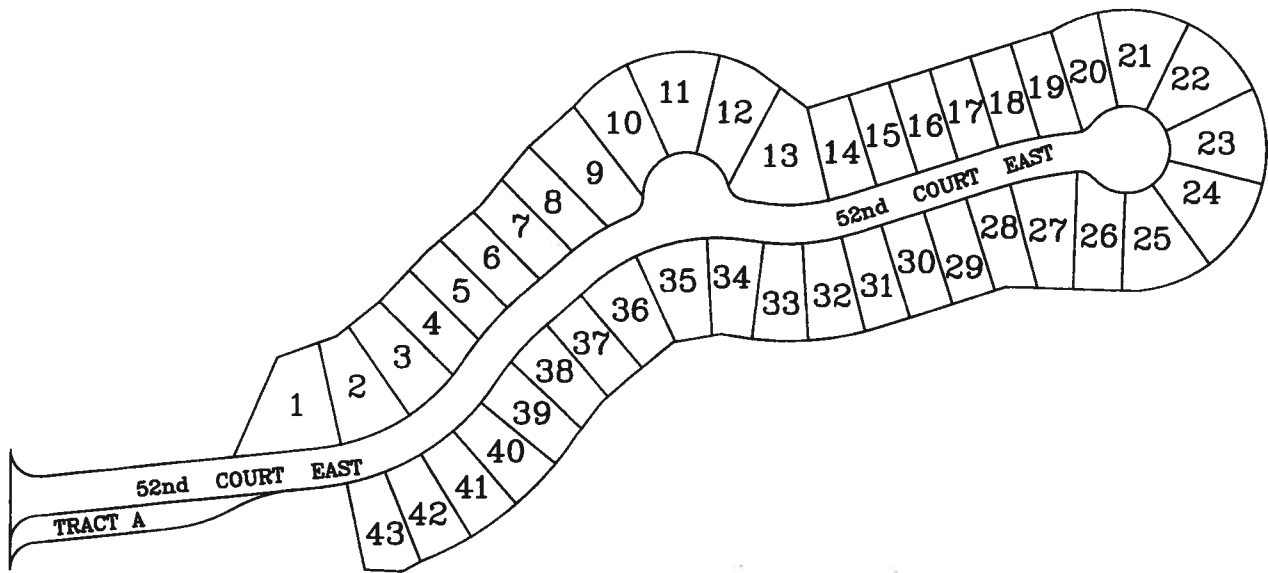
## A SUBDIVISION

A REPLAT OF LOTS 610 THROUGH 638 AND TRACT ROW AND A PORTION OF TRACT A AND TRACT B OF HARRISON RANCH, PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

IN  
SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



HARRISON RANCH BOULEVARD



**TITLE CERTIFICATION**

**SUBDIVISION NAME:** HARRISON RANCH, PH IIB3

**LEGAL DESCRIPTION:** (Attach as Exhibit "A")

I, Dan Wierzgacz, the Abstractor of Title Insurance Company have searched the Public Records of Manatee County, Florida thru April 15, 2014 at 7:00 a.m. and hereby confirm that apparent record title to the land described above and shown on **HARRISON RANCH, PH IIB3** is in the name of **Plute Home Corporation, a Michigan corporation** by virtue of Special Warranty Deed recorded in Official Records Book 1872, Page 7892, of the Public Records of Manatee County, Florida; the corporation executing the offer of dedication appearing on the above plat. There are no property taxes due on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

**MORTGAGEES:** **OFFICIAL RECORD BOOK AND PAGE (S):**  
none

**LIENS:**

Harrison Ranch Community Development Districts Notice of Series 2007 Special Assessments recorded in Official Records Book 2206, Page 1124;

Notice of Collection Agreement for Special Assessments recorded in Official Records Book 2208, Page 6222;

Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Harrison Ranch Community Development District recorded in Official Records Book 2255, Page 7110;

Performance Security and Subdivision Improvement Agreement recorded in Official Records Book 2278, Page 4577; as amended by document recorded in Official Records Book 2356, Page 6674;

Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments, and Subordination of Interests recorded in Official Records Book 2490, Page 1197.

WITNESS my hand and official seal at Manatee County, Florida, this 17<sup>th</sup> day of April, 2014.



Signature 

**Fidelity National Title Group**  
**Florida Agency Operations**  
**5690 W. Cypress Street - Suite A**  
**Tampa FL 33607**  
**813- 254-2101 ext. 2894**  
FL Certificate No. 4776913

OCTOBER 25, 2013

Exhibit A

p. 1 of 2

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DESCRIPTION:

LOTS 610 THROUGH 638 AND TRACT ROW AND A PORTION OF TRACT A AND TRACT B OF HARRISON RANCH, PHASE IIB, A SUBDIVISION IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 610 AND THE NORTHWEST CORNER OF LOT 611 OF SAID SUBDIVISION; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE REAR LOT LINES OF SAID LOTS 610 THROUGH 638 THE FOLLOWING NINETEEN COURSES: (1) N 50°53'00" E, A DISTANCE OF 70.98 FEET; (2) N 43°10'00" E, A DISTANCE OF 88.25 FEET; (3) N 49°00'00" E, A DISTANCE OF 90.02 FEET; (4) N 39°03'01" E, A DISTANCE OF 95.19 FEET; (5) N 48°02'12" E, A DISTANCE OF 82.07 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 51°15'16" E, AT A DISTANCE OF 186.00 FEET; (6) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°35'52", A DISTANCE OF 258.40 FEET; (7) S 53°32'37" E, A DISTANCE OF 84.69 FEET; (8) N 72°20'00" E, A DISTANCE OF 246.23 FEET; (9) N 72°41'35" E, A DISTANCE OF 84.76 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 32°28'50" E, AT A DISTANCE OF 181.00 FEET; (10) EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206°49'50", A DISTANCE OF 653.39 FEET; (11) N 88°26'43" W, A DISTANCE OF 173.29 FEET; (12) S 72°20'00" W, A DISTANCE OF 168.42 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 398.50 FEET; (13) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°47'28", A DISTANCE OF 193.29 FEET; (14) N 81°27'00" W, A DISTANCE OF 18.30 FEET; (15) S 80°03'00" W, A DISTANCE OF 61.67 FEET; (16) S 50°52'00" W, A DISTANCE OF 78.77 FEET; (17) S 48°20'00" W, A DISTANCE OF 41.01 FEET; (18) S 38°03'00" W, A DISTANCE OF 55.80 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 56°51'15" W, AT A DISTANCE OF 423.50 FEET; (19) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'59", A DISTANCE OF 262.15 FEET; THENCE S 60°28'13" W, A DISTANCE OF 24.03 FEET; THENCE N 87°30'00" W, ALONG THE NORTHERLY LINE OF TRACT CE1 OF SAID SUBDIVISION, A DISTANCE OF 47.81 FEET; THENCE N 11°59'00" W, A DISTANCE OF 113.10 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT ROW OF SAID SUBDIVISION AND A POINT ON THE ARC OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 11°59'00" W, AT A DISTANCE OF 300.00 FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°59'00", A DISTANCE OF 31.33 FEET TO A POINT OF TANGENCY; (2) S 84°00'00" W, A DISTANCE OF 38.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; (3) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'39", A DISTANCE OF 83.06 FEET TO A POINT OF REVERSE CURVATURE

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; (4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'39", A DISTANCE OF 83.06 FEET TO A POINT OF TANGENCY; (5) S 84°00'00" W, A DISTANCE OF 177.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; (6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°00'00", A DISTANCE OF 51.31 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HARRISON RANCH BOULEVARD OF HARRISON RANCH, PHASE IA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 76 OF SAID PUBLIC RECORDS; THENCE N 00°00'00" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 154.85 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT ROW AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 90°00'00" E, AT A DISTANCE 35.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 96°00'00", A DISTANCE OF 58.64 FEET TO A POINT OF TANGENCY; (1) N 84°00'00" E, A DISTANCE OF 251.18 FEET; THENCE N 23°40'00" E, ALONG THE EASTERLY LINE OF TRACT CE3 AND IT'S SOUTHERLY EXTENSION OF AFORESAID HARRISON RANCH, PHASE IIB, A DISTANCE OF 139.75 FEET; THENCE N 70°05'00" E, A DISTANCE OF 80.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.51 ACRES, MORE OR LESS.