

SUBJECT: Davis Landing fka 10906 Bill Tucker Road **PI#7086**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 9, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Davis Landing fka 10906 Bill Tucker Road, located in Section 29, Township 31 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site water and off-site water, wastewater and sidewalks) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$252,933.75, a Warranty Bond in the amount of \$34,144.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$3,300.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

BACKGROUND:

On April 1, 2025, Permission to Construct Prior to Platting was issued for Davis Landing fka 10906 Bill Tucker Road, after construction plan review was completed on December 31, 2024. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is HBWB Development Services, LLC. and the engineer Landmark Engineering & Surveying Corporation.

10906 BILL TUCKER ROAD



Location Map

NOT TO SCALE



SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between HBWB Development Services, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Davis Landing (aka 10906 Bill Tucker Road) (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project:

On-Site Potable Water Distribution System; Off-Site Potable Water Distribution System; Off-Site Wastewater Force Main;

Off-Site Sidewalk

(hereafter, the "County Improvements"); and

WHEREAS, the County requires the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

WHEREAS, the County requires the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (12) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 5869562 _____ dated, _____ 07/14/2025 _____ with _____ HBWB Development Services, LLC as Principal, and _____ Great American Insurance Company as Surety, or
A Warranty Bond, number F361930 _____ dated, _____ 07/14/2025 _____ with _____ HBWB Development Services, LLC as Principal, and _____ Great American Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Subdivider:

Carmen Perry
Witness Signature

By Elizabeth A. Bradburn
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Carmen Perry
Printed Name of Witness

Elizabeth A. Bradburn
Name (typed, printed or stamped)

[Signature]
Witness Signature

CFO
Title

Andrew Hostetler
Printed Name of Witness

4065 Crescent Park Drive - Riverview FL 33578
Address of Signer

813-343-4383
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

Clerk of the Circuit Court

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
17 day of JULY, 2025, by ELIZABETH BRADBURN as
(day) (month) (year) (name of person acknowledging)
CFO for HBWB DEVELOPMENT SERVICES, LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced

Heather Mattiza
(Signature of Notary Public - State of Florida)

HEATHER MATTIZA

(Print, Type, or Stamp Commissioned Name of Notary Public)

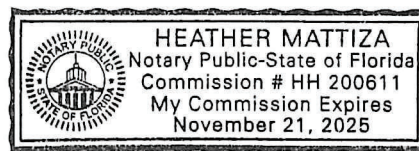
(Notary Seal)

HH 200611

(Commission Number)

NOVEMBER 21, 2025

(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC
called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Two Hundred Fifty-two Thousand Nine Hundred Thirty-three & 75/100 (\$252,933.75) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in
its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which
regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of
Hillsborough County; and

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in
connection with the platting of the Davis Landing (aka 10906 Bill Tucker Road) subdivision; and

WHEREAS, the Principal has filed with the Development Review Division of the Development Services
Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information
relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat,
sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance
with the specifications found in the aforementioned subdivision regulations and required by the Board of County
Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated
off-site area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument
ensuring completion of construction of the aforementioned improvements within a time period established by said
regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered
into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument
ensuring completion of construction of required improvements; and

WHEREAS, the terms of said Agreement are by reference, hereby, incorporated into and made
a part of this Subdivision Performance Bond.

NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Davis Landing (aka 10906 Bill Tucker Road) subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2026.

SIGNED, SEALED AND DATED this 14th day of July, 2025.

ATTEST:

HBWB Development Services, LLC



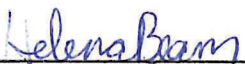
By 
Principal Seal

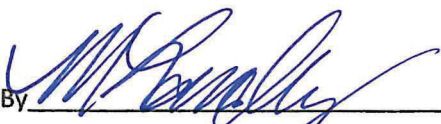
Great American Insurance Company

Surety

Seal

ATTEST:




By 
Attorney-in-Fact Seal
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent



Copy of notices to Agent
The Baldwin Group Southeast LLC
Attn: Surety Department
4211 W Boy Scout Blvd, Suite 800
Tampa, FL 33607

APPROVED BY THE COUNTY ATTORNEY

By 
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		
YU CHENG CHIANG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

GREAT AMERICAN INSURANCE COMPANY



My L C. B.

Assistant Secretary

John K. Webster

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18TH day of JUNE, 2019

, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

JOHN K. WEBSTER (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 14th day of July, 2025



My L C. B.

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

Stephen C. Beraha, Assistant Vice President

C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

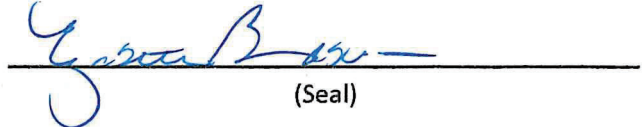
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2028.

SIGNED, SEALED AND DATED this 14th day of July, 2025.

ATTEST:

HBWB Development Service, LLC

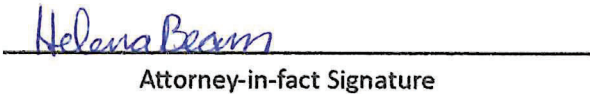

Principal Signature


(Seal)

N/A
Surety Signature

Great American Insurance Company
(Seal)

ATTEST:


Attorney-in-fact Signature


(Seal)
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent



Copy of notices to Agent
The Baldwin Group Southeast LLC
Attn: Surety Department
4211 W Boy Scout Blvd, Suite 800
Tampa, FL 33607

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		
YU CHENG CHIANG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

GREAT AMERICAN INSURANCE COMPANY



Atty L C B

Assistant Secretary

John K Webster

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18TH day of JUNE, 2019, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

JOHN K. WEBSTER (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 14th day of July, 2025



Atty L C B

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

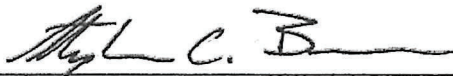
During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



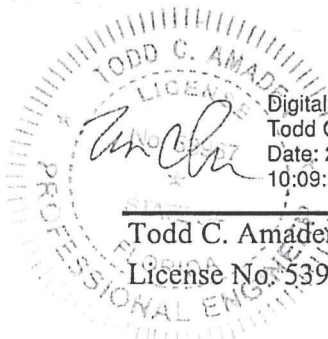
By 

Stephen C. Beraha, Assistant Vice President

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$102,972.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
SCHEDULE E - OFF-SITE WATER DISTRIBUTION	\$0.00
SCHEDULE F - OFF-SITE SANITARY SEWER	\$0.00
SCHEDULE G - OFF-SITE STREET IMPROVEMENTS	\$99,375.00
TOTAL (SCHEDULES A - G)	\$202,347.00
125% PERFORMANCE BONDING	\$252,933.75


Digitally signed by
Todd C-Amaden
Date: 2025.08.14
10:09:17-04'00'

Todd C. Amaden
License No. 53967

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,852	SY	1-3/4" ASPHALT	\$23.50	\$90,522.00
2	1	LS	SIGNAGE & STRIPIING	\$12,450.00	\$12,450.00
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS **\$102,972.00**

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STORM DRAINAGE SYSTEM **\$0.00**

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM

\$0.00

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM **\$0.00**

10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE

SCHEDULE E - OFF-SITE WATER DISTRIBUTION

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM \$0.00

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM **\$0.00**

**10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE**

SCHEDULE G - OFF-SITE STREET IMPROVEMENTS

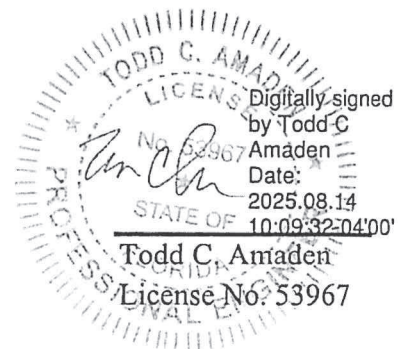
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	13,250	SF	5' CONCRETE SIDEWALK	\$7.50	\$99,375.00
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS **\$99,375.00**

**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$0.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$136,070.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
SCHEDULE E - OFF-SITE WATER DISTRIBUTION	\$55,970.00
SCHEDULE F - OFF-SITE SANITARY SEWER	\$50,025.00
SCHEDULE G - OFF-SITE STREET IMPROVEMENTS	\$99,375.00
TOTAL (SCHEDULES A - G)	\$341,440.00
10% WARRANTY BONDING	\$34,144.00



**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS **\$0.00**

**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STORM DRAINAGE SYSTEM **\$0.00**

**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1660	LF	6" PVC C-900 DR18 WATER MAIN	\$34.50	\$57,270.00
2	7	EA	6" GATE VALVE	\$1,450.00	\$10,150.00
3	1	LS	6" PVC FITTINGS	\$7,400.00	\$7,400.00
4	4	EA	FIRE HYDRANT ASSEMBLY	\$7,400.00	\$29,600.00
5	27	EA	SHORT SINGLE SERVICE	\$700.00	\$18,900.00
6	17	EA	LONG SINGLE SERVICE	\$750.00	\$12,750.00
7					\$0.00
8					\$0.00
9					\$0.00
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$136,070.00**

10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM \$0.00

**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SCHEDULE E - OFF-SITE WATER DISTRIBUTION

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	98	LF	24" STEEL CASING	\$565.00	\$55,370.00
2	20	LF	6" DIP WATER MAIN	\$30.00	\$600.00
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$55,970.00**

**10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE**

SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	81	LF	4" C900 DR18 PVC FORCE MAIN	\$25.00	\$2,025.00
2	32	LF	12" STEEL CASING	\$1,500.00	\$48,000.00
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM **\$50,025.00**

10906 BILL TUCKER ROAD - PI# 7086
WARRANTY ESTIMATE

SCHEDULE G - OFF-SITE STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	13,250	SF	5' CONCRETE SIDEWALK	\$7.50	\$99,375.00
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS \$99,375.00

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between HBWB Development Services, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Davis Landing (aka 10906 Bill Tucker Road) (hereafter referred to as the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 5869563 dated, 07/14/2025 HBWB Development Services, LLC with _____ Great American Insurance Company as Principal, and _____ as Surety, or
 - c. Escrow ageement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Subdivider:

Carmen Perry
Witness Signature

By Elizabeth Bradburn
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Carmen Perry
Printed Name of Witness

Elizabeth A. Bradburn
Name (typed, printed or stamped)

[Signature]
Witness Signature

CFO
Title

Andrew Hostetler
Printed Name of Witness

4065 Crescent Park Drive - Riverview FL 33578
Address of Signer

813-343-4383
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

By [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
17 day of July, 2025, by ELIZABETH BRADBURN as
(day) (month) (year) (name of person acknowledging)
CFO for HBWB DEVELOPMENT SERVICES, LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced

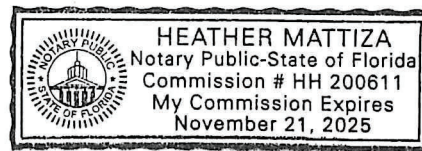
(Notary Seal)

Heather Mattiza
(Signature of Notary Public - State of Florida)
HEATHER MATTIZA
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 200611 NOVEMBER 21, 2025
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH



The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
____ day of _____, _____, by _____.
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Commission Number)

(Expiration Date)

_____ called the Principal, and Great American Insurance
Company _____ called the Surety, are held and firmly bound unto the
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Three Thousand Three Hundred dollars 0/100----- (\$ 3,300.00) Dollars for the payment of which sum,
 well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
 severally, firmly by these presents.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Davis Landing (aka 10906 Bill Tucker Road) subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2026.


SIGNED, SEALED AND DATED this 14th day of July, 2025.

ATTEST:



HBWB Development Services, LLC

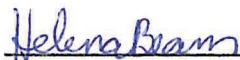
BY:

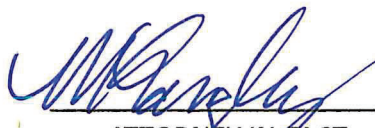

PRINCIPAL (SEAL)

Great American Insurance Company

SURETY (SEAL)

ATTEST:





ATTORNEY-IN-FACT (SEAL)


Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent



Copy of notices to Agent
The Baldwin Group Southeast LLC
Attn: Surety Department
4211 W Boy Scout Blvd, Suite 800
Tampa, FL 33607

APPROVED BY THE COUNTY ATTORNEY

BY


Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		
YU CHENG CHIANG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE 2019
Attest
GREAT AMERICAN INSURANCE COMPANY



Assistant Secretary

My L C. B.

[Signature]
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18TH day of JUNE, 2019, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

JOHN K. WEBSTER (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 14th day of July, 2025



My L C. B.
Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

Stephen C. Beraha, Assistant Vice President

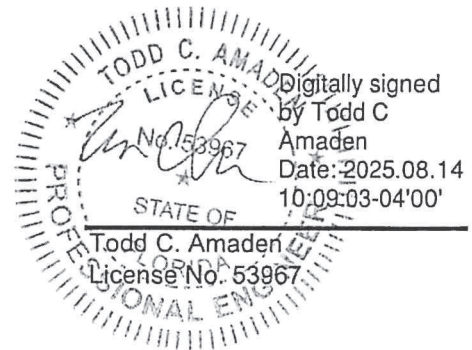
10906 BILL TUCKER ROAD - PI# 7086
PERFORMANCE ESTIMATE - LOT CORNERS

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	44	EA	LOT CORNERS	\$60.00	\$2,640.00

TOTAL LOT CORNERS \$2,640.00

125% PERFORMANCE BONDING \$3,300.00



DAVIS LANDING

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

The undersigned, as owner of the lands platted herein does hereby dedicate this plat of Davis Landing for record. Further, the owner does hereby dedicate all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" is hereby reserved by owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision.

Said Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The private roads and rights of way shown hereon as Tract "A" are not dedicated to the public but are hereby reserved for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners in this development as described hereon, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner does hereby grant to Hillsborough County and all providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across the private roads and rights of way within Tract "A" as shown hereon for the construction, maintenance, and operation of underground utilities.

Owner does hereby grant to Hillsborough County and all providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across, and a non-exclusive utility easement over, across and under, Tract "A" as shown hereon, for the construction, maintenance, and operation of underground utilities.

OWNER:

CASA FRESCA-COOL HOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Elizabeth A. Bradburn, CFO

WITNESS _____ PRINT _____
WITNESS _____ PRINT _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY, THAT ON _____, APPEARED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, AN OFFERER DULY AUTHORIZED TO EXECUTE AND SIGN FOR THE ABOVE-NAMED PARTY, ELIZABETH A. BRADBURN, CFO OF CASA FRESCA-COOL HOUSE, LLC, WHO IS [] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE ABOVE INSTRUMENT, AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT, AND WHO HAS REQUESTED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DO NOT TAKE ANY GAIN.

NOTARY PUBLIC:

SIGN: _____ (SEA)

SIGN: _____

TITLE OR NAME: _____

SIGN: NUMBER, F ANY: _____

MY COMMISSION EXPIRES: _____

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.

DESCRIPTION:

Part of the Southeast 1/4 of Section 29, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwesterly corner of the Southeast 1/4 of said Section 29; thence S.89°23'48"E., 404.03 feet along the Southerly boundary line of said Southeast 1/4 of Section 29 to the Westerly boundary line of the East 300 feet of the West 704 feet of the South 1/2 of the Southeast 1/4 of said Section 29; thence N.01°19'43"E., 25.00 feet along said Westerly boundary line to the Northerly Right of Way line of Bill Tucker Road for the POINT OF BEGINNING; thence continue N.01°19'43"E., 1276.53 feet along said Westerly boundary line of the East 300 feet of the South 1/2 of the Southeast 1/4 of said Section 29 to the Southerly boundary line of the Northwest 1/4 of the Southeast 1/4 of said Section 29; thence N.89°19'45"W., 404.03 feet along said Southerly boundary line of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 29; thence N.01°19'43"E., 651.00 feet along the Westerly boundary line of said Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 29 to the Northwesterly corner thereof; thence S.89°17'46"E., 669.81 feet along the Northerly boundary line of said Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 29 to the Northeasterly corner thereof; thence S.01°35'55"W., 650.66 feet along the Easterly boundary line of said Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 29 to the Southeasterly corner thereof; thence S.89°19'45"E., 330.84 feet along the Northerly boundary line of the Southwest 1/4 of the Southeast 1/4 of said Section 29; thence S.09°56'24"W., 1292.86 feet to aforesaid Northerly Right of Way line of Bill Tucker Road; thence N.89°23'46"W., 399.97 feet along said Northerly Right of Way line to the POINT OF BEGINNING.

Containing 24.54 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECOMMISSION.

CHAIRMAN _____ DATE _____

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE # _____
SURVEY SECTION, GEOGRAPHICAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:
I, _____, CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART I OF FLORIDA STATUTES AND HAS BEEN RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ CLERK OF CIRCUIT COURT BY _____ DEPUTY CLERK
THIS _____ DAY OF _____ 20____ TIME _____
CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND AND THAT THE SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART I OF FLORIDA STATUTES AND HAS BEEN RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. I, _____, SURVEYOR, HAVE BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, AND THAT PERMANENT CONTROL POINTS (PCPS) WERE SET ON THE _____ DAY OF _____ 20____ AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

SCOTT R. FOWLER, L.S. 5105

FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. 13-3413

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7641
www.lmesc.com L.B. # 3913

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

PAGE:

A = ACCESS & UTILITY CAGE
B = BENCH MARK
C = CERTIFIED CHAIN RECORD
D = DRAINAGE EASEMENT
E = EROSION CONTROL PROTECTION COMMISSION
F = FOUND CONCRETE MONUMENT
G = GROUND SURVEY
H = HORIZONTAL DISTANCE
I = INTERSECTION
J = JOINT
K = KNOTED STAKE
L = LOCATED STAKE
M = MEASUREMENT
N = NON-PAVED
O = OVER ALL
P = POINT OF BEGINNING
Q = POINT OF COMMENCEMENT
R = RIGHT-OF-WAY
S = SET PERMANENT REFERENCE MONUMENT
T = TIE LINE
U = UTILITY CAGE
V = VERTICAL CURVE
W = WETLAND
X = X-SECTION
Y = YIELDING STAKE
Z = ZONE

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SIGNIFICANT WILDLIFE HABITAT
CONSERVATION AREA

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.

2. BASIS OF BEARINGS: SOUTHERLY BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 29, BEARS S. 89°23'46"E. (cont)

3. ALL PLANTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND OPERATIONS 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 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. SUBMISSION PLANS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND USE AND DEVELOPMENT CODE, AS AMENDED, AND THE RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC), AS AMENDED, AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND USE AND DEVELOPMENT CODE, PURSUANT TO FL. STAT. SEC. 321.42(1) AND CHAPTER 1-11 OF THE RULES OF THE EPC, WETLAND DETERMINATIONS ARE BANNED FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF WETLANDS DURING THAT TIME. AFTER 5 YEARS, THE BOUNDARIES OF A PROPERTY MAY BE REEVALUATED AND SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF WETLAND CONSERVATION AREA, AS BEING.

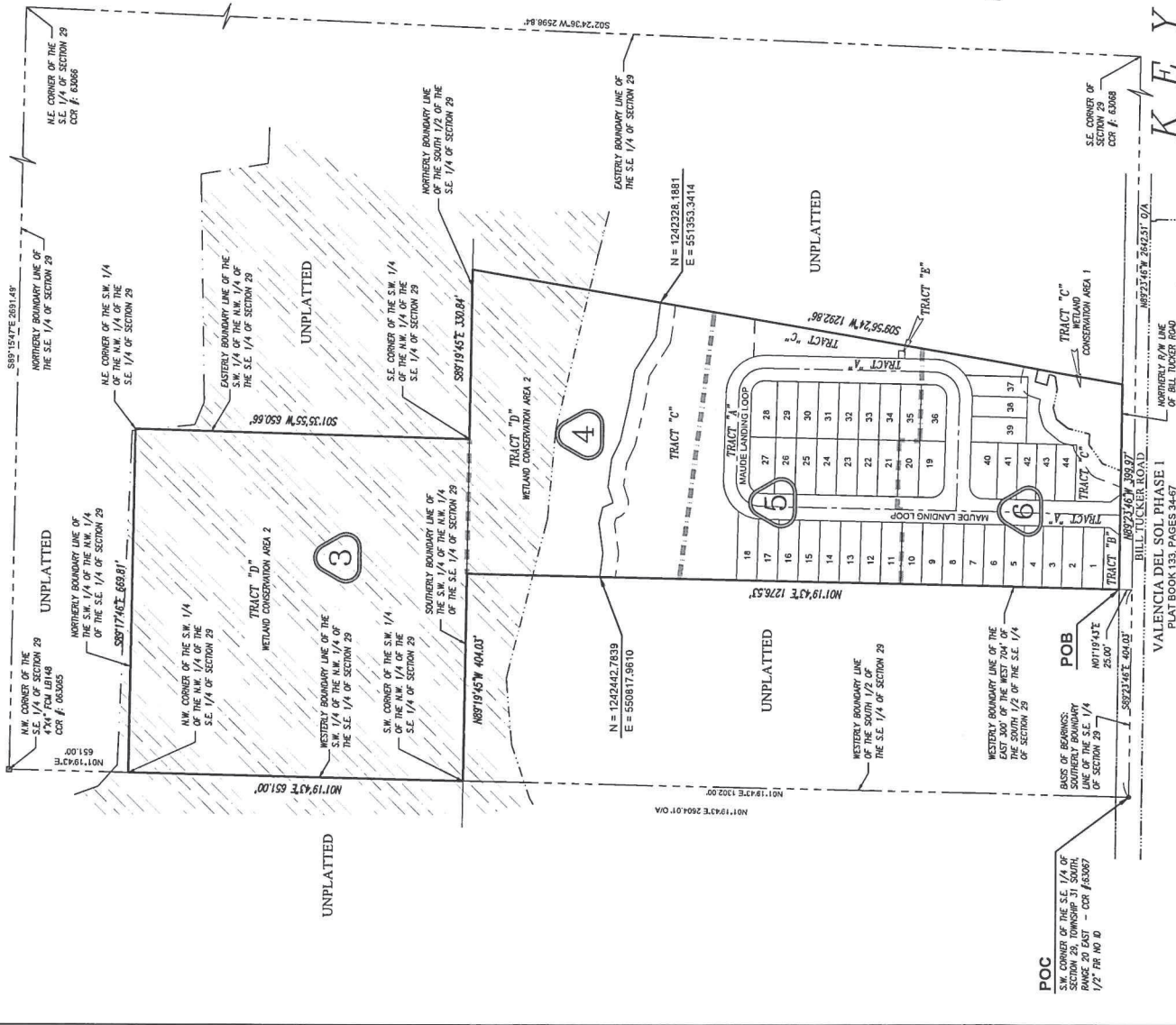
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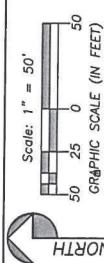
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Tampa, Florida 33619
(813) 664-1832 (fax)
LB. # 3913

Sheet 2 of 6



A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
FROM LB 3913
- (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT
FROM LB 3913
- SET PK VAL. & DSK
- SET FROM LB 3913
- FOUND PK VAL. & DSK
- SET 5/8" IRON LB 3913
- PERMANENT CONTROL POINT
- SET LB 3913 PK VAL. & DSK
- POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
- MATCH LINE
- RAIL BEARING THE
UTILITY EASEMENT
- RAILWAY EASEMENT

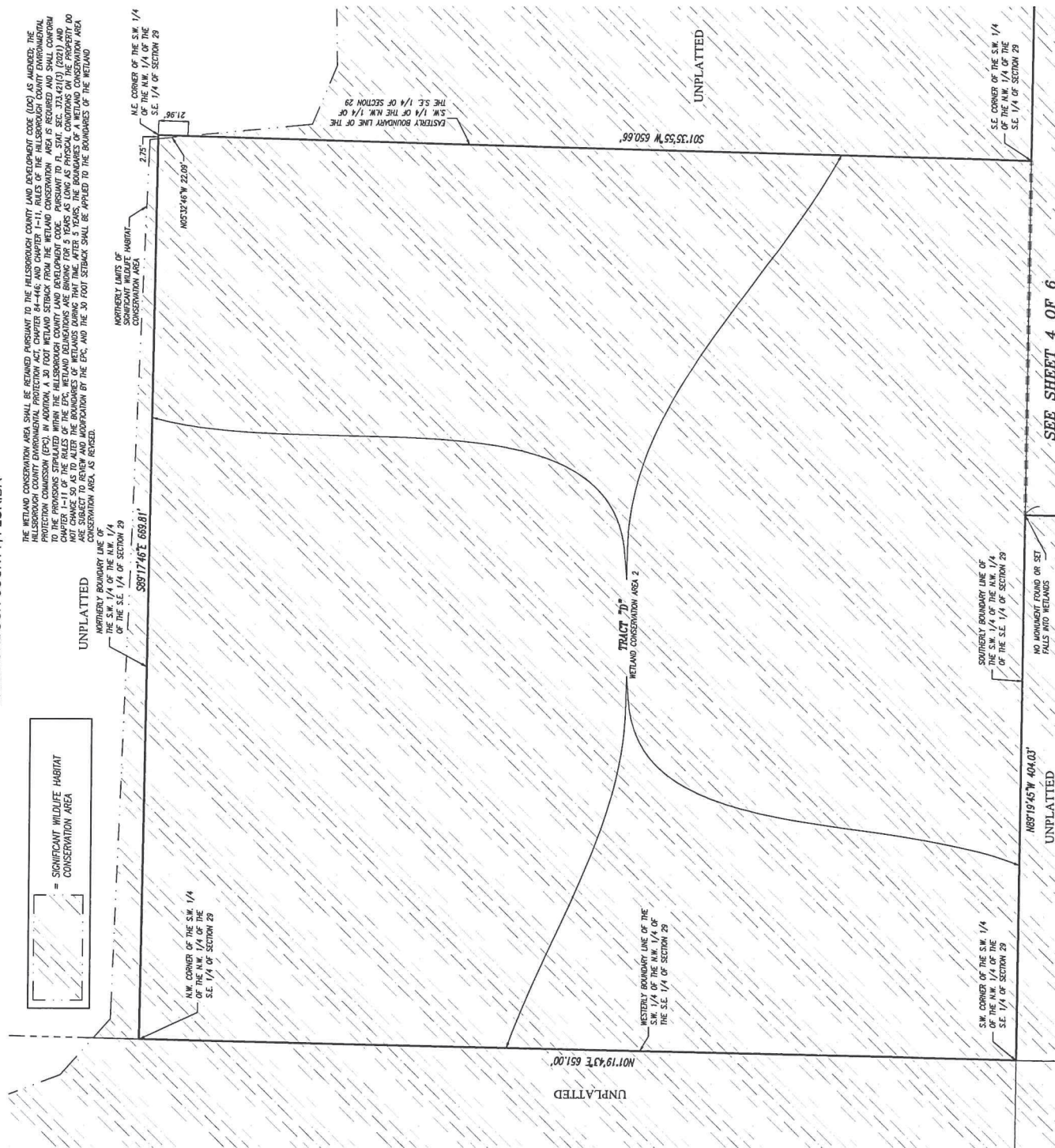
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SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.[illegible]

ANDMARK
Engineering & Surveying Corporation

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(813) 621-7841
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Sheet 3 of 6



A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



LEGEND

- FOUND 4" x 4" CONCRETE MONUMENT
FOUND LB 3913
- (UNLESS OTHERWISE NOTED)
- SET 4" x 4" CONCRETE MONUMENT
FOUND LB 3913
- SET PK VAL & DSK
FOUND LB 3913
- FOUND PK VAL & DSK
FOUND LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 PK VAL & DSK

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

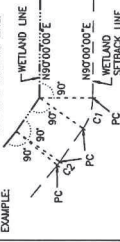
— MATCH LINE —

NOT TO SCALE

— RADIUS BEARING THE
— BEARING —
— RADIUS —
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— RADIUS —
— BEARING —

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.[illegible]

PC = POINT OF CURVATURE
NOTE: PC IS PERPENDICULAR FROM THE END OF THE CORRESPONDING PARALLEL WETLAND LINE.

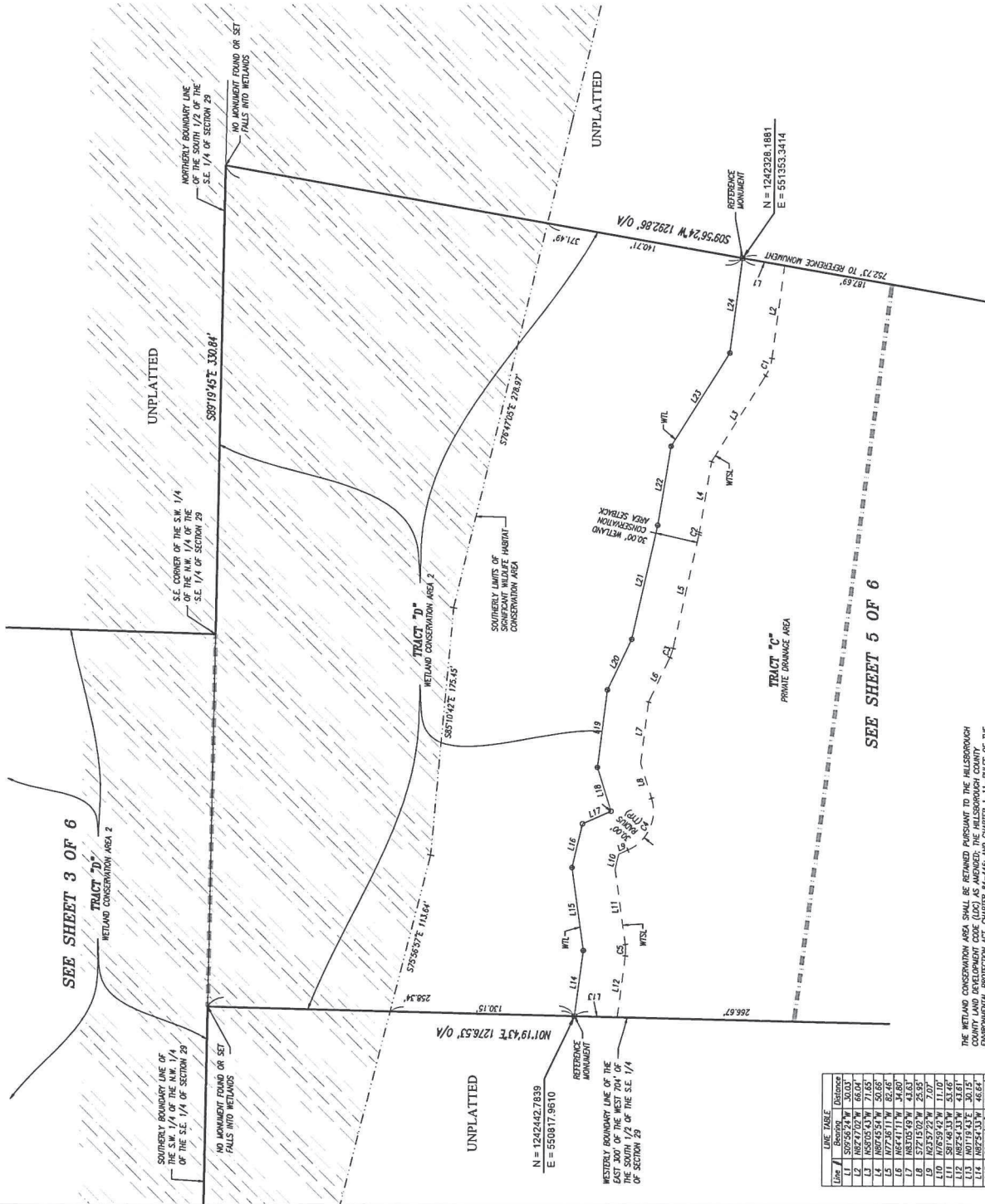


WETLAND SETBACK LINE CURVE DETAIL
NOT TO SCALE

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Sheet 4 of 6



SEE SHEET 5 OF 6

Curve	Radius	Delta	Arc/Length	Chord	Chord Bearing
C1	30.00'	24°41'19"	12.93'	12.83'	S70°26'23"E
C2	30.00'	03°09'43"	1.66'	1.66'	S79°11'02"E
C3	30.00'	12°55'00"	6.76'	6.75'	S71°08'41"E
C4	30.00'	18°43'36"	43.87'	40.07'	S65°51'10"E
C5	30.00'	15°12'45"	9.00'	8.90'	S68°07'45"E

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, CHAPTER 18.04; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY BOARD OF COMMISSIONERS. THE WETLAND CONSERVATION AREA SHALL REMAIN WITHIN THE WETLAND CONSERVATION AREA'S RETAINED BOUNDARY. A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA'S RETAINED BOUNDARY SHALL BE MAINTAINED TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, PURSUANT TO FLA. STAT. SEC. 37A.01(1)(C) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPIC. WETLAND DISTURBANCES ARE BANNED FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE LONG-TERM PHYSICAL CONDITIONS OF THE WETLAND. AFTER 5 YEARS, THE BOUNDARIES OF THE WETLAND CONSERVATION AREA ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPIC. WETLAND CONSERVATION AREA'S SHALL BE APPLIED TO THE BOUNDARIES OF WETLAND CONSERVATION AREA'S AS BONDED.

Line	Bearing	Distance
L1	S05°36'24" W	30.03
L2	N82°47'02" E	66.04
L3	N35°05'43" W	71.65
L4	N80°45'54" W	50.68
L5	N77°36'11" W	82.46
L6	N64°41'11" W	34.60
L7	N83°05'49" W	43.83
L8	N72°15'02" E	25.95
L9	S73°57'22" E	7.07
L10	N67°59'42" E	11.10
L11	S81°48'33" W	53.46
L12	N82°54'33" E	43.61
L13	N01°19'43" E	30.15
L14	N82°54'33" E	46.64
L15	S81°48'33" W	59.07
L16	N76°59'42" E	31.68
L17	N73°57'22" E	22.04
L18	S72°15'02" E	32.51
L19	N83°05'49" W	35.05
L20	N64°41'11" W	39.66
L21	N77°36'11" W	82.46
L22	N80°45'54" W	50.68
L23	N35°05'43" E	67.67



Certificate of School Concurrency

Project Name	Bill Tucker Road
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	7086
HCPS Project Number	1056
Parcel ID Number(s)	077938.0020, 077951.000, 077951.0075
Project Location	10906 Bill Tucker Road, Wimauma
Dwelling Units & Type	SFD: 44
Applicant	

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	9	4	6	19

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Lori Belangia

Lori Belangia, M.S.
Manager, Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

Date 05/08/24