



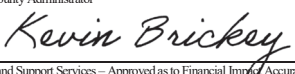
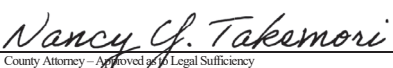


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date June 10, 2025

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: CDD 25-0525 PETITION TO MERGE THE BELMONT & BELMONT II COMMUNITY DEVELOPMENT DISTRICTS (CDD)	
Agency/Department: Development Services Department, Community Development Section	
Contact Person: Brian Grady	Contact Phone: 276-8343
Sign-Off Approvals	
 Deputy County Administrator Date: 6/2/2025	 Department Director Date: 6/2/2025
 Business and Support Services – Approved as to Financial Impact/Accuracy Date: 6/2/25	 County Attorney – Approved as to Legal Sufficiency Date: 6/2/2025

STAFF'S RECOMMENDED BOARD MOTION

Approve the merger of the Belmont and Belmont II Community Development Districts (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition.

BACKGROUND

On February 10, 2006, the Board of County Commissioners (Board) adopted Ordinance 06-04, as subsequently amended by Ordinance 18-26, establishing the Belmont CDD. On October 16, 2018, the Board adopted Ordinance 18-27 establishing the Belmont II CDD. On February 24, 2025, the two CDD's petitioned Hillsborough County to merge the two districts. The applicant's representatives is Lindsay Whelan, Kutak Rock LLP.

The Belmont CDD is \pm 509.229 acres and the Belmont II CDD is \pm 356.906 acres. The merged CDD Development District will be \pm 866.135 acres and shall be known as the Belmont Community Development District. It is generally located on south of Big Bend, east of I-75, west of US Hwy 301 and north of the Bull Frog Creek Preserve. Please see Attachment A for the CDD's location. The Board of Supervisors of the Belmont CDD and Belmont II adopted Resolution 2025-03 which approved the form of the Merger Agreement (Attachment B), which pursuant to Section 190.046(3), Florida Statutes constitutes consent of all landowners within the districts.

List of Attachments: A) Location Map B) Consent of Landowners/Merger Agreement C) Draft Ordinance

BACKGROUND - Continued:

The Belmont and Belmont II CDD's (Merger area) are located within Planned Development (PD) zoning district PD 04-0558. The PD is approved for 2,260 residential units, 112,000 square feet of commercial, a 300-child day care and a community school/area. The PD permits single family detached units and single-family attached (townhomes). It is anticipated the Merger area will contain 2,054 units consisting of 413 single-family attached (townhomes) units and 1641 single-family detached lots (40' - 60' lot widths).

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate, and maintain community-wide infrastructure in large, planned community developments. A CDD is not a substitute for the local general purpose government unit, i.e. the City or County in which the CDD lies. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by the general purpose governments.

A CDD is an independent special-purpose, local government taxing district authorized by Chapter 190, F.S. (Uniform Community Development Act of 1980, Section 190.002(1)a F.S.). The Uniform Community Development Act requires a public hearing on the petitioned request.

The petition includes the following items required by Section 190.046(3) F.S. which addresses the merging of CDD's:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- A map showing the current major trunk water mains and sewer interceptors and outfalls
- The estimated costs of constructing the proposed services for the Merger area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the merged District boundaries.

The above information was received by Hillsborough County and was made part of the review for the proposed CDD merger.

Chapter 190, F.S., establishes six criteria that a petition must meet to merit approval for the merger of the CDD's. The six requirements include:

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the merger of the Districts is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the merged district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the merged District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the merged District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the merged District is amenable to separate special district government.

Review Performed by County

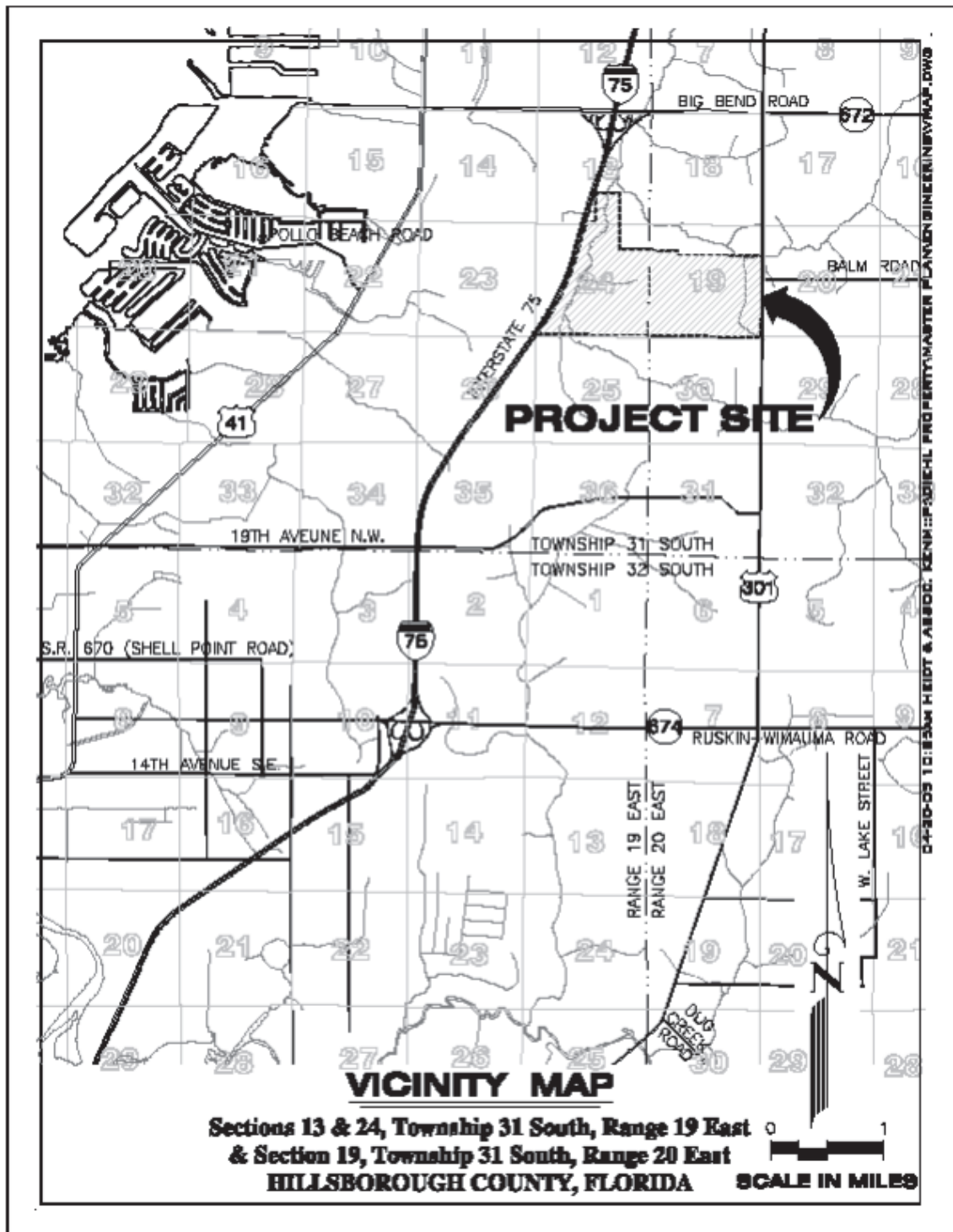
No objections to the merger of the CDDs were raised by reviewing agencies.

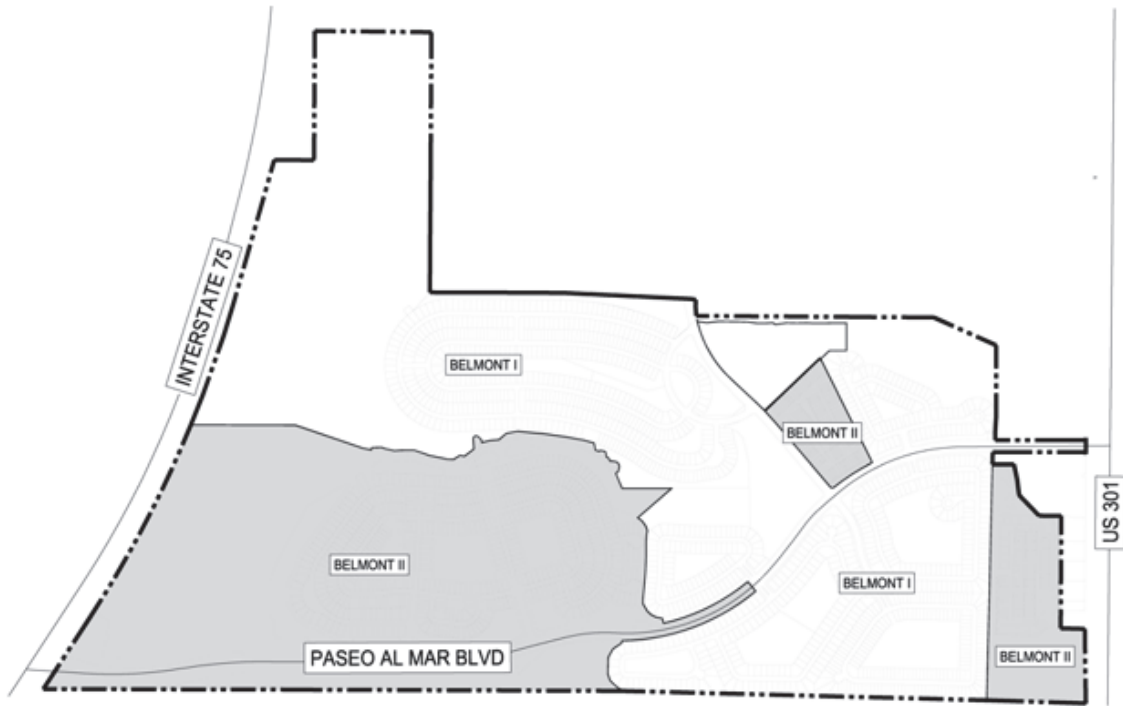
Staff from the Management and Budget conducted a financial review of both districts involved to determine the financial impact of the merger on stakeholders. In particular, the review focused on the financial impact of the merger on assessment payers and bondholders. To determine the appropriateness of combining and merging the Belmont CDD and Belmont II CDD, the financial position of each district was evaluated. Staff from Management and Budget examined whether: as of the most recent financial audit date, each district had a positive cash balance; was current on its debt payments; realized revenues in excess of expenses; and

experienced an immaterial level of delinquent assessment payments. For fiscal 2023 (the most recent year for which audited financial statements are available), both Belmont CDD and Belmont II CDD received unmodified (clean) audit opinions, and satisfied each of the previously specified criteria. Additionally, staff sought to confirm that no assessment payers would be adversely financially impacted as a result of the merger, meaning that neither the annual assessment for debt repayment nor the annual assessment for operating and maintenance expenses would increase. The attorney leading the merger effort has confirmed that assessments will not increase as a result of the merger. The County's financial review of Belmont CDD and Belmont II CDD indicates that both districts are in sufficient financial health to enter into the desired merger arrangement, and that no stakeholders will be negatively financially impacted because of the merger.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the merger of the Belmont and Belmont II CDD's which shall be known now as Belmont Community Development District.

ATTACHMENT A





ATTACHMENT B

Prepared by and Return to:

Lindsay C. Whelan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

**MERGER AGREEMENT BY AND BETWEEN
BELMONT COMMUNITY DEVELOPMENT DISTRICT AND
BELMONT II COMMUNITY DEVELOPMENT DISTRICT**

This Merger Agreement (the “**Agreement**”) is made and entered into by and between the following:

Belmont Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida (“**Belmont CDD**”); and

Belmont II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida (“**Belmont II CDD**,” and together with Belmont CDD, the “**Districts**”); and

RECITALS

WHEREAS, Belmont CDD was established by Ordinance 06-04 by the Board of County Commissioners of Hillsborough County, Florida (the “**BOCC**”) effective as of February 10, 2006 for the purposes of planning, financing, constructing, operating and/or maintaining public infrastructure improvements over approximately 885.816 acres serving the Belmont residential community; and

WHEREAS, the boundary of Belmont CDD was amended to add certain lands and to remove approximately 376.678 acres pursuant to Ordinance 18-26 adopted by the BOCC, effective as of October 16, 2018, for a current district acreage of 509.229 acres; and

WHEREAS, Belmont II CDD was established by Ordinance 18-27 adopted by the BOCC effective as of October 16, 2018 for the purposes of planning, financing, constructing, operating and/or maintaining public infrastructure improvements over approximately 356.906 acres serving the Belmont residential community that was removed from the boundary of Belmont CDD pursuant to Ordinance 18-26; and

WHEREAS, Section 190.046(3), *Florida Statutes*, authorizes the merger of community development districts and provides that, prior to filing a petition requesting such merger, the districts desiring to merge enter into a merger agreement which provides for the proper allocation of the indebtedness assumed by the merged district and the manner in which such debt shall be retired; and

WHEREAS, Section 190.046(3), *Florida Statutes*, provides that the approval of the merger agreement and the petition by the board of supervisors of each district shall constitute the consent of the landowners within such district with respect to the merger; and

WHEREAS, due to the interrelated nature of the Districts within the Belmont community, a merger of the Districts (hereinafter, the “**Merger**”) is in the best interests of the residents and landowners of both Districts because, among other reasons, the Merger would promote greater efficiency in the Districts’ operations, eliminate redundant costs and other expenses, and reduce future operations and maintenance assessments in the aggregate; and

WHEREAS, the Board of Supervisors (the “**Board(s)**”) of both Belmont CDD and Belmont II CDD have duly adopted Resolutions 2025-03 and 2025-03, respectively, evidencing each District’s intent to effectuate the Merger between the Districts, directing the Districts’ staff to take all actions necessary in effectuating same, and approving the form of an agreement between the Districts related to the merger and of the petition requesting the Merger (collectively, the “**Merger Approval Resolutions**”); and

WHEREAS, in accordance with Section 190.046(3), *Florida Statutes*, Belmont CDD and Belmont II CDD accordingly desire to set forth their mutual understanding, rights and obligations with respect to the Merger.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals and Authority.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement. This Agreement is entered into pursuant to the provisions of Florida law, including, but not limited to, Chapter 190, *Florida Statutes*.

2. **The Merger.** Pursuant to the Merger Approval Resolutions, the Districts shall cause to be filed with the BOCC a petition (hereinafter, the “**Merger Petition**”) requesting that the BOCC adopt an ordinance (the “**District Merger Ordinance**”) that would effectuate the Merger of Belmont II CDD into and with Belmont CDD. The Merger shall become effective sixty (60) days following the BOCC’s adoption of the District Merger Ordinance (the “**Merger Effective Date**”). The sixty (60) day period preceding the Merger Effective Date shall be referred to as the “**Interim Merger Period**.” On the Merger Effective Date, the Districts shall be merged together and the surviving entity shall be known as “Belmont Community Development District” (the “**Merged District**”). Belmont II CDD shall thereafter cease to exist. It is the intent of the Districts that the transfer, assignment, vesting, and assumption of all rights, property, assets, assessments, contracts, agreements, insurance, debts, and liabilities from the Districts into the Merged District shall automatically occur on the Merger Effective Date, by virtue of the Merger pursuant to Section 190.046(3), *Florida Statutes*.

3. **Delegation of Authority; Cooperation.** This Agreement supplements, as necessary, the authorization, direction and delegation of authority to the Districts' Chairpersons, Vice Chairpersons, and District officers and/or staff (collectively, "**District Staff**") as provided in the Merger Approval Resolutions to further authorize and delegate to District Staff the authority to effectuate the transfer of powers, duties, liabilities, claims and assets, etc. as may be necessary to effectuate the Merger. The Districts agree to continue to cooperate and take all actions reasonably necessary and in a timely manner to permit a prompt response in all proceedings relating to the Merger.

4. **Funding.** The Districts recognize that in order to seek a Merger pursuant to Chapter 190, *Florida Statutes*, District Staff, including but not limited to legal, engineering, financial and managerial staff, among others, must provide certain services necessary to the effectuate the same. Accordingly, the Districts agree to provide the funding necessary for the effectuation of the Merger, which shall be shared equally.

5. **Legal Opinions.** The Districts shall cause to be provided, or otherwise obtain, any legal opinions necessary to effectuate the Merger, if necessary.

6. **District Name and Boundaries.** As set forth in Section 2 herein, upon the Merger Effective Date, the name of the Merged District shall be the "Belmont Community Development District." As of the Merger Effective Date, the boundaries of Merged District shall be as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

7. **Board Members.**

A. As of the Merger Effective Date, the Board of the Belmont II CDD shall cease to exist and the Belmont II Board members shall cease to hold office.

B. To facilitate the Merger, Edward Westergaard and Kevin Stowe, who currently occupy Seats 1 and 4 on the Belmont CDD Board, have placed their irrevocable resignations in escrow with the Belmont CDD District Manager to be effective upon the Merger Effective Date (the "**Vacated Board Seats**"). For the avoidance of doubt, as of the Merger Effective Date, the Board of Supervisors of the Merged District (the "**Merged District Board**") shall be comprised of the following individuals:

Seat 1 - Vacant
Seat 2 - Carl Brothers
Seat 3 - Shannon Carey
Seat 4 - Vacant
Seat 5 - Kristen Brooks

C. Within thirty (30) days after the Merger Effective Date, the Merged District Board agrees to appoint now-current Belmont II CDD Board members La-El Carter and Jennifer Holliday to fulfill the terms of the Vacated Board Seats (the "**Merged District Board Appointees**"). Upon the appointment of the Merged District Board

Appointees, the Merged District Board shall thereafter be comprised of the following individuals:

Seat 1 - La-El Carter
Seat 2 - Carl Brothers
Seat 3 - Shannon Carey
Seat 4 - Jennifer Holliday
Seat 5 - Kristen Brooks

D. In the event that the Merged District Board Appointees are no longer Belmont II CDD Board members as of the date of Merger Effective Date or are otherwise unable or unwilling to accept such appointment, the Merged District Board shall appoint one or two, as the case may be, other then-existing Belmont II CDD Board members to the Vacated Board Seats.

E. Seats 1 and 2 of the Merged District Board shall hold terms expiring in November 2028 (and thereafter in November 2032), and Seats 3, 4 and 5 of the Merged District Board shall hold terms expiring in November 2026 (and thereafter in November 2030). Elections of the Merged District Board shall be held in accordance with the requirements of Section 190.006, *Florida Statutes*.

8. **Property & Assets.** Effective as of the Merger Effective Date, Belmont II CDD passes all title, rights, ownership of property, moneys, uncollected taxes and/or assessments, dues, receivables, claims, and judgments held and owned by Belmont II CDD (the "**Belmont II CDD Assets**") to Belmont CDD. By execution of this Agreement, and as of the Merger Effective Date, Belmont CDD accepts and is hereby vested with the authority necessary to effect such transfer from or on behalf of Belmont II CDD, and receive such title, rights, ownership of property, moneys, uncollected taxes and/or assessments, dues, receivables, claims and judgments.

9. **Assessments.**

A. Effective as of the Merger Effective Date, all non-ad valorem or special assessments levied by Belmont II CDD against property in Belmont II CDD, whether for operations and maintenance or for debt service (the "**Belmont II CDD Assessments**"), shall be payable when due to Belmont CDD. As of the Merger Effective Date, the Belmont II CDD delegates, and the Belmont CDD accepts, the authority to collect upon and enforce any such assessment liens securing the Belmont II CDD Assessments, whether under the Uniform Method of Collection or any other method under Florida law.

B. Following the Merger Effective Date, there shall be no change in the assessment liens on the specific lands securing the outstanding i) \$5,865,000 Belmont II Community Development District (Hillsborough County, Florida), Special Assessment Revenue Bonds, Series 2019 and ii) Belmont II Community Development District (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2020 (collectively, the "**Belmont II CDD Bonds**") issued by the

Belmont II CDD by virtue of the Merger contemplated herein, except that the liens securing the Belmont II CDD Bonds shall thereafter be in favor of and imposed and collected by, the Belmont CDD. For the avoidance of doubt, there shall be no change or impact on the assessment liens on the specific lands securing the outstanding i) \$6,710,000 Belmont Community Development District (Hillsborough County, Florida), Capital Improvement Revenue Bonds, Series 2013A (Phase I Project), ii) \$9,840,000 Belmont Community Development District (Hillsborough County, Florida), Capital Improvement Revenue Bonds, Series 2016A and iii) \$5,310,000 Belmont Community Development District (Hillsborough County, Florida), Capital Improvement Revenue Bonds, Series 2016B issued by the Belmont CDD by virtue of the Merger contemplated herein.

10. **Contracts.** Effective as of the Merger Effective Date, Belmont CDD shall be responsible for, and bound by, all contracts to which Belmont II CDD is a party (the “**Belmont II CDD Contracts**”). Belmont CDD shall assume the liabilities arising from the Belmont II CDD Contracts and be entitled to the benefits of the same by operation of law. In addition, this Agreement shall effect the assignment, if needed, of the Belmont II CDD Contracts to Belmont CDD as of the Merger Effective Date with no further action required on behalf of the Districts unless consent by assignment is required by a third party. If such consent is required by a third party, Belmont CDD shall obtain such consent to assignment or terminate the contract in accordance with its terms. By execution of this Agreement, Belmont II CDD delegates, and Belmont CDD accepts, the authority to enforce and/or effect the disposition of all Belmont II CDD Contracts, including but not limited to the assignment, amendment, and/or termination of the same.

11. **Interlocal Agreements Between the Districts.** As of the Merger Effective Date, that certain *Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities* dated November 21, 2018, and recorded in the Official Records of Hillsborough County, Florida as Instrument No. 2018482470, as amended by that certain *First Amendment* dated July 21, 2020 and recorded in the Official Records of Hillsborough County, Florida as Instrument No. 2020310518 and that certain *Second Amendment* dated December 18, 2024 and recorded in the Official Records of Hillsborough County, Florida as Instrument No. 2025031566, each by and between the Districts (collectively, the “**District Interlocal Agreement**”) shall be terminated and the Belmont CDD shall promptly record a notice of termination in the Official Records of Hillsborough County; provided, however, that Belmont CDD shall be entitled to levy special assessments against lands formerly within the Belmont II CDD for any payments due and outstanding to the Belmont CDD pursuant to the District Interlocal Agreement.

12. **Debts & Liabilities.** Effective as of the Merger Effective Date, Belmont CDD shall be responsible for and have the obligation of all debts and liabilities of Belmont II CDD (the “**Belmont II CDD Debts & Liabilities**”) by operation of law. The Districts agree that, pursuant to Section 190.046, *Florida Statutes*, the Merger shall not impair the rights of creditors and liens upon Belmont II CDD property, if any. Moreover, Belmont CDD may be substituted for Belmont II CDD in any claim existing, or action or proceeding pending by or against Belmont II CDD. To the extent necessary, the Belmont II CDD delegates, and Belmont CDD accepts, the authority to

satisfy, fulfill, and pay all Belmont II CDD Debts & Liabilities and defend against any claim or action proceeding by or against Belmont II CDD effective as of the Merger Effective Date.

13. **Insurance.** Belmont II CDD shall terminate its insurance coverage effective thirty (30) days from the Merger Effective Date. Belmont CDD shall ensure that payment of the premium for that coverage is made so as to prevent any lapse in coverage, and shall be entitled to receive any refund of any overpayment for such insurance due to the cancellation.

14. **Audits.** Effective as of the Merger Effective Date, Belmont II CDD hereby authorizes the Belmont CDD to conduct, approve, and submit to appropriate authorities a final audit of Belmont II CDD's financial records pursuant to Section 190.007(2), *Florida Statutes*, and the submittal of any additional financial reports or statements required by law. By execution of this Agreement, Belmont CDD agrees to conduct, approve, and submit to appropriate authorities a final audit of Belmont II CDD's records pursuant to Section 190.007(2), *Florida Statutes*, and to submit all required additional financial reports or statements required by law. The Districts agree that the preparation of the above-referenced audit shall not commence until after the Merger Effective Date.

15. **Accounts.** Effective as of the Merger Effective Date, the Belmont II CDD authorizes Belmont CDD to assume control of all bank accounts held in the name of Belmont II CDD (the "**Belmont II CDD Bank Accounts**"), and to take any actions necessary to utilize such funds to pay obligations of Belmont II CDD which may become due after the Merger Effective Date or to transfer any funds remaining in such accounts into Belmont CDD accounts. Such actions may include, but are not limited to, the expenditure of funds from the Belmont II CDD Bank Accounts for payment of services rendered to Belmont II CDD prior to the Merger Effective Date, the transfer of such funds from Belmont II CDD to Belmont CDD, and the closing of such Belmont II CDD Bank Accounts which shall occur within forty-five (45) days of the Merger Effective Date. By execution of this Agreement, and as of the Merger Effective Date, the Belmont CDD accepts such control over the Belmont II CDD Bank Accounts.

16. **Budgets.** By execution of this Agreement, and effective as of the Merger Effective Date, the Belmont II CDD delegates to Belmont CDD the authority to consolidate the Belmont II CDD budget with the Belmont CDD budget for the then-current fiscal year, and Belmont CDD agrees to take any and all such actions with respect to the consolidation of the Districts' budgets. As the Districts acknowledge that the necessary amendments to Belmont CDD's budget to reflect the Merger must occur after the closing of the financial accounts and records of Belmont II CDD, Belmont CDD agrees to amend the Belmont CDD budget to reflect the Merger, including amendments to both revenues and expenses, within sixty (60) days of the Merger Effective Date.

17. **Rules and Policies.** At the time of this Agreement, Belmont CDD has adopted those certain *Amended and Restated Rules of Procedure* and those certain *Policies, Rules, and Rates for All Amenity Facilities* (collectively, the "**Belmont CDD Rules and Policies**"). As of the Merger Effective Date, the Belmont CDD Rules and Policies shall apply to the lands within the Merged District.

18. **Powers.** As of the Merger Effective Date, Belmont CDD shall continue to have all of its existing general and special powers as granted by Ordinance 06-4.

19. **Default and Protection Against Third Party Interference.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Each party shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair a party's right to protect its rights from interference by a third party to this Agreement.

20. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing approved by the Boards of both Districts.

21. **Authorization.** The execution of this Agreement has been duly authorized by the Boards of both Belmont CDD and Belmont II CDD, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this instrument.

22. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel of their choosing. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

23. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement.

24. **Assignment.** Neither party may assign any part of this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

25. **Controlling Law: Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

26. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

27. **Sovereign Immunity.** Nothing in this Agreement shall constitute or be construed as a waiver of either party's limitations on liability, as set forth in Section 768.28, *Florida Statutes*, or other applicable statute or law.

28. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the parties agree that the substantially prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

29. **Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original. However, all such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

31. **Effective Date; Merger Effective Date and Termination.** This Agreement shall be effective upon the recordation of a fully-executed copy of the Agreement in the Official Records of Hillsborough County, Florida. The Agreement shall continue to be effective until the earlier of either: (a) the date following the Merger Effective Date upon which all obligations and requirements set forth under this Agreement have been satisfied; or (b) termination of this Agreement upon sixty (60) days written notice by the terminating party. The terminating party shall record a Notice of Termination of this Agreement immediately after the effective date of termination.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned executed this Agreement as of the 5th day of February, 2025.

Witness:

Amanda Ferguson
Amanda Ferguson
Printed Name
5404 Bay State Road
Street Address
Palmetto, FL 34221
City, State, Zip

BELMONT COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS

By: [Signature]
Its Chairman

Witness:

Dreama Long
Dreama Long
Printed Name
10408 Hampton Meadow Way
Street Address
Riverview, FL 33578
City, State, Zip

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2025, by Kristen Brooks, as Chairman of the Board of Supervisors of Belmont Community Development District who appeared before me this day in person, and show is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Nicole Viverito
NOTARY PUBLIC, STATE OF FLORIDA

Name: Nicole Viverito
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

IN WITNESS WHEREOF, the undersigned executed this Agreement as of the 4 day of February, 2025.

Witness:

[Signature]

Garrison Burr
Printed Name
1101 E. Cumberland Ave
Street Address
Tampa, FL 33602
City, State, Zip

BELMONT II COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS

By: [Signature]
Its Chairman

Witness:

[Signature]

Bruce Noble
Printed Name
1101 E. Cumberland Ave
Street Address
Tampa, FL 33602
City, State, Zip

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of February, 2025, by Jim McGowan, as Chairman of the Board of Supervisors of Belmont II Community Development District who appeared before me this day in person, and show is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Garrison Burr
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A

Belmont CDD Boundaries as of Merger Effective Date

**BELMONT COMMUNITY DEVELOPMENT DISTRICT
(LEGAL DESCRIPTION OF DISTRICT BOUNDARY AFTER MERGER)**

DESCRIPTION: A parcel of land lying in Sections 13 and 24, Township 31 South, Range 19 East, and in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1420.11 feet; thence N.89°38'25"W., 50.00 feet to a point on the West right-of-way line of U.S. HIGHWAY No. 301, said point also being the **POINT OF BEGINNING**; thence along said West right-of-way line, the following two (2) courses: 1) along a line lying 50.00 feet West of and parallel with the aforesaid East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1272.87 feet; 2) thence along a line lying 50.00 feet West of and parallel with the East boundary of the Southeast 1/4 of said Section 19, S.00°21'30"W., 99.20 feet to a point of cusp; thence Northwesterly, 48.89 feet along the arc of a curve to the left having a radius of 31.00 feet and a central angle of 90°21'30" (chord bearing N.44°49'15"W., 43.98 feet) to a point of tangency; thence WEST, 901.06 feet; thence S.00°45'10"W., 220.92 feet to a point on the South boundary of the North 1/4 of the Northeast 1/4 of said Southeast 1/4 of Section 19; thence along said South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 19, S.87°54'50"E., 33.77 feet; thence S.00°21'30"W., 350.43 feet; thence EAST, 900.02 feet to a point on the aforesaid West right-of-way line of U.S. HIGHWAY No. 301; thence along said West right-of-way line, lying 50.00 feet West of and parallel with the aforesaid East boundary of the Southeast 1/4 of Section 19, S.00°21'30"W., 1942.75 feet to a point on the South boundary of said Southeast 1/4 of Section 19; thence along said South boundary of the Southeast 1/4 of Section 19, N.88°34'11"W., 2616.13 feet to the Southeast corner of the Southwest 1/4 of said Section 19; thence along the South boundary of said Southwest 1/4 of Section 19, N.88°36'16"W., 2665.99 feet to the Southeast corner of the aforesaid Section 24; thence along the South boundary of the Southeast 1/4 of said Section 24, N.89°50'56"W., 2675.21 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly limited access right-of-way line of INTERSTATE HIGHWAY No. 75 (STATE ROAD No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly limited access right-of-way line, the following three (3) courses: 1) N. 33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 3453.18 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 17°04'20" (chord bearing N.24°34'07"E, 3440.42 feet) to a point of tangency; 3) N.16°01'57"E, 1517.18 feet to a point on the North boundary of the Northwest 1/4 of the aforesaid Section 24; thence along said North boundary of the Northwest 1/4 of Section 24, S.89°47'41"E., 231.56 feet to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section; thence along the North boundary of said Northwest 1/4 of the Northeast 1/4 of Section 24, S.89°48'18"E., 167.44 feet; thence along the West boundary of the

East 7/8 of the Southwest 1/4 of the Southeast 1/4 of the aforesaid Section 13; N.00°22'13"E., 1297.72 feet to a point on the North boundary of said Southwest 1/4 of the Southeast 1/4 of Section 13; thence along said North boundary of the Southwest 1/4 of the Southeast 1/4 of Section 13; S.89°23'24"E., 1171.92 feet to the Northeast corner thereof; thence along the East boundary of said Southwest 1/4 of the Southeast 1/4 of Section 13 S.00°21'50"W., 1289.23 feet to the Northeast corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 24; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 24, S.00°21'16"W., 1327.14 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 24, S.89°47'34"E., 1339.34 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the aforesaid Section 19; thence along the North boundary of said Southwest 1/4 of the Northwest 1/4 of Section 19, S.87°15'43"E., 1384.16 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 19; thence along the West boundary of said Southeast 1/4 of the Northwest 1/4 of said Section 19, S.00°26'46"W., 166.35 feet; thence S. 89°38'57"E., 377.77 feet; thence S.36°38'43"W., 464.37 feet to a point on a curve; thence Southeasterly, 325.77 feet along the arc of a curve to the left having a radius of 1157.00 feet and a central angle of 16°07'56" (chord bearing S.38°56'02"E., 324.69 to a point of tangency; thence S.47°00'00"E., 288.00 feet to a point of curvature; thence Southeasterly, 345.22 feet along the arc of a curve to the right having a radius of 3043.00 feet and a central angle of 06°30'00" (chord bearing S.43°45'00"E., 345.03 feet) to a point of tangency; thence S.40°30'00"E., 820.94 feet to a point on a curve; thence Northeasterly, 497.49 feet along the arc of a curve to the right having a radius of 2212.00 feet and a central angle of 12°53'10" (chord bearing N.57°03'25"E., 496.44 feet); thence N. 26°30'00"W., 1112.84 feet; thence N.46°19'00"E., 120.47 feet; thence EAST, 172.45 feet; thence NORTH, 339.30 feet; thence S.89°38'57"E., 634.48 feet; thence S.89°38'25"E., 1797.48 feet to the **POINT OF BEGINNING**.

Containing 885.816 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(EXPANSION PARCEL 1)

DESCRIPTION: That part of the right-of-way for Paseo Al Mar Boulevard, according to the plat of BELMONT PHASE 1A, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of TRACT "B-7", according to said plat of BELMONT PHASE 1A, said point also being a point on the Southerly boundary of the aforesaid right-of-way for Paseo Al Mar Boulevard, run thence along said Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 21.65 feet to a point on the Easterly boundary of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of Belmont Community Development District, the following three (3) courses: 1) N.00°45'10"E., 4.00 feet; 2) along a line lying 4.00

feet North of and parallel with the aforesaid Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 901.06 feet to a point of curvature; 3) Southeasterly, 39.56 feet along the arc of said curve to the right having a radius of 31.00 feet and a central angle of 73°07'22" (chord bearing S.53°26'19"E., 36.93 feet) to a point on the aforesaid Southerly boundary of the right-of-way for Paseo Al Mar Boulevard; thence along said southerly boundary of the right-of-way for Paseo Al Mar Boulevard, the following three (3) courses: 1) WEST, 17.65 feet to a point on a curve; 2) Northwesterly, 32.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 73°44'23" (chord bearing N.53°07'48"W., 30.00 feet) to a point of tangency; 3) WEST, 889.13 feet to the **POINT OF BEGINNING**.

Containing 0.091 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "A")

DESCRIPTION: A parcel of land lying in Section 24, Township 31 South, Range 19 East, and also lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida including all BELMONT PHASE 1C-2B – PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 83 through 87, inclusive, of the Public Records of Hillsborough County, Florida; and also including a portion the following four plats: 1) BELMONT PHASE 1C-1-PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23, inclusive, of the Public Records of Hillsborough County, Florida; 2) BELMONT PHASE 1C-21 – PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 47 through 57, inclusive, of the Public Records of Hillsborough County, Florida; 3) BELMONT NORTH PHASE 2A, according to the plat thereof, as recorded in Plat Book 128, Pages 153 through 162, inclusive of the Public Records of Hillsborough County, Florida; 4) BELMONT NORTH PHASE 2B, according to the plat thereof, as recorded in Plat Book 129, Pages 253 through 283, Inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, also being a point on the Southerly boundary of said BELMONT PHASE 1C-1 -PARTIAL REPLAT for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of the said Section 24, the following two (2) courses: 1) along the said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.89°50'56"W., 434.39 feet to the Southwest corner of said BELMONT PHASE 1C-1 - PARTIAL REPLAT; 2) continue, N.89°50'56"W., 2240.82 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), the following two (2) courses: 1) N.33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 2186.65 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 10°48'38" (chord bearing N.27°41'58"E., 2183.41 feet) to a point on the North boundary of the

aforesaid Southwest 1/4 of Section 24, also being the Southwest corner of aforesaid BELMONT NORTH PHASE 2B; thence along the Southerly boundary of said BELMONT NORTH PHASE 2B; the following three (3) courses: 1) along said North boundary of the Southwest 1/4 of Section 24, S.89°48'31"E., 1051.51 feet to the Northeast corner of said Southwest 1/4 of Section 24; 2) S.71°08'46"E., 711.16 feet; 3) S.78°00'00"E., 90.80 feet; thence N.12°00'00"E., 23.81 feet; thence N.88°17'30"E., 97.53 feet to a point on the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the aforesaid plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, the following thirty-three (33) courses: 1) S.79°45'11"E., 1.87 feet; 2) S.69°58'22"E., 40.42 feet; 3) S.77°22'38"E., 91.91 feet; 4) N.85°50'02"E., 62.70 feet; 5) N.89°30'05"E., 77.60 feet; 6) N.89°55'33"E., 60.36 feet; 7) S.71°36'06"E., 108.01 feet; 8) S.68°33'52"E., 53.30 feet; 9) S.78°56'43"E., 121.48 feet; 10) S.77°22'57"E., 63.63 feet; 11) S.87°35'53"E., 48.96 feet; 12) N.82°24'12"E., 21.03 feet; 13) N.43°31'43"E., 10.67 feet; 14) N.54°07'13"E., 22.13 feet; 15) N.68°37'20"E., 11.10 feet to a point on a curve; 16) Easterly, 38.42 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 73°22'34" (chord bearing N.69°58'51"E., 35.85 feet) to a point of tangency; 17) S.73°19'52"E., 30.47 feet; 18) N.52°49'54"E., 89.54 feet; 19) N.51°24'18"E., 33.35 feet; 20) N.04°33'00"W., 99.84 feet to a point of curvature; 21) Northeasterly, 73.22 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 139°50'32" (chord bearing N.65°22'16"E., 56.35 feet) to a point of tangency; 22) S.44°42'28"E., 38.17 feet to a point of curvature; 23) Southerly, 26.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 50°57'57" (chord bearing S.19°13'29"E., 25.81 feet) to a point of tangency; 24) S.06°15'29"W., 6.84 feet; 25) N.76°41'00"E., 82.25 feet; 26) N.84°19'25"E., 93.65 feet; 27) N.49°31'56"E., 91.22 feet to a point of curvature; 28) Northeasterly, 15.90 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 30°21'27" (chord bearing N.64°42'40"E., 15.71 feet) to a point of tangency; 29) N.79°53'23"E., 99.23 feet to a point of curvature; 30) Easterly, 8.01 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 15°17'53" (chord bearing N.87°32'19"E., 7.99 feet) to a point of tangency; 31) S.84°48'44"E., 249.15 feet; 32) S.82°04'53"E., 221.94 feet; 33) S.79°44'48"E., 191.76 feet; thence S.75°06'46"E., 114.57 feet to a point on said Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line S.09°36'04"E., 52.64 feet to a point on the Westerly boundary of the aforesaid BELMONT NORTH PHASE 2A; thence along the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to said plat of BELMONT NORTH PHASE 2A, the following eighteen (18) courses: 1) continue S.09°36'04"E. 20.02 feet; 2) S.70°58'17"E., 36.25 feet to a point on a curve; 3) Easterly, 37.96 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 72°29'42" (chord bearing N.85°38'10"E., 35.48 feet) to a point on a curve; 4) Southeasterly, 61.05 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 116°35'21" (chord bearing S.46°55'08"E., 51.05 feet) to a point on a curve; 5) Southerly, 18.25 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 34°51'16" (chord bearing S.08°55'15"E., 17.97 feet) to a point of tangency; 6) S.08°30'23"W., 8.51 feet to a point on a curve; 7) Southeasterly, 36.78 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 70°14'18" (chord bearing S.58°34'23"E., 34.52 feet) to a point of tangency; 8) S.23°27'14"E., 27.40 feet to a point on a curve; 9) Easterly, 19.89 feet along the arc

of a curve to the right having a radius of 30.00 feet and a central angle of 37°58'21" (chord bearing N.80°57'43"E., 19.53 feet) to a point of tangency; 10) S.80°02'37"E., 40.24 feet to a point of curvature; 11) Southeasterly, 25.21 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 48°09'21" (chord bearing S.55°57'57"E., 24.48 feet) to a point of tangency; 12) S.31°53'16"E., 18.31 feet to a point of curvature; 13) Southerly, 24.20 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 46°12'40" (chord bearing S.08°46'56"E., 23.55 feet) to a point of tangency; 14) S.14°19'24"W., 37.49 feet to a point of curvature; 15) Southwesterly, 39.82 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 76°02'32" (chord bearing S.52°20'40"W., 36.96 feet); 16) S.2615'18"E., 14.54 feet; 17) S.22°52'34"E., 121.90 feet; 18) S.23°41'29"E., 31.46 feet to a point on the Southerly boundary of the aforesaid BELMONT NORTH PHASE 2A, said point also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along said Southerly boundary of BELMONT NORTH PHASE 2A and said Northerly boundary of BELMONT PHASE 1C-2A – PARTIAL REPLAT, EAST, 496.58 feet; thence along the Easterly boundary of the (Public) Drainage Easement, Wetland Conservation Area, and Wetland Conservation Area Setback, and the Southerly and Northerly prolongation thereof, lying within TRACT "B-15", according to said plat of BELMONT PHASE 1C-2A – PARTIAL REPLAT, S.49°00'27"W., 450.36 feet to a point on the Westerly boundary of said BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along said Westerly boundary of BELMONT PHASE 1C-2A – PARTIAL REPLAT the following nineteen (19) courses: 1) S.65°36'00"E., 4.56 feet; 2) 50°36'00"E., 22.16 feet; 3) S.56°06'47"E., 24.86 feet; 4) S.35°36'00"E., 65.05 feet; 5) S.20°36'00"E., 51.76 feet; 6) S.15°19'59"W., 34.08 feet; 7) S.04°26'42"W., 60.91 feet; 8) S.00°26'00"E., 64.83 feet; 9) S.00°16'00"W., 50.42 feet; 10) S.00°58'00"W., 50.42 feet; 11) S.01°40'00"W., 50.42 feet; 12) S.02°22'00"W., 50.42 feet; 13) S.03°04'00"W., 50.42 feet; 14) S.03°46'34"W., 58.82 feet; 15) S.04°41'00"W., 57.62 feet; 16) S.05°23'00"W., 50.42 feet; 17) S.06°05'00"W., 50.42 feet; 18) S.06°43'27"W., 52.82 feet; 19) S.00°00'49"E., 53.33 feet to the Northwest corner of TRACT "B-12", according to said plat of BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along the Northerly boundary of said TRACT "B-12", the following four (4) courses; 1) S.29°39'57"E., 85.27 feet; 2) S.48°06'00"E., 55.34 feet; 3) S.63°06'00"E., 50.56 feet; 4) S.78°06'00"E., 68.56 feet; thence S.12°52'00"E., 50.00 feet to a point on a curve on the Southerly boundary of said BELMONT PHASE 1C-2A – PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT and said Northerly boundary of BELMONT PHASE 1C-2B - PARTIAL REPLAT, Northeasterly, 953.85 feet along the arc of a curve to the left having a radius of 2038.00 feet and a central angle of 26°48'58" (chord bearing N.63°43'31"E., 945.17 feet) to the Northeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Westerly boundary of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-2B - PARTIAL REPLAT and said Westerly boundary of BELMONT PHASE 1A, S.39°40'59"E., 124.00 feet to a point on a curve, said point also being the Southeast corner of said BELMONT PHASE 1C-2B – PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT

PHASE 1C-1 - PARTIAL REPLAT; thence along said Northerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, and the Southerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT, Westerly, 1464.06 feet along the arc of said curve to the right having a radius of 2162.00 feet and a central angle of 38°47'58" (chord bearing S.69°43'01"W., 1436.25 feet) to the Northeast corner of the area designated as (Public) Drainage Easement, lying within TRACT B-5", according to the aforesaid plat of BELMONT PHASE 1C-1 – PARTIAL REPLAT; thence along the Easterly boundary of said (Public) Drainage Easement, lying within TRACT "B-5", the following ten (10) courses: 1) S.00°53'00"E., 20.00 feet; 2) S.60°12'00"W., 78.57 feet; 3) S.42°30'00"W., 59.99 feet; 4) S.24°48'00"W., 68.96 feet; 5) S.01°24'00"W., 169.09 feet; 6) S.20°24'00"E., 67.11 feet; 7) S.38°06'00"E., 59.79 feet; 8) S.55°48'00"E., 59.78 feet; 9) S.73°30'00"E., 55.71 feet; 10) S.01°23'44"W., 20.00 feet to a point on the aforesaid Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, also being a point on the South boundary of the Southwest 1/4 of the aforesaid Section 19; thence along said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT and said South boundary of the Southwest 1/4 of Section 19, N.88°36'16"W., 638.62 feet to the **POINT OF BEGINNING**.

Containing 303.181 acres, more or less

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "B")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of BELMONT NORTH PHASE 2C, according to the plat thereof, as recorded in Plat Book 130, Pages 104 through 118 inclusive, of the Public Records of Hillsborough County, Florida, said point also being a point on the Northerly boundary of the aforesaid CDD, run thence along the Easterly boundary of said BELMONT NORTH PHASE 2C and said Northerly boundary of the CDD, the following two (2) courses: 1) N.47°00'00"W., 282.26 feet to a point of curvature; 2) Northwesterly, 325.77 feet along the arc of a curve to the right having a radius of 1157.00 feet and a central angle of 16°07'56" (chord bearing N.38°56'02"W., 324.69 feet) to the **POINT OF BEGINNING**; thence along said Easterly boundary of BELMONT NORTH PHASE 2C, the following two (2) courses:

1) continue Northwesterly, 320.42 feet along the arc of said curve to the right having the same radius of 1157.00 feet and a central angle of 15°52'04" (chord bearing N.22°56'02"W., 319.40 feet) to a point of tangency; 2) N.15°00'00"W., 27.76 feet to the Northeast corner of said BELMONT NORTH PHASE 2C; thence continue N.15°00'00"W., 15.50 feet; thence S.51°26'57"E., 22.35 feet; thence S.83°22'18"E., 58.23 feet; thence S.76°39'39"E., 15.11 feet to a point of curvature; thence Easterly, 10.44 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 19°56'43" (chord bearing S.86°38'01"E., 10.39 feet) to a

point of tangency; thence N.83°23'38"E., 107.20 feet; thence S.89°43'02"E., 99.26 feet; thence S.89°11'44"E., 69.11 feet to a point on the aforesaid Northerly boundary of the CDD; thence along said Northerly boundary of the CDD, S.36°38'43"W., **401.41 feet to the POINT OF BEGINNING.**

Containing 1.426 acres, more or less.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "C")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the South boundary of the Southeast 1/4 of said Section 19, the following two (2) courses: 1) N.88°34'11"W., 50.01 feet to the Southeast corner of said Belmont Community Development District, also being the **POINT OF BEGINNING**; 2) along the South boundary of said Belmont Community Development District, continue N.88°34'11"W., 999.30 feet to the Southeast corner of BELMONT PHASE 1C-1 - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.01°24'00"E., 523.29 feet to the Southeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1A, the following two (2) courses: 1) continue N.01°24'00"E., 1963.77 feet to the Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, according to said plat of BELMONT PHASE 1A; 2) along said Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 21.65 feet to a point on the Easterly boundary of the aforesaid Belmont Community Development District; thence along said Easterly boundary of Belmont Community Development District, the following five (5) courses: 1) S.00°45'10"W., 216.92 feet to a point on the South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 19; 2) along said South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 19, S.87°54'50"E., 33.77 feet; 3) S.00°21'30"W., 350.43 feet; 4) EAST, 900.02 feet to a point on the West boundary of the right-of-way for U.S. Highway No. 301; 4) along said West boundary of the right-of-way for U.S. Highway No. 301 also being a line lying 50.00 feet West of and parallel with the East boundary of said Southeast 1/4 of Section 19, S.00°21'30"W., 1942.75 feet to the **POINT OF BEGINNING.**

Containing 44.113 acres, more or less.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "D")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1420.11 feet; thence N.89°38'25"W., 50.00 feet to the Northeast corner of the aforesaid Belmont Community Development District, for a **POINT OF BEGINNING**; thence along the Easterly boundary of said Belmont Community Development District, S.00°21'07"W., 1196.14 feet to the Northeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said BELMONT PHASE 1A, the following four (4) courses: 1) N.89°38'53"W., 18.00 feet to a point on a curve; 2) Southwesterly, 39.12 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°38'53" (chord bearing S.45°10'33"W., 35.25 feet) to a point of tangency; 3) WEST, 887.44 feet; 4) NORTH, 76.00 feet to a point on the Easterly boundary of BELMONT PHASE 1B, according to the plat thereof, as recorded in Plat Book 124, Pages 1 through 11 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of BELMONT PHASE 1B, the following two (2) courses: 1) N.03°49'52"E., 159.71 feet; 2) NORTH, 715.28 feet; thence along the Northerly boundary of said BELMONT PHASE 1B, N.66°00'00"W., 688.37 feet to a point on the Northerly boundary of the aforesaid Belmont Community Development District; thence along said Northerly boundary of Belmont Community Development District, S.89°38'25"E., 1556.00 feet to the **POINT OF BEGINNING**.

Containing 27.958 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 1)

DESCRIPTION: A parcel of land lying in Section 24, Township 31 South, Range 19 East, and also lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, including all BELMONT PHASE 1C-2B – PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 83 through 87, inclusive, of the Public Records of Hillsborough County, Florida; and also including a portion the following four plats: 1) BELMONT PHASE 1C-1 - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23, inclusive, of the Public Records of Hillsborough County, Florida; 2) BELMONT PHASE 1C-2A - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 47 through 57, inclusive, of the Public Records of Hillsborough County, Florida; 3) BELMONT NORTH PHASE 2A, according to the plat thereof,

as recorded in Plat Book 128, Pages 153 through 162, inclusive, of the Public Records of Hillsborough County, Florida; 4) BELMONT NORTH PHASE 2B, according to the plat thereof, as recorded in Plat Book 129, Pages 253 through 283, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, also being a point on the Southerly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of the said Section 24, the following two (2) courses: 1) along the said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.89°50'56"W., 434.39 feet to the Southwest corner of said BELMONT PHASE 1C-1 - PARTIAL REPLAT; 2) continue, N.89°50'56"W., 2240.82 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), the following two (2) courses: 1) N.33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 2186.65 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 10°48'38" (chord bearing N.27°41'58"E., 2183.41 feet) to a point on the North boundary of the aforesaid Southwest 1/4 of Section 24, also being the Southwest corner of aforesaid BELMONT NORTH PHASE 2B; thence along the Southerly boundary of said BELMONT NORTH PHASE 2B, the following three (3) courses: 1) along said North boundary of the Southwest 1/4 of Section 24, S.89°48'31"E., 1051.51 feet to the Northeast corner of said Southwest 1/4 of Section 24; 2) S.71°08'46"E., 711.16 feet; 3) S.78°00'00"E., 90.80 feet; thence N.12°00'00"E., 23.81 feet; thence N.88°17'30"E., 97.53 feet to a point on the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the aforesaid plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, the following thirty-three (33) courses: 1) S.79°45'11"E., 1.87 feet; 2) S.69°58'22"E., 40.42 feet; 3) S.77°22'38"E., 91.91 feet; 4) N.85°50'02"E., 62.70 feet; 5) N.89°30'05"E., 77.60 feet; 6) N.89°55'33"E., 60.36 feet; 7) S.71°36'06"E., 108.01 feet; 8) S.68°33'52"E., 53.30 feet; 9) S.78°56'43"E., 121.48 feet; 10) S.77°22'57"E., 63.63 feet; 11) S.87°35'53"E., 48.86 feet; 12) N.82°24'12"E., 21.03 feet; 13) N.43°31'43"E., 10.67 feet; 14) N.54°07'13"E., 22.13 feet; 15) N.68°37'20"E., 11.10 feet to a point on a curve; 16) Easterly, 38.42 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 73°22'34" (chord bearing N.69°58'51"E., 35.85 feet) to a point of tangency; 17) S.73°19'52"E., 30.47 feet; 18) N.52°49'54"E., 89.54 feet; 19) N.51°24'18"E., 33.35 feet; 20) N.04°33'00"W., 99.84 feet to a point of curvature; 21) Northeasterly, 73.22 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 139°50'32" (chord bearing N.65°22'16"E., 56.35 feet) to a point of tangency; 22) S.44°42'28"E., 38.17 feet to a point of curvature; 23) Southerly, 26.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 50°57'57" (chord bearing S.19°13'29"E., 25.81 feet) to a point of tangency; 24) S.06°15'29"W., 6.84 feet; 25) N.76°41'00"E., 82.25 feet; 26) N.84°19'25"E., 93.65 feet; 27) N.49°31'56"E., 91.22 feet to a point of curvature; 28) Northeasterly, 15.90 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 30°21'27" (chord bearing

N.64°42'40"E., 15.71 feet) to a point of tangency; 29) N.79°53'23"E., 99.23 feet to a point of curvature; 30) Easterly, 8.01 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 15°17'53" (chord bearing N.87°32'19"E., 7.99 feet) to a point of tangency; 31) S.84°48'44"E., 249.15 feet; 32) S.82°04'53"E., 221.94 feet; 33) S.79°44'48"E., 191.76 feet; thence S.75°06'46"E., 114.57 feet to a point on said Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, S.09°36'04"E., 52.64 feet to a point on the Westerly boundary of the aforesaid BELMONT NORTH PHASE 2A; thence along the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to said plat of BELMONT NORTH PHASE 2A, the following eighteen (18) courses: 1) continue S.09°36'04"E., 20.02 feet; 2) S.70°58'17"E., 36.25 feet to a point on a curve; 3) Easterly, 37.96 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 72°29'42" (chord bearing N.85°38'10"E., 35.48 feet) to a point on a curve; 4) Southeasterly, 61.05 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 116°35'21" (chord bearing S.46°55'08"E., 51.05 feet) to a point on a curve; 5) Southerly, 18.25 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 34°51'16" (chord bearing S.08°55'15"E., 17.97 feet) to a point of tangency; 6) S.08°30'23"W., 8.51 feet to a point on a curve; 7) Southeasterly, 36.78 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 70°14'18" (chord bearing S.58°34'23"E., 34.52 feet) to a point of tangency; 8) S.23°27'14"E., 27.40 feet to a point on a curve; 9) Easterly, 19.89 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 37°59'21" (chord bearing N.80°57'43"E., 19.53 feet) to a point of tangency; 10) S.80°02'37"E., 40.24 feet to a point of curvature; 11) Southeasterly, 25.21 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 48°09'21" (chord bearing S.55°57'57"E., 24.48 feet) to a point of tangency; 12) S.31°53'16"E., 18.31 feet to a point of curvature; 13) Southerly, 24.20 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 46°12'40" (chord bearing S.08°46'56"E., 23.55 feet) to a point of tangency; 14) S.14°19'24"W., 37.49 feet to a point of curvature; 15) Southwesterly, 39.82 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 76°02'32" (chord bearing S.52°20'40"W., 36.96 feet); 16) S.26°15'18"E., 14.54 feet; 17) S.22°52'34"E., 121.90 feet; 18) S.23°41'29"E., 31.46 feet to a point on the Southerly boundary of the aforesaid BELMONT NORTH PHASE 2A, said point also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT NORTH PHASE 2A and said Northerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT, EAST, 496.58 feet; thence along the Easterly boundary of the (Public) Drainage Easement, Wetland Conservation Area, and Wetland Conservation Area Setback, and the Southerly and Northerly prolongation thereof, lying within TRACT "B-15", according to said plat of BELMONT PHASE 1C-2A - PARTIAL REPLAT, S.49°00'27"W., 450.36 feet to a point on the Westerly boundary of said BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along said Westerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT, the following nineteen (19) courses: 1) S.65°36'00"E., 4.56 feet; 2) S.50°36'00"E., 22.16 feet; 3) S.56°06'47"E., 24.86 feet; 4) S.35°36'00"E., 65.05 feet; 5) S.20°36'00"E., 51.76 feet; 6) S.15°19'59"W., 34.08 feet; 7) S.04°26'42"W., 60.91 feet; 8) S.00°26'00"E., 64.83 feet; 9) S.00°16'00"W., 50.42 feet; 10)

S.00°58'00"W., 50.42 feet; 11) S.01°40'00"W., 50.42 feet; 12) S.02°22'00"W., 50.42 feet; 13) S.03°04'00"W., 50.42 feet; 14) S.03°46'34"W., 58.82 feet; 15) S.04°41'00"W., 57.62 feet; 16) S.05°23'00"W., 50.42 feet; 17) S.06°05'00"W., 50.42 feet; 18) S.06°43'27"W., 52.82 feet; 19) S.00°00'49"E., 53.33 feet to the Northwest corner of TRACT "B-12", according to said plat of BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along the Northerly boundary of said TRACT "B-12", the following four (4) courses: 1) S.29°39'57"E., 85.27 feet; 2) S.48°06'00"E., 55.34 feet; 3) S.63°06'00"E., 50.56 feet; 4) S.78°06'00"E., 68.56 feet; thence S.12°52'00"E., 50.00 feet to a point on a curve on the Southerly boundary of said BELMONT PHASE 1C-2A - PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT and said Northerly boundary of BELMONT PHASE 1C-2B - PARTIAL REPLAT, Northeasterly, 953.85 feet along the arc of a curve to the left having a radius of 2038.00 feet and a central angle of 26°48'58" (chord bearing N.63°43'31"E., 945.17 feet) to the Northeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Westerly boundary of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-2B - PARTIAL REPLAT and said Westerly boundary of BELMONT PHASE 1A, S.39°40'59"E., 124.00 feet to a point on a curve, said point also being the Southeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-1 - PARTIAL REPLAT; thence along said Northerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, and the Southerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT, Westerly, 1464.06 feet along the arc of said curve to the right having a radius of 2162.00 feet and a central angle of 38°47'58" (chord bearing S.69°43'01"W., 1436.25 feet) to the Northeast corner of the area designated as (Public) Drainage Easement, lying within TRACT "B-5", according to the aforesaid plat of BELMONT PHASE 1C-1 - PARTIAL REPLAT; thence along the Easterly boundary of said (Public) Drainage Easement, lying within TRACT "B-5", the following ten (10) courses: 1) S.00°53'00"E., 20.00 feet; 2) S.60°12'00"W., 78.57 feet; 3) S.42°30'00"W., 59.99 feet; 4) S.24°48'00"W., 68.96 feet; 5) S.01°24'00"W., 169.09 feet; 6) S.20°24'00"E., 67.11 feet; 7) S.38°06'00"E., 59.79 feet; 8) S.55°48'00"E., 59.78 feet; 9) S.73°30'00"E., 55.71 feet; 10) S.01°23'44"W., 20.00 feet to a point on the aforesaid Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, also being a point on the South boundary of the Southwest 1/4 of the aforesaid Section 19; thence along said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT and said South boundary of the Southwest 1/4 of Section 19, N.88°36'16"W., 638.62 feet to the **POINT OF BEGINNING.**

Containing 303.181 acres, more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 2)

DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of said Section 19, run thence along the North boundary of said Southwest 1/4 of Section 19, N.87°50'47"W., 479.00 feet to a point on the Easterly boundary of the right-of-way for Gate Dancer Road, according to the plat of BELMONT PHASE 1A, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida, and also being a point on the Northerly boundary of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida and as Amended in Official Records Book 26168, Page 746, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of the right-of-way for Gate Dancer Road, also along said Northerly boundary of Belmont Community Development District, the following two (2) courses: 1) N.40°30'00"W., 141.71 feet to a point of curvature;
2) Northwestery, 166.41 feet along the arc of a curve to the left having a radius of 3043.00 feet and a central angle of 03°08'00" (chord bearing N.42°04'00"W., 166.39 feet); thence N.46°22'00"E., 766.25 feet; thence S.43°38'00"E., 14.68 feet to a point on said Northerly boundary of Belmont Community Development District, also being a point on the Westerly boundary of BELMONT PHASE 1B, according to the plat thereof, as recorded in Plat Book 124, Pages 1 through 11 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of Belmont Community Development District, the following three (3) courses: 1) along the aforesaid Westerly boundary of BELMONT PHASE 1B, S.26°30'00"E., 1112.84 feet to a point on a curve; 2) Southwestery, 497.49 feet along the arc of a curve to the left having a radius of 2212.00 feet and a central angle of 12°53'10" (chord bearing S.57°03'25"W., 496.44 feet) to a point on the aforesaid Easterly boundary of the right-of-way for Gate Dancer Road; 3) along said Easterly boundary of the right-of-way for Gate Dancer Road, N.40°30'00"W., 679.23 feet to the **POINT OF BEGINNING**.

Containing 14.959 acres, more or less,

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 3)

DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the South boundary of the Southeast 1/4 of said Section 19, the following two (2) courses: 1) N.88°34'11"W., 68.01 feet to the Southwest corner of Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A, as recorded in Official Records Book 18544, Page 1407, of the Public Records of Hillsborough County, Florida, as additional right-of-way for U.S. Highway No. 301; said point also being the **POINT OF BEGINNING**; 2) continue N.88°34'11"W., 981.30 feet to the Southeast corner of BELMONT PHASE 1C-1 -PARTIAL - REPLAT, according to the plat

thereof, as recorded in Plat Book 124, Pages 12 through 23 inclusive, of the Public Records of Hillsborough County, Florida, also being the Southeast corner of Belmont Community Development District, as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida and as Amended in Official Records Book 26168, Page 746, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of Belmont Community Development District, the following two (2) courses: 1) along the Easterly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.01°24'00"E., 523.29 feet to the Southeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; 2) along the Easterly boundary of said BELMONT PHASE 1A, continue N.01°24'00"E., 1853.74 feet; thence EAST, 218.31 feet; thence S.11°49'29"E., 161.22 feet; thence S.07°22'33"E., 152.45 feet; thence S.44°28'48"E., 287.98 feet; thence S.89°38'30"E., 220.00 feet; thence S.00°21'30"W., 1132.56 feet; thence S.89°34'14"E., 242.01 feet to a point on the Westerly boundary of the aforesaid Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A; thence along said Westerly boundary of the Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A, also being a line lying 68.00 feet West of and parallel with the East boundary of the aforesaid Southeast 1/4 of Section 19, S.00°21'30"W., 750.64 feet to the **POINT OF BEGINNING**.

Containing 38.766 acres, more or less.

ALTOGETHER containing 866.135 acres, more or less.

ACREAGE SUMMARY

885.816	Ac. +/-	(O.R. 16185, PAGE 1598)
+	0.091	Ac. +/- (Expansion Parcel 1)
-	303.181	Ac. +/- (Contraction Parcel "A")
-	1.426	Ac. +/- (Contraction Parcel "B")
-	44.113	Ac. +/- (Contraction Parcel "C")
-	27.958	Ac. +/- (Contraction Parcel "D")
+	303.181	Ac. +/- (Parcel 1)
+	14.959	Ac. +/- (Parcel 2)
+	38.766	Ac. +/- (Parcel 3)
Total = 866.135 Ac. +/-		

ORDINANCE NO. _____

AN ORDINANCE MERGING BELMONT COMMUNITY DEVELOPMENT DISTRICT AND BELMONT II COMMUNITY DEVELOPMENT DISTRICT AND ESTABLISHING THE BELMONT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Belmont Community Development District and Belmont II Community Development District (the “Petitioners”) have filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County (the “County”) adopt an ordinance merging the Petitioners into one district and establishing the Belmont Community Development District pursuant to Chapter 190, *Florida Statutes* (the “Merged District”), and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the Merged District is authorized to manage and finance basic service delivery; and

WHEREAS, the Petitioners have taken all actions required by Chapter 190, Florida Statutes as conditions precedent to a merger of their Districts into one resultant Merged District; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the procedural requirements of Section 190.005(1)(d) and 2(b), and 190.046(3) *Florida Statutes*; and

WHEREAS, upon the consideration of the record established at that hearing and the factors set out in Section 190.005(1)(e), *Florida Statutes*, the County determined that the

Merged District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described by the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. The “WHEREAS” clauses stated above are adopted as finding of fact in support of this Ordinance;
2. All statements contained in the petition are true and correct;
3. The establishment of the Merged District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County’s Comprehensive Plan;
4. The area of land within the proposed Merged District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the Merged District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the Merged District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. The area what will be served by the Merged District is amenable to separate, special district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2) and 190.046(3), *Florida Statutes*; and
3. The granting of the Petition complies with the requirements of Chapter 190, *Florida Statutes*.

SECTION 3. NAMING OF THE DISTRICT. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which shall be known as the “Belmont Community Development District.”

SECTION 4. CREATION AND BOUNDARIES. The external boundaries of the Merged District are described in **Exhibit A** attached hereto, the overall parcel containing 866.135 acres, more or less.

SECTION 5. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors of the Merged District consistent with the requirements of Chapter 190.046, *Florida Statutes*:

Seat 1 – La-el Carter - Belmont II Community Development District

Seat 2 – Carl Brothers - Belmont Community Development District

Seat 3 – Shannon Carey - Belmont Community Development District

Seat 4 – Jennifer Holliday - Belmont II Community Development District

Seat 5 – Kristen Brooks - Belmont Community Development District

SECTION 6. CHARTER. The Merged District shall be governed by the provisions of Chapter 190, *Florida Statutes*, as amended. Consent is hereby given to the Merged District's Board of Supervisors to exercise of the powers set forth in Section 190.011 and Sections 190.012(1), (2)(a) - (d) and (f) of Chapter 190, *Florida Statutes*, as amended.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Adopted this _____ day of _____, 2025.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, VICTOR CRIST, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of _____, 2025 as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2025.

VICTOR CRIST, CLERK OF CIRCUIT COURT

BY: _____

Deputy Clerk

APPROVED BY COUNTY ATTORNEY

AS TO FORM AND LEGAL SUFFICIENCY

BY: _____

Nancy Y. Takemori
Assistant County Attorney

EXHIBIT A

BELMONT COMMUNITY DEVELOPMENT DISTRICT (LEGAL DESCRIPTION OF DISTRICT BOUNDARY AFTER MERGER)

DESCRIPTION: A parcel of land lying in Sections 13 and 24, Township 31 South, Range 19 East, and in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1420.11 feet; thence N.89°38'25"W., 50.00 feet to a point on the West right-of-way line of U.S. HIGHWAY No. 301, said point also being the **POINT OF BEGINNING**; thence along said West right-of-way line, the following two (2) courses: 1) along a line lying 50.00 feet West of and parallel with the aforesaid East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1272.87 feet; 2) thence along a line lying 50.00 feet West of and parallel with the East boundary of the Southeast 1/4 of said Section 19, S.00°21'30"W., 99.20 feet to a point of cusp; thence Northwesterly, 48.89 feet along the arc of a curve to the left having a radius of 31.00 feet and a central angle of 90°21'30" (chord bearing N.44°49'15"W., 43.98 feet) to a point of tangency; thence WEST, 901.06 feet; thence S.00°45'10"W., 220.92 feet to a point on the South boundary of the North 1/4 of the Northeast 1/4 of said Southeast 1/4 of Section 19; thence along said South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 19, S.87°54'50"E., 33.77 feet; thence S.00°21'30"W., 350.43 feet; thence EAST, 900.02 feet to a point on the aforesaid West right-of-way line of U.S. HIGHWAY No. 301; thence along said West right-of-way line, lying 50.00 feet West of and parallel with the aforesaid East boundary of the Southeast 1/4 of Section 19, S.00°21'30"W., 1942.75 feet to a point on the South boundary of said Southeast 1/4 of Section 19; thence along said South boundary of the Southeast 1/4 of Section 19, N.88°34'11"W., 2616.13 feet to the Southeast corner of the Southwest 1/4 of said Section 19; thence along the South boundary of said Southwest 1/4 of Section 19, N.88°36'16"W., 2665.99 feet to the Southeast corner of the aforesaid Section 24; thence along the South boundary of the Southeast 1/4 of said Section 24, N.89°50'56"W., 2675.21 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly limited access right-of-way line of INTERSTATE HIGHWAY No. 75 (STATE ROAD No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly limited access right-of-way line, the following three (3) courses: 1) N. 33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 3453.18 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 17°04'20" (chord bearing N.24°34'07"E, 3440.42 feet) to a point of tangency; 3) N.16°01'57"E, 1517.18 feet to a point on the North boundary of the Northwest 1/4 of the aforesaid Section 24; thence along said North boundary of the Northwest 1/4 of Section 24, S.89°47'41"E., 231.56 feet to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section; thence along the North boundary of said Northwest 1/4 of the Northeast 1/4 of Section 24, S.89°48'18"E., 167.44 feet; thence along the West boundary of the East 7/8 of the Southwest 1/4 of the Southeast 1/4 of the aforesaid Section 13; N.00°22'13"E., 1297.72 feet to a point on the North boundary of said Southwest 1/4 of the Southeast 1/4 of Section 13; thence along said North boundary of the Southwest 1/4 of the Southeast 1/4 of Section 13; S.89°23'24"E., 1171.92 feet to the Northeast corner thereof; thence along the East boundary of said Southwest 1/4 of the Southeast 1/4 of Section 13

S.00°21'50"W., 1289.23 feet to the Northeast corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 24; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 24, S.00°21'16"W., 1327.14 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 24, S.89°47'34"E., 1339.34 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the aforesaid Section 19; thence along the North boundary of said Southwest 1/4 of the Northwest 1/4 of Section 19, S.87°15'43"E., 1384.16 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 19; thence along the West boundary of said Southeast 1/4 of the Northwest 1/4 of said Section 19, S.00°26'46"W., 166.35 feet; thence S. 89°38'57"E., 377.77 feet; thence S.36°38'43"W., 464.37 feet to a point on a curve; thence Southeasterly, 325.77 feet along the arc of a curve to the left having a radius of 1157.00 feet and a central angle of 16°07'56" (chord bearing S.38°56'02"E., 324.69 to a point of tangency; thence S.47°00'00"E., 288.00 feet to a point of curvature; thence Southeasterly, 345.22 feet along the arc of a curve to the right having a radius of 3043.00 feet and a central angle of 06°30'00" (chord bearing S.43°45'00"E., 345.03 feet) to a point of tangency; thence S.40°30'00"E., 820.94 feet to a point on a curve; thence Northeasterly, 497.49 feet along the arc of a curve to the right having a radius of 2212.00 feet and a central angle of 12°53'10" (chord bearing N.57°03'25"E., 496.44 feet); thence N. 26°30'00"W., 1112.84 feet; thence N.46°19'00"E., 120.47 feet; thence EAST, 172.45 feet; thence NORTH, 339.30 feet; thence S.89°38'57"E., 634.48 feet; thence S.89°38'25"E., 1797.48 feet to the **POINT OF BEGINNING**.

Containing 885.816 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(EXPANSION PARCEL 1)

DESCRIPTION: That part of the right-of-way for Paseo Al Mar Boulevard, according to the plat of BELMONT PHASE 1A, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of TRACT "B-7", according to said plat of BELMONT PHASE 1A, said point also being a point on the Southerly boundary of the aforesaid right-of-way for Paseo Al Mar Boulevard, run thence along said Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 21.65 feet to a point on the Easterly boundary of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of Belmont Community Development District, the following three (3) courses: 1) N.00°45'10"E., 4.00 feet; 2) along a line lying 4.00 feet North of and parallel with the aforesaid Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 901.06 feet to a point of curvature; 3) Southeasterly, 39.56 feet along the arc of said curve to the right having a radius of 31.00 feet and a central angle of 73°07'22" (chord bearing S.53°26'19"E., 36.93 feet) to a point on the aforesaid Southerly boundary of the right-of-way for Paseo Al Mar Boulevard; thence along said southerly boundary of the right-of-way for Paseo Al Mar Boulevard, the following three (3) courses: 1) WEST, 17.65 feet to a point on a curve; 2) Northwesterly, 32.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 73°44'23" (chord bearing N.53°07'48"W., 30.00 feet) to a point of tangency; 3) WEST, 889.13 feet to the **POINT OF BEGINNING**.

Containing 0.091 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "A")

DESCRIPTION: A parcel of land lying in Section 24, Township 31 South, Range 19 East, and also lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida including all BELMONT PHASE 1C-2B – PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 83 through 87, inclusive, of the Public Records of Hillsborough County, Florida; and also including a portion the following four plats: 1) BELMONT PHASE 1C-1-PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23, inclusive, of the Public Records of Hillsborough County, Florida; 2) BELMONT PHASE 1C-21 – PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 47 through 57, inclusive, of the Public Records of Hillsborough County, Florida; 3) BELMONT NORTH PHASE 2A, according to the plat thereof, as recorded in Plat Book 128, Pages 153 through 162, inclusive, of the Public Records of Hillsborough County, Florida; 4) BELMONT NORTH PHASE 2B, according to the plat thereof, as recorded in Plat Book 129, Pages 253 through 283, Inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, also being a point on the Southerly boundary of said BELMONT PHASE 1C-1 -PARTIAL REPLAT for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of the said Section 24, the following two (2) courses: 1) along the said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.89°50'56"W., 434.39 feet to the Southwest corner of said BELMONT PHASE 1C-1 - PARTIAL REPLAT; 2) continue, N.89°50'56"W., 2240.82 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), the following two (2) courses: 1) N.33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 2186.65 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 10°48'38" (chord bearing N.27°41'58"E., 2183.41 feet) to a point on the North boundary of the aforesaid Southwest 1/4 of Section 24, also being the Southwest corner of aforesaid BELMONT NORTH PHASE 2B; thence along the Southerly boundary of said BELMONT NORTH PHASE 2B; the following three (3) courses: 1) along said North boundary of the Southwest 1/4 of Section 24, S.89°48'31"E., 1051.51 feet to the Northeast corner of said Southwest 1/4 of Section 24; 2) S.71°08'46"E., 711.16 feet. 3) S.78°00'00"E., 90.80 feet; thence N.12°00'00"E., 23.81 feet; thence N.88°17'30"E., 97.53 feet to a point on the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the aforesaid plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, the following thirty-three (33) courses: 1) S.79°45'11"E., 1.87 feet; 2) S.69°58'22"E., 40.42 feet; 3) S.77°22'38"E., 91.91 feet; 4) N.85°50'02"E., 62.70 feet; 5) N.89°30'05"E., 77.60 feet; 6) N.89°55'33"E., 60.36 feet; 7) S.71°36'06"E., 108.01 feet; 8) S.68°33'52"E., 53.30 feet; 9) S.78°56'43"E., 121.48 feet; 10) S.77°22'57"E., 63.63 feet; 11) S.87°35'53"E., 48.96 feet; 12) N.82°24'12" E., 21.03 feet; 13) N.43°31'43"E., 10.67 feet; 14) N.54°07'13"E., 22.13 feet; 15) N.68°37'20"E.,

11.10 feet to a point on a curve; 16) Easterly, 38.42 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 73°22'34" (chord bearing N.69°58'51"E., 35.85 feet) to a point of tangency; 17) S.73°19'52"E., 30.47 feet; 18) N.52°49'54"E., 89.54 feet; 19) N.51°24'18"E., 33.35 feet; 20) N.04°33'00"W., 99.84 feet to a point of curvature; 21) Northeasterly, 73.22 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 139°50'32" (chord bearing N.65°22'16"E., 56.35 feet) to a point of tangency; 22) S.44°42'28"E., 38.17 feet to a point of curvature; 23) Southerly, 26.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 50°57'57" (chord bearing S.19°13'29"E., 25.81 feet) to a point of tangency; 24) S.06°15'29"W., 6.84 feet; 25) N.76°41'00"E., 82.25 feet; 26) N.84°19'25"E., 93.65 feet; 27) N.49°31'56"E., 91.22 feet to a point of curvature; 28) Northeasterly, 15.90 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 30°21'27" (chord bearing N64°42'40"E., 15.71 feet) to a point of tangency; 29) N.79°53'23"E., 99.23 feet to a point of curvature; 30) Easterly, 8.01 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 15°17'53" (chord bearing N.87°32'19"E., 7.99 feet) to a point of tangency; 31) S.84°48'44"E., 249.15 feet; 32) S.82°04'53"E., 221.94 feet; 33) S.79°44'48"E., 191.76 feet; thence S.75°06'46"E., 114.57 feet to a point on said Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line S.09°36'04"E., 52.64 feet to a point on the Westerly boundary of the aforesaid BELMONT NORTH PHASE 2A; thence along the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to said plat of BELMONT NORTH PHASE 2A, the following eighteen (18) courses: 1) continue S.09°36'04"E 20.02 feet; 2) S.70°58'17"E., 36.25 feet to a point on a curve; 3) Easterly, 37.96 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 72°29'42" (chord bearing N.85°38'10"E., 35.48 feet) to a point on a curve; 4) Southeasterly, 61.05 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 116°35'21" (chord bearing S.46°55'08"E., 51.05 feet) to a point on a curve; 5) Southerly, 18.25 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 34°51'16" (chord bearing S.08°55'15"E., 17.97 feet) to a point of tangency; 6) S.08°30'23"W., 8.51 feet to a point on a curve; 7) Southeasterly, 36.78 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 70°14'18" (chord bearing S.58°34'23" E., 34.52 feet) to a point of tangency; 8) S.23°27'14"E., 27.40 feet to a point on a curve; 9) Easterly, 19.89 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 37°58'21" (chord bearing N.80°57'43"E., 19.53 feet) to a point of tangency; 10) S.80°02'37"E., 40.24 feet to a point of curvature; 11) Southeasterly, 25.21 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 48°09'21" (chord bearing S.55°57'57"E., 24.48 feet) to a point of tangency; 12) S.31°53'16"E., 18.31 feet to a point of curvature; 13) Southerly, 24.20 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 46°12'40" (chord bearing S.08°46'56"E., 23.55 feet) to a point of tangency; 14) S.14°19'24"W., 37.49 feet to a point of curvature; 15) Southwesterly, 39.82 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 76°02'32" (chord bearing S.52°20'40"W., 36.96 feet); 16) S.2615'18"E., 14.54 feet; 17) S.22°52'34"E., 121.90 feet; 18) S.23°41'29"E., 31.46 feet to a point on the Southerly boundary of the aforesaid BELMONT NORTH PHASE 2A, said point also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along said Southerly boundary of BELMONT NORTH PHASE 2A and said Northerly boundary of BELMONT PHASE 1C-2A – PARTIAL REPLAT, EAST, 496.58 feet; thence along the Easterly boundary of the (Public) Drainage Easement, Wetland Conservation Area, and Wetland Conservation Area Setback, and the Southerly and Northerly prolongation thereof, lying within TRACT "B-15",

according to said plat of BELMONT PHASE 1C-2A – PARTIAL REPLAT, S.49°00'27"W., 450.36 feet to a point on the Westerly boundary of said BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along said Westerly boundary of BELMONT PHASE 1C-2A – PARTIAL REPLAT the following nineteen (19) courses: 1) S.65°36'00"E., 4.56 feet; 2) 50°36'00"E., 22.16 feet; 3) S.56°06'47"E., 24.86 feet; 4) S.35°36'00"E., 65.05 feet; 5) S.20°36'00"E., 51.76 feet; 6) S.15°19'59"W., 34.08 feet; 7) S.04°26'42"W., 60.91 feet; 8) S.00°26'00"E., 64.83 feet; 9) S.00°16'00"W., 50.42 feet; 10) S.00°58'00"W., 50.42 feet; 11) S.01°40'00"W., 50.42 feet; 12) S.02°22'00"W., 50.42 feet; 13) S.03°04'00"W., 50.42 feet; 14) S.03°46'34"W., 58.82 feet; 15) S.04°41'00"W., 57.62 feet; 16) S.05°23'00"W., 50.42 feet; 17) S.06°05'00"W., 50.42 feet; 18) S.06°43'27"W., 52.82 feet; 19) S.00°00'49"E., 53.33 feet to the Northwest corner of TRACT "B-12", according to said plat of BELMONT PHASE 1C-2A – PARTIAL REPLAT; thence along the Northerly boundary of said TRACT "B-12", the following four (4) courses: 1) S.29°39'57"E., 85.27 feet; 2) S.48°06'00"E., 55.34 feet; 3) S.63°06'00"E., 50.56 feet; 4) S.78°06'00"E., 68.56 feet; thence S.12°52'00"E., 50.00 feet to a point on a curve on the Southerly boundary of said BELMONT PHASE 1C-2A - PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT and said Northerly boundary of BELMONT PHASE 1C-2B - PARTIAL REPLAT, Northeasterly, 953.85 feet along the arc of a curve to the left having a radius of 2038.00 feet and a central angle of 26°48'58" (chord bearing N.63°43'31"E., 945.17 feet) to the Northeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Westerly boundary of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-2B - PARTIAL REPLAT and said Westerly boundary of BELMONT PHASE 1A, S.39°40'59"E., 124.00 feet to a point on a curve, said point also being the Southeast corner of said BELMONT PHASE 1C-2B – PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-1 - PARTIAL REPLAT; thence along said Northerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, and the Southerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT, Westerly, 1464.06 feet along the arc of said curve to the right having a radius of 2162.00 feet and a central angle of 38°47'58" (chord bearing S.69°43'01"W., 1436.25 feet) to the Northeast corner of the area designated as (Public) Drainage Easement, lying within TRACT B-5", according to the aforesaid plat of BELMONT PHASE 1C-1 – PARTIAL REPLAT; thence along the Easterly boundary of said (Public) Drainage Easement, lying within TRACT "B-5", the following ten (10) courses: 1) S.00°53'00"E., 20.00 feet; 2) S.60°12'00"W., 78.57 feet; 3) S.42°30'00"W., 59.99 feet; 4) S.24°48'00"W., 68.96 feet; 5) S.01°24'00"W., 169.09 feet; 6) S.20°24'00"E., 67.11 feet; 7) S.38°06'00"E., 59.79 feet; 8) S.55°48'00"E., 59.78 feet; 9) S.73°30'00"E., 55.71 feet; 10) S.01°23'44"W., 20.00 feet to a point on the aforesaid Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, also being a point on the South boundary of the Southwest 1/4 of the aforesaid Section 19; thence along said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT and said South boundary of the Southwest 1/4 of Section 19, N.88°36'16"W., 638.62 feet to the **POINT OF BEGINNING**.

Containing 303.181 acres, more or less

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "B")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of BELMONT NORTH PHASE 2C, according to the plat thereof, as recorded in Plat Book 130, Pages 104 through 118 inclusive, of the Public Records of Hillsborough County, Florida, said point also being a point on the Northerly boundary of the aforesaid CDD, run thence along the Easterly boundary of said BELMONT NORTH PHASE 2C and said Northerly boundary of the CDD, the following two (2) courses: 1) N.47°00'00"W., 282.26 feet to a point of curvature; 2) Northwesterly, 325.77 feet along the arc of a curve to the right having a radius of 1157.00 feet and a central angle of 16°07'56" (chord bearing N.38°56'02"W., 324.69 feet) to the **POINT OF BEGINNING**; thence along said Easterly boundary of BELMONT NORTH PHASE 2C, the following two (2) courses:

1) continue Northwesterly, 320.42 feet along the arc of said curve to the right having the same radius of 1157.00 feet and a central angle of 15°52'04" (chord bearing N.22°56'02"W., 319.40 feet) to a point of tangency; 2) N.15°00'00"W., 27.76 feet to the Northeast corner of said BELMONT NORTH PHASE 2C; thence continue N.15°00'00"W., 15.50 feet; thence S.51°26'57"E., 22.35 feet; thence S.83°22'18"E., 58.23 feet; thence S.76°39'39"E., 15.11 feet to a point of curvature; thence Easterly, 10.44 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 19°56'43" (chord bearing S.86°38'01"E., 10.39 feet) to a point of tangency; thence N.83°23'38"E., 107.20 feet; thence S.89°43'02"E., 99.26 feet; thence S.89°11'44"E., 69.11 feet to a point on the aforesaid Northerly boundary of the CDD; thence along said Northerly boundary of the CDD, S.36°38'43"W., **401.41 feet to the POINT OF BEGINNING.**

Containing 1.426 acres, more or less.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "C")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the South boundary of the Southeast 1/4 of said Section 19, the following two (2) courses: 1) N.88°34'11"W., 50.01 feet to the Southeast corner of said Belmont Community Development District, also being the **POINT OF BEGINNING**; 2) along the South boundary of said Belmont Community Development District, continue N.88°34'11"W., 999.30 feet to the Southeast corner of BELMONT PHASE 1C-1 - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.01°24'00"E., 523.29 feet to the Southeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1A, the following two (2) courses: 1) continue N.01°24'00"E., 1963.77 feet to the Southerly

boundary of the right-of-way for Paseo Al Mar Boulevard, according to said plat of BELMONT PHASE 1A; 2) along said Southerly boundary of the right-of-way for Paseo Al Mar Boulevard, EAST, 21.65 feet to a point on the Easterly boundary of the aforesaid Belmont Community Development District; thence along said Easterly boundary of Belmont Community Development District, the following five (5) courses: 1) S.00°45'10"W., 216.92 feet to a point on the South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 19; 2) along said South boundary of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 19, S.87°54'50"E., 33.77 feet; 3) S.00°21'30"W., 350.43 feet; 4) EAST, 900.02 feet to a point on the West boundary of the right-of-way for U.S. Highway No. 301; 4) along said West boundary of the right-of-way for U.S. Highway No. 301 also being a line lying 50.00 feet West of and parallel with the East boundary of said Southeast 1/4 of Section 19, S.00°21'30"W., 1942.75 feet to the **POINT OF BEGINNING**.

Containing 44.113 acres, more or less.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL "D")

DESCRIPTION: That part of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida, (the "CDD"), lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the East boundary of the Northeast 1/4 of said Section 19, S.00°21'07"W., 1420.11 feet; thence N.89°38'25"W., 50.00 feet to the Northeast corner of the aforesaid Belmont Community Development District, for a **POINT OF BEGINNING**; thence along the Easterly boundary of said Belmont Community Development District, S.00°21'07"W., 1196.14 feet to the Northeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said BELMONT PHASE 1A, the following four (4) courses: 1) N.89°38'53"W., 18.00 feet to a point on a curve; 2) Southwesterly, 39.12 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°38'53" (chord bearing S.45°10'33"W., 35.25 feet) to a point of tangency; 3) WEST, 887.44 feet; 4) NORTH, 76.00 feet to a point on the Easterly boundary of BELMONT PHASE 1B, according to the plat thereof, as recorded in Plat Book 124, Pages 1 through 11 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of BELMONT PHASE 1B, the following two (2) courses: 1) N.03°49'52"E., 159.71 feet; 2) NORTH, 715.28 feet; thence along the Northerly boundary of said BELMONT PHASE 1B, N.66°00'00"W., 688.37 feet to a point on the Northerly boundary of the aforesaid Belmont Community Development District; thence along said Northerly boundary of Belmont Community Development District, S.89°38'25"E., 1556.00 feet to the **POINT OF BEGINNING**.

Containing 27.958 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 1)

DESCRIPTION: A parcel of land lying in Section 24, Township 31 South, Range 19 East, and also lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, including all BELMONT PHASE 1C-2B - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 83 through 87, inclusive, of the Public Records of Hillsborough County, Florida; and also including a portion the following four plats: 1) BELMONT PHASE 1C-1 - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23, inclusive, of the Public Records of Hillsborough County, Florida; 2) BELMONT PHASE 1C-2A - PARTIAL REPLAT, according to the plat thereof, as recorded in Plat Book 128, Pages 47 through 57, inclusive, of the Public Records of Hillsborough County, Florida; 3) BELMONT NORTH PHASE 2A, according to the plat thereof, as recorded in Plat Book 128, Pages 153 through 162, inclusive, of the Public Records of Hillsborough County, Florida; 4) BELMONT NORTH PHASE 2B, according to the plat thereof, as recorded in Plat Book 129, Pages 253 through 283, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, also being a point on the Southerly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of the said Section 24, the following two (2) courses: 1) along the said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.89°50'56"W., 434.39 feet to the Southwest corner of said BELMONT PHASE 1C-1 - PARTIAL REPLAT; 2) continue, N.89°50'56"W., 2240.82 feet to the Southeast corner of the Southwest 1/4 of said Section 24; thence along the South boundary of said Southwest 1/4 of Section 24, N.89°51'20"W., 2520.83 feet to a point on the Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), as recorded in Official Records Book 3307, Page 1129, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), the following two (2) courses: 1) N.33°06'17"E., 858.73 feet to a point of curvature; 2) Northeasterly, 2186.65 feet along the arc of a curve to the left having a radius of 11589.16 feet and a central angle of 10°48'38" (chord bearing N.27°41'58"E., 2183.41 feet) to a point on the North boundary of the aforesaid Southwest 1/4 of Section 24, also being the Southwest corner of aforesaid BELMONT NORTH PHASE 2B; thence along the Southerly boundary of said BELMONT NORTH PHASE 2B, the following three (3) courses: 1) along said North boundary of the Southwest 1/4 of Section 24, S.89°48'31"E., 1051.51 feet to the Northeast corner of said Southwest 1/4 of Section 24; 2) S.71°08'46"E., 711.16 feet; 3) S.78°00'00"E., 90.80 feet; thence N.12°00'00"E., 23.81 feet; thence N.88°17'30"E., 97.53 feet to a point on the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the aforesaid plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, the following thirty-three (33) courses: 1) S.79°45'11"E., 1.87 feet; 2) S.69°58'22"E., 40.42 feet; 3) S.77°22'38"E., 91.91 feet; 4) N.85°50'02"E., 62.70 feet; 5) N.89°30'05"E., 77.60 feet; 6) N.89°55'33"E., 60.36 feet; 7) S.71°36'06"E., 108.01 feet; 8) S.68°33'52"E., 53.30 feet; 9) S.78°56'43"E., 121.48 feet; 10) S.77°22'57"E., 63.63 feet; 11) S.87°35'53"E., 48.86 feet; 12) N.82°24'12"E., 21.03 feet; 13) N.43°31'43"E., 10.67 feet; 14) N.54°07'13"E., 22.13 feet; 15) N.68°37'20"E., 11.10 feet to a point on a curve; 16) Easterly, 38.42 feet along the arc of a curve to

the right having a radius of 30.00 feet and a central angle of 73°22'34" (chord bearing N.69°58'51"E., 35.85 feet) to a point of tangency; 17) S.73°19'52"E., 30.47 feet; 18) N.52°49'54"E., 89.54 feet; 19) N.51°24'18"E., 33.35 feet; 20) N.04°33'00"W., 99.84 feet to a point of curvature; 21) Northeasterly, 73.22 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 139°50'32" (chord bearing N.65°22'16"E., 56.35 feet) to a point of tangency; 22) S.44°42'28"E., 38.17 feet to a point of curvature; 23) Southerly, 26.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 50°57'57" (chord bearing S.19°13'29"E., 25.81 feet) to a point of tangency; 24) S.06°15'29"W., 6.84 feet; 25) N.76°41'00"E., 82.25 feet; 26) N.84°19'25"E., 93.65 feet; 27) N.49°31'56"E., 91.22 feet to a point of curvature; 28) Northeasterly, 15.90 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 30°21'27" (chord bearing N.64°42'40"E., 15.71 feet) to a point of tangency; 29) N.79°53'23"E., 99.23 feet to a point of curvature; 30) Easterly, 8.01 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 15°17'53" (chord bearing N.87°32'19"E., 7.99 feet) to a point of tangency; 31) S.84°48'44"E., 249.15 feet; 32) S.82°04'53"E., 221.94 feet; 33) S.79°44'48"E., 191.76 feet; thence S.75°06'46"E., 114.57 feet to a point on said Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to the plat of BELMONT NORTH PHASE 2B; thence along said Wetland Conservation Area Setback Line, S.09°36'04"E., 52.64 feet to a point on the Westerly boundary of the aforesaid BELMONT NORTH PHASE 2A; thence along the Wetland Conservation Area Setback Line, lying within TRACT "B-15", according to said plat of BELMONT NORTH PHASE 2A, the following eighteen (18) courses: 1) continue S.09°36'04"E., 20.02 feet; 2) S.70°58'17"E., 36.25 feet to a point on a curve; 3) Easterly, 37.96 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 72°29'42" (chord bearing N.85°38'10"E., 35.48 feet) to a point on a curve; 4) Southeasterly, 61.05 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 116°35'21" (chord bearing S.46°55'08"E., 51.05 feet) to a point on a curve; 5) Southerly, 18.25 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 34°51'16" (chord bearing S.08°55'15"E., 17.97 feet) to a point of tangency; 6) S.08°30'23"W., 8.51 feet to a point on a curve; 7) Southeasterly, 36.78 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 70°14'18" (chord bearing S.58°34'23"E., 34.52 feet) to a point of tangency; 8) S.23°27'14"E., 27.40 feet to a point on a curve; 9) Easterly, 19.89 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 37°59'21" (chord bearing N.80°57'43"E., 19.53 feet) to a point of tangency; 10) S.80°02'37"E., 40.24 feet to a point of curvature; 11) Southeasterly, 25.21 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 48°09'21" (chord bearing S.55°57'57"E., 24.48 feet) to a point of tangency; 12) S.31°53'16"E., 18.31 feet to a point of curvature; 13) Southerly, 24.20 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 46°12'40" (chord bearing S.08°46'56"E., 23.55 feet) to a point of tangency; 14) S.14°19'24"W., 37.49 feet to a point of curvature; 15) Southwesterly, 39.82 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 76°02'32" (chord bearing S.52°20'40"W., 36.96 feet); 16) S.26°15'18"E., 14.54 feet; 17) S.22°52'34"E., 121.90 feet; 18) S.23°41'29"E., 31.46 feet to a point on the Southerly boundary of the aforesaid BELMONT NORTH PHASE 2A, said point also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT NORTH PHASE 2A and said Northerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT, EAST, 496.58 feet; thence along the Easterly boundary of the (Public) Drainage Easement, Wetland Conservation Area, and Wetland Conservation Area Setback, and the Southerly and Northerly prolongation thereof, lying within TRACT "B-15", according to said plat of BELMONT PHASE 1C-2A - PARTIAL REPLAT,

S.49°00'27"W., 450.36 feet to a point on the Westerly boundary of said BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along said Westerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT, the following nineteen (19) courses: 1) S.65°36'00"E., 4.56 feet; 2) S.50°36'00"E., 22.16 feet; 3) S.56°06'47"E., 24.86 feet; 4) S.35°36'00"E., 65.05 feet; 5) S.20°36'00"E., 51.76 feet; 6) S.15°19'59"W., 34.08 feet; 7) S.04°26'42"W., 60.91 feet; 8) S.00°26'00"E., 64.83 feet; 9) S.00°16'00"W., 50.42 feet; 10) S.00°58'00"W., 50.42 feet; 11) S.01°40'00"W., 50.42 feet; 12) S.02°22'00"W., 50.42 feet; 13) S.03°04'00"W., 50.42 feet; 14) S.03°46'34"W., 58.82 feet; 15) S.04°41'00"W., 57.62 feet; 16) S.05°23'00"W., 50.42 feet; 17) S.06°05'00"W., 50.42 feet; 18) S.06°43'27"W., 52.82 feet; 19) S.00°00'49"E., 53.33 feet to the Northwest corner of TRACT "B-12", according to said plat of BELMONT PHASE 1C-2A - PARTIAL REPLAT; thence along the Northerly boundary of said TRACT "B-12", the following four (4) courses: 1) S.29°39'57"E., 85.27 feet; 2) S.48°06'00"E., 55.34 feet; 3) S.63°06'00"E., 50.56 feet; 4) S.78°06'00"E., 68.56 feet; thence S.12°52'00"E., 50.00 feet to a point on a curve on the Southerly boundary of said BELMONT PHASE 1C-2A - PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT; thence along said Southerly boundary of BELMONT PHASE 1C-2A - PARTIAL REPLAT and said Northerly boundary of BELMONT PHASE 1C-2B - PARTIAL REPLAT, Northeasterly, 953.85 feet along the arc of a curve to the left having a radius of 2038.00 feet and a central angle of 26°48'58" (chord bearing N.63°43'31"E., 945.17 feet) to the Northeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Westerly boundary of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said BELMONT PHASE 1C-2B - PARTIAL REPLAT and said Westerly boundary of BELMONT PHASE 1A, S.39°40'59"E., 124.00 feet to a point on a curve, said point also being the Southeast corner of said BELMONT PHASE 1C-2B - PARTIAL REPLAT, also being a point on the Northerly boundary of the aforesaid BELMONT PHASE 1C-1 - PARTIAL REPLAT; thence along said Northerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, and the Southerly boundary of the aforesaid BELMONT PHASE 1C-2B - PARTIAL REPLAT, Westerly, 1464.06 feet along the arc of said curve to the right having a radius of 2162.00 feet and a central angle of 38°47'58" (chord bearing S.69°43'01"W., 1436.25 feet) to the Northeast corner of the area designated as (Public) Drainage Easement, lying within TRACT "B-5", according to the aforesaid plat of BELMONT PHASE 1C-1 - PARTIAL REPLAT; thence along the Easterly boundary of said (Public) Drainage Easement, lying within TRACT "B-5", the following ten (10) courses: 1) S.00°53'00"E., 20.00 feet; 2) S.60°12'00"W., 78.57 feet; 3) S.42°30'00"W., 59.99 feet; 4) S.24°48'00"W., 68.96 feet; 5) S.01°24'00"W., 169.09 feet; 6) S.20°24'00"E., 67.11 feet; 7) S.38°06'00"E., 59.79 feet; 8) S.55°48'00"E., 59.78 feet; 9) S.73°30'00"E., 55.71 feet; 10) S.01°23'44"W., 20.00 feet to a point on the aforesaid Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT, also being a point on the South boundary of the Southwest 1/4 of the aforesaid Section 19; thence along said Southerly boundary of BELMONT PHASE 1C-1 - PARTIAL REPLAT and said South boundary of the Southwest 1/4 of Section 19, N.88°36'16"W., 638.62 feet to the **POINT OF BEGINNING**.

Containing 303.181 acres, more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 2)

DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20

East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of said Section 19, run thence along the North boundary of said Southwest 1/4 of Section 19, N.87°50'47"W., 479.00 feet to a point on the Easterly boundary of the right-of-way for Gate Dancer Road, according to the plat of BELMONT PHASE 1A, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida, and also being a point on the Northerly boundary of Belmont Community Development District as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida and as Amended in Official Records Book 26168, Page 746, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of the right-of-way for Gate Dancer Road, also along said Northerly boundary of Belmont Community Development District, the following two (2) courses: 1) N.40°30'00"W., 141.71 feet to a point of curvature; 2) Northwesterly, 166.41 feet along the arc of a curve to the left having a radius of 3043.00 feet and a central angle of 03°08'00" (chord bearing N.42°04'00"W., 166.39 feet); thence N.46°22'00"E., 766.25 feet; thence S.43°38'00"E., 14.68 feet to a point on said Northerly boundary of Belmont Community Development District, also being a point on the Westerly boundary of BELMONT PHASE 1B, according to the plat thereof, as recorded in Plat Book 124, Pages 1 through 11 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of Belmont Community Development District, the following three (3) courses: 1) along the aforesaid Westerly boundary of BELMONT PHASE 1B, S.26°30'00"E., 1112.84 feet to a point on a curve; 2) Southwesterly, 497.49 feet along the arc of a curve to the left having a radius of 2212.00 feet and a central angle of 12°53'10" (chord bearing S.57°03'25"W., 496.44 feet) to a point on the aforesaid Easterly boundary of the right-of-way for Gate Dancer Road; 3) along said Easterly boundary of the right-of-way for Gate Dancer Road, N.40°30'00"W., 679.23 feet to the **POINT OF BEGINNING**.

Containing 14.959 acres, more or less,

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(PARCEL 3)

DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the South boundary of the Southeast 1/4 of said Section 19, the following two (2) courses: 1) N.88°34'11"W., 68.01 feet to the Southwest corner of Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A, as recorded in Official Records Book 18544, Page 1407, of the Public Records of Hillsborough County, Florida, as additional right-of-way for U.S. Highway No. 301; said point also being the **POINT OF BEGINNING**; 2) continue N.88°34'11"W., 981.30 feet to the Southeast corner of BELMONT PHASE 1C-1 -PARTIAL - REPLAT, according to the plat thereof, as recorded in Plat Book 124, Pages 12 through 23 inclusive, of the Public Records of Hillsborough County, Florida, also being the Southeast corner of Belmont Community Development District, as established in Official Records Book 16185, Page 1598, of the Public Records of Hillsborough County, Florida and as Amended in Official Records Book 26168, Page 746, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of Belmont

Community Development District, the following two (2) courses: 1) along the Easterly boundary of said BELMONT PHASE 1C-1 - PARTIAL REPLAT, N.01°24'00"E., 523.29 feet to the Southeast corner of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 112, Pages 62 through 83 inclusive, of the Public Records of Hillsborough County, Florida; 2) along the Easterly boundary of said BELMONT PHASE 1A, continue N.01°24'00"E., 1853.74 feet; thence EAST, 218.31 feet; thence S.11°49'29"E., 161.22 feet; thence S.07°22'33"E., 152.45 feet; thence S.44°28'48"E., 287.98 feet; thence S.89°38'30"E., 220.00 feet; thence S.00°21'30"W., 1132.56 feet; thence S.89°34'14"E., 242.01 feet to a point on the Westerly boundary of the aforesaid Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A; thence along said Westerly boundary of the Florida Department of Transportation Right-of-Way Parcel 134.01 - PART A, also being a line lying 68.00 feet West of and parallel with the East boundary of the aforesaid Southeast 1/4 of Section 19, S.00°21'30"W., 750.64 feet to the **POINT OF BEGINNING**.

Containing 38.766 acres, more or less.

ALTOGETHER containing 866.135 acres, more or less.

ACREAGE SUMMARY

	885.816 Ac. +/- (O.R. 16185, PAGE 1598)
+	0.091 Ac. +/- (Expansion Parcel 1)
-	303.181 Ac. +/- (Contraction Parcel "A")
-	1.426 Ac. +/- (Contraction Parcel "B")
-	44.113 Ac. +/- (Contraction Parcel "C")
-	27.958 Ac. +/- (Contraction Parcel "D")
+	303.181 Ac. +/- (PARCEL 1)
+	14.959 Ac. +/- (PARCEL 2)
+	<u>38.766 Ac. +/- (PARCEL 3)</u>
	Total = 866.135 Ac. +/-