

SUBJECT: Westchase Townhomes **PI#3665**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: August 12, 2025
CONTACT: Lee Ann Kennedy

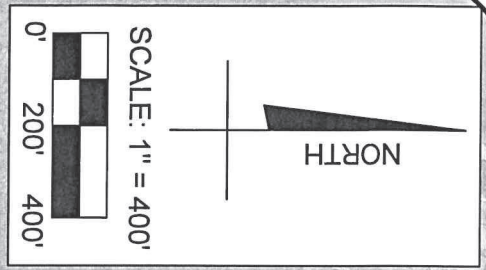
RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Westchase Townhomes Subdivision, located in Section 22, Township 28, and Range 17. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site roads, drainage, sidewalks and watermain) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$880,583.61, a Warranty Bond in the amount of \$11,884.55 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$7,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

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

BACKGROUND:

On January 2, 2019, Permission to Construct Prior to Platting was issued for Westchase Townhomes, after construction plan review was completed on October 16, 2018. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is Stanley Martin Homes, LLC. and the engineer Tampa Civil Design.



SUBJECT PLAT
LOCATION

MONTAGUE
STREET

W LINEBAUGH
AVENUE

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

This Agreement made and entered into this ____ day of _____, 20 25, by and between
Stanley Martin Homes, LLC, hereinafter referred to as the "Subdivider" and
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Westchase Townhomes
_____ (hereafter, the "Subdivision"); and

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

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

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Services Department drawings, plans, specifications and other information relating to the construction of off-site roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site improvements; and

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Roads/Streets | <input checked="" type="checkbox"/> Water Mains/Services | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input type="checkbox"/> Sanitary Gravity Sewer Systems | <input type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges |
| <input type="checkbox"/> Reclaimed Water Mains/Services | <input checked="" type="checkbox"/> Sidewalks | |
| <input type="checkbox"/> Other: _____; and | | |

WHEREAS, the County required the Subdivider to warranty the aforementioned off-site improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.

2. The Subdivider agrees to well and truly build, construct and install all off-site improvements required in connection with development of the Subdivision within Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, to be built and constructed in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all off-site improvement facilities required for the construction of the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC, does hereby deliver to the County, an instrument ensuring the performance and a separate instruments providing a warranty of the obligations described in paragraph 2 and 3 above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____, or
 - b. A Performance Bond, number 800197213 dated, 06/18/2025 with Stanley Martin Homes, LLC as Principal, and Atlantic Specialty Insurance Company as Surety, or
A Warranty Bond, number 800197215 dated, 06/18/2025 with Stanley Martin Homes, LLC as Principal, and Atlantic Specialty Insurance Company as Surety, or
 - c. Cashier/Certified Check, number _____, dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion

of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

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

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

ATTEST:

Keithly May
Witness Signature

Kaitlyn McHenry
Printed Name of Witness

Melanie Batista
Witness Signature

Melanie Batista
Printed Name of Witness

Subdivider:

By [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Rick Hannon
Name (typed, printed or stamped)

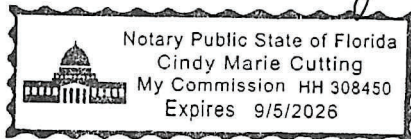
Division President
Title

Suite 1100, Radon, VA 20191
11710 Plaza America Dr.
Address of Signer

813. 452. 9597.
Phone Number of Signer

NOTARY PUBLIC

Cindy M. Cutting



CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

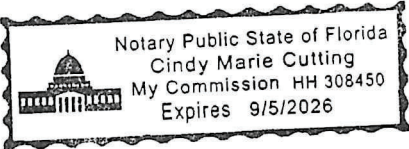
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
19th day of June, 2025, by [Signature] as
(day) (month) (year) (name of person acknowledging)
Division President for Charles Martin Homes
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☒ Produced Identification
FL Driver's License
Type of Identification Produced

(Notary Seal)

Cindy M. Cutting
(Signature of Notary Public - State of Florida)
Cindy Cutting
(Print, Type, or Stamp Commissioned Name of Notary Public)
HH308450 9-5-2026
(Commission Number) (Expiration Date)



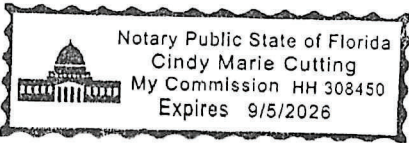
Individual Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
19th day of June, 2025, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification
FL Driver's License
Type of Identification Produced

(Notary Seal)

Cindy M. Cutting
(Signature of Notary Public - State of Florida)
Cindy Cutting
(Print, Type, or Stamp Commissioned Name of Notary Public)
HH308450
(Commission Number) (Expiration Date)



SUBDIVISION PERFORMANCE BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, That we Stanley Martin Homes, LLC

called the Principal, and Atlantic Specialty Insurance Company

called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Eight Hundred Eighty Thousand Five Hundred Eighty-Three and 61/100 (\$ 880,583.61) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, these regulations require the construction of off-site improvements in connection with the platting of a subdivision; and

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

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

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

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

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

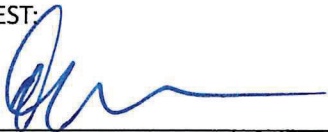
A. If the Principal shall well and truly build, construct, and install in connection with the platted area known as Westchase Townhomes subdivision all grading, paving, curbing of streets, alleys or other rights-of-way, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in connection with the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Six (6) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 12, 2026.

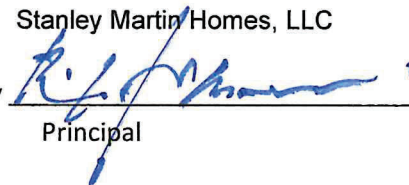
SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:



Stanley Martin Homes, LLC

By


Principal

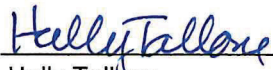
Seal

Atlantic Specialty Insurance Company


Surety

Seal

ATTEST:


Holly Tallone


By


Attorney-In-Fact

Kathleen M. Coen

Seal

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Abigail E Curtiss, Ashley Martin, Dana E Wium, Holly Tallone, Jessica Hedrick, Jordan Fisher, Julia C. Zalesky, Kathleen M. Coen, Kelly Wolff**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

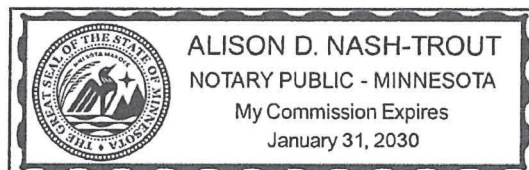
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of June, 2025.



This Power of Attorney expires
January 31, 2030

Kara L.B. Barrow, Secretary



Atlantic Specialty Insurance Company


Period Ended 12/31/2024

Dollars displayed in thousands


Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,894,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	Total Loss & LAE Reserves	1,688,125
Mortgage Loans	-		
Real Estate	-	Unearned Premium Reserve	811,551
Contract Loans	-	Total Reinsurance Liabilities	64,571
Derivatives	-	Commissions, Other Expenses, and Taxes due	75,922
Cash, Cash Equivalents & Short Term Investments	383,175	Derivatives	-
Other Investments	36,178	Payable to Parent, Subs or Affiliates	-
Total Cash & Investments	4,301,149	All Other Liabilities	1,121,125
		Total Liabilities	3,761,294
Premiums and Considerations Due	350,792		
Reinsurance Recoverable	60,063	Capital and Surplus	
Receivable from Parent, Subsidiary or Affiliates	11,764	Common Capital Stock	9,001
All Other Admitted Assets	94,008	Preferred Capital Stock	-
Total Admitted Assets	4,817,776	Surplus Notes	-
		Unassigned Surplus	476,697
		Other Including Gross Contributed	570,784
		Capital & Surplus	1,056,482
		Total Liabilities and C&S	4,817,776

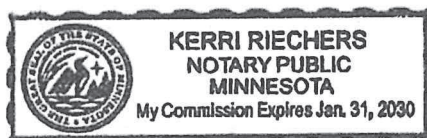
State of Minnesota
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.


Notary Public



TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

Westchase Townhomes

Engineers Estimate of Construction Costs

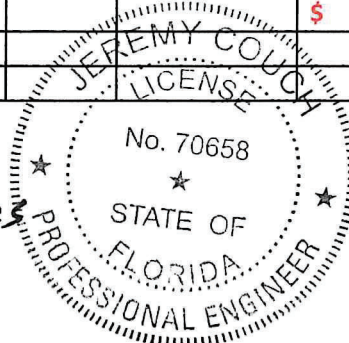
For

Warrantied Construction Materials

Item No.	Description	Quantity	Unit	\$	TOTAL
	OFFSITE ROAD IMPROVEMENTS				
1	8" Base Limerock	74	SY	\$ 30.55	\$ 2,260.70
2	6" Subgrade Limerock	82	SY	\$ 26.55	\$ 2,177.10
3	2" ASPHALT	74	SY	\$ 21.38	\$ 1,582.12
4	3' CONCRETE VALLEY GUTTER	90	LF	\$ 34.00	\$ 3,060.00
5	ADA Handicap Ramp and Truncated Domes	4	EA	\$ 755.00	\$ 3,020.00
6	6" SIDEWALK	6028	SF	\$ 7.95	\$ 47,922.60
7	Sod	7858	SF	\$ 3.65	\$ 28,681.70
	OFFSITE ROAD IMPROVEMENTS TOTAL				\$ 88,704.22
	OFFSITE DRAINAGE IMPROVEMENTS				
1	Doghouse Manole	1	EA	\$ 14,393.58	\$ 14,393.58
	OFFSITE DRAINAGE IMPROVEMENTS TOTAL				\$ 14,393.58
	OFFSITE SANITARY IMPROVEMENTS				
1	None	0	EA	\$ -	\$ -
	OFFSITE SANITARY IMPROVEMENTS TOTAL				\$ -
	OFFSITE WATERMAIN IMPROVEMENTS				
1	8" Gate Valve	1	EA	\$ 2,950.00	\$ 2,950.00
2	8"x4" 90 Degree Bend	1	EA	\$ 550.00	\$ 550.00
3	4" C900 PVC Water Main	84	LF	\$ 28.90	\$ 2,427.60
4	4" Gate Valve	2	EA	\$ 1,950.00	\$ 3,900.00
5	4" 90 Degree bend	1	EA	\$ 335.00	\$ 335.00
6	2" Water Meter and Backflow Preventer	1	EA	\$ 5,585.11	\$ 5,585.11
	OFFSITE WATERMAIN IMPROVEMENTS TOTAL				\$ 15,747.71
	SUBTOTAL - OFFSITE ROAD IMPROVEMENTS				\$ 88,704.22
	SUBTOTAL - OFFSITE DRAINAGE IMPROVEMENTS				\$ 14,393.58
	SUBTOTAL - OFFSITE SANITARY IMPROVEMENTS				\$ -
	SUBTOTAL - OFFSITE WATERMAIN IMPROVEMENTS				\$ 15,747.71
	TOTAL				\$ 118,845.51
	TOTAL WARRANTY BOND REQUIRED (10%)				\$ 11,884.55

Jeremy Couch, P.E.
Tampa Civil Design

6/13/23

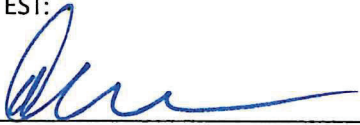



C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 12, 2028.

SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:



Stanley Martin Homes, LLC
By 

Principal Seal


Atlantic Specialty Insurance Company

Surety Seal

ATTEST:




Holly Tallone

By 

Attorney-In-Fact Seal
Kathleen M. Coen



APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Abigail E Curtiss, Ashley Martin, Dana E Wium, Holly Tallone, Jessica Hedrick, Jordan Fisher, Julia C. Zalesky, Kathleen M. Coen, Kelly Wolff**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

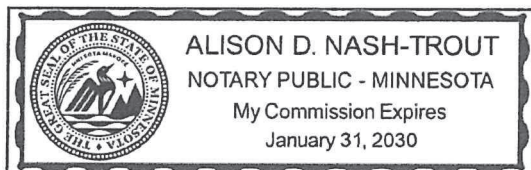
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of June, 2025.



This Power of Attorney expires
January 31, 2030

Kara L.B. Barrow, Secretary



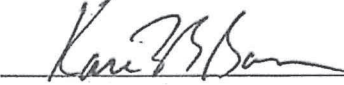
Atlantic Specialty Insurance Company
Period Ended 12/31/2024

Dollars displayed in thousands


Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,894,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	Total Loss & LAE Reserves	1,688,125
Mortgage Loans	-		
Real Estate	-	Unearned Premium Reserve	811,551
Contract Loans	-	Total Reinsurance Liabilities	64,571
Derivatives	-	Commissions, Other Expenses, and Taxes due	75,922
Cash, Cash Equivalents & Short Term Investments	383,175	Derivatives	-
Other Investments	36,178	Payable to Parent, Subs or Affiliates	-
Total Cash & Investments	4,301,149	All Other Liabilities	1,121,125
		Total Liabilities	3,761,294
Premiums and Considerations Due	350,792		
Reinsurance Recoverable	60,063	Capital and Surplus	
Receivable from Parent, Subsidiary or Affiliates	11,764	Common Capital Stock	9,001
All Other Admitted Assets	94,008	Preferred Capital Stock	-
Total Admitted Assets	4,817,776	Surplus Notes	-
		Unassigned Surplus	476,697
		Other Including Gross Contributed	570,784
		Capital & Surplus	1,056,482
		Total Liabilities and C&S	4,817,776

State of Minnesota
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.


Notary Public



TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

Westchase Townhomes

Engineers Estimate of Construction Costs

Description	TOTAL	NOTES
GENERAL CONDITIONS (MOBILIZATION, SURVEY, COMPLIANCE)	\$110,534.38	98% Complete
EARTHWORK	\$79,420.39	92% Complete
ROADS, CURB, TRAFFIC	\$224,796.80	39% Complete
STORM DRAINAGE	\$78,473.97	100% Complete
SANITARY SEWER	\$120,542.39	100% Complete
WATER DISTRIBUTION	\$71,605.38	90% Complete
CHANGE ORDER	\$19,093.58	100% Complete
TOTAL	\$704,466.89	

TOTAL ENGINEERS ESTIMATE FOR PERFORMANCE BOND (125%)

\$880,583.61

Jeremy Couch, P.E.
Tampa Civil Design



SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

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

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as
Westchase Townhomes (hereafter referred to as the "Subdivision"); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within
Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 800197214 dated, 06/18/2025 _____ with Stanley Martin Homes, LLC _____ as Principal, and _____ Atlantic Specialty Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

Kaitlyn McHenry
Witness Signature

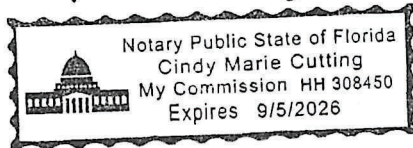
Kaitlyn McHenry
Printed Name of Witness

Melanie Batista
Witness Signature

Melanie Batista
Printed Name of Witness

NOTARY PUBLIC

Cindy Cutting



CORPORATE SEAL
(When Appropriate)

ATTEST:

Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

By: [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Rick Harston
Name (typed, printed or stamped)

Division President
Title Suite 1100, Reston, VA
20190
11210 Plaza America Dr.
Address of Signer

813.453-9217
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
19th day of June, 2025, by [Signature] as
(day) (month) (year) (name of person acknowledging)
Division President for Stanley Tharfin Homes
(type of authority,....e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☐ Personally Known OR ☒ Produced Identification

FL Driver's License

Type of Identification Produced

Cindy M. Cutting

(Signature of Notary Public - State of Florida)

Cindy Cutting

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

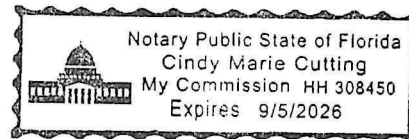
HH 308450

(Commission Number)

9-5-2026

(Expiration Date)

(Notary Seal)

**Individual Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☒ Produced Identification

FL Driver's License

Type of Identification Produced

Cindy M. Cutting

(Signature of Notary Public - State of Florida)

Cindy Cutting

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

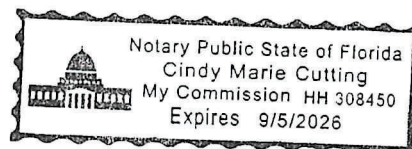
HH 308450

(Commission Number)

9-5-2026

(Expiration Date)

(Notary Seal)



SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Stanley Martin Homes, LLC

_____ called the Principal, and Atlantic Specialty Insurance Company

_____ called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Seven Thousand One Hundred Twenty Five and No/100 (\$ 7,125.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

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

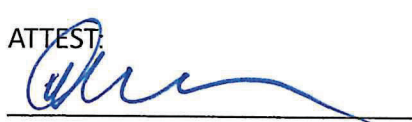
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Westchase Townhomes subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 12, 2026.


SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:



Stanley Martin Homes, LLC

BY:



PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company

SURETY (SEAL)


ATTEST:


Holly Tallone


ATTORNEY-IN-FACT (SEAL)
Kathleen M. Coen

APPROVED BY THE COUNTY ATTORNEY

BY


Approved As To Form And Legal Sufficiency.





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Abigail E Curtiss, Ashley Martin, Dana E Wium, Holly Tallone, Jessica Hedrick, Jordan Fisher, Julia C. Zalesky, Kathleen M. Coen, Kelly Wolff**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

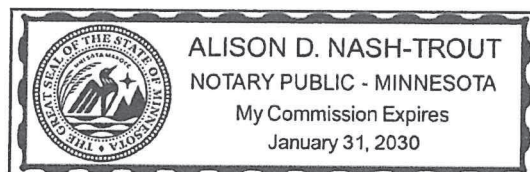
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of June, 2025.



This Power of Attorney expires
January 31, 2030

Kara L.B. Barrow, Secretary



Atlantic Specialty Insurance Company
Period Ended 12/31/2024

Dollars displayed in thousands


Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,894,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	Total Loss & LAE Reserves	1,688,125
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		Unassigned Surplus	476,697
		Other Including Gross Contributed	570,784
		Capital & Surplus	1,056,482
		Total Liabilities and C&S	4,817,776

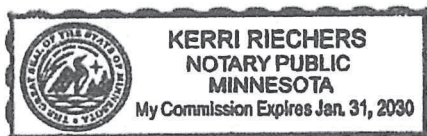
State of Minnesota
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.


Notary Public



TAMPA CIVIL DESIGN
SITE DESIGN AND CIVIL ENGINEERING

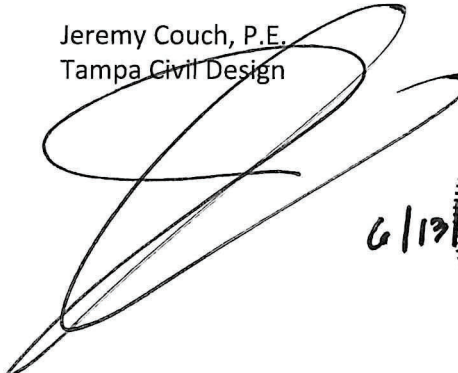
Westchase Townhomes
Engineers Estimate of Construction Costs

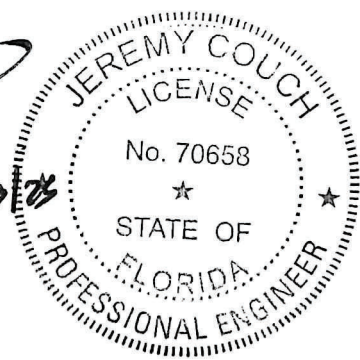
<u>Description</u>	<u>TOTAL</u>
Lot Corners 38 Lots @ \$150.00 per lot	\$5,700.00
TOTAL	\$5,700.00

TOTAL ENGINEERS ESTIMATE FOR PERFORMANCE BOND (125%)

\$7,125.00

Jeremy Couch, P.E.
Tampa Civil Design


6/13/25



WESTCHASE TOWNHOMES

LYING IN SECTIONS 21 AND 22, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

A portion of the Northeast 1/4 of Section 21, and a portion of the Northwest 1/4 of Section 22, both lying in Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary of said Northwest 1/4 of Section 22, S.01°05'14"W, a distance of 334.82 feet to a point on the Southern boundary of WESTCHASE SECTION "325A", according to the plat thereof, as recorded in Plat Book 85, Page 77, of the Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along said Southern boundary, N.89°14'03"E, a distance of 707.37 feet to a point on the Southern right-of-way of MONTAGUE STREET of WESTCHASE SECTION "334", according to the plat thereof, as recorded in Plat Book 87, Page 77, of the Public Records of Hillsborough County, Florida; thence along said Southern right-of-way the following three (3) courses: 1) continue N.89°14'03"E, a distance of 157.04 feet; 2) Southeasterly, 117.81 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.45°45'57"E, 106.07 feet); 3) S.00°45'57"E, a distance of 50.00 feet to a point on the Northern boundary of a CSX Transportation, Inc., 100 foot wide railroad right-of-way, thence along said Northern boundary the following two (2) courses: 1) S.89°14'04"W, a distance of 943.46 feet to a point on aforesaid West boundary of the Northwest 1/4 of Section 22; 2) S.89°13'59"W, a distance of 96.14 feet to the Southwest corner of land described in that Warranty Deed, recorded in Official Records Book 24624, Page 1069, of the Public Records of Hillsborough County, Florida; thence along the Western boundary of said land, N.00°45'57"W, a distance of 125.00 feet to a point on aforesaid Southern boundary of WESTCHASE SECTION "325A"; thence along said Southern boundary, N.89°14'03"E, a distance of 100.19 feet to the POINT OF BEGINNING.

Containing 2.956 acres, more or less.

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

I hereby certify that this subdivision plot meets the requirements in form, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book _____, Page _____, of the Public Records of Hillsborough County, Florida.

BY _____ Clerk of Circuit Court
_____ Deputy Clerk

This _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

PLAT APPROVAL:

This plot has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter Conformity. The geometric data has not been verified.

Reviewed By: _____
Florida Professional Surveyor and Mapper, License # _____
Hillsborough County, Geospatial Services, Geospatial & Land Acquisition Services Department

BOARD OF COUNTY COMMISSIONERS

This plot has been approved for recordation.

Chairman _____

Date _____

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 27th day of February, 2025, as shown hereon; and that permanent control points (PCPs) and lot corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: _____
Jack M. Greene (License No. LS6506)
Florida Professional Surveyor and Mapper
GeoPoint Surveying, Inc.
213 Hobbs Street, Tampa, Florida 33619
Licensed Business Number LB 7768

DEDICATION:

The undersigned, as Owner of the lands plated herein does hereby dedicate this plat WESTCHASE TOWNHOMES for record. Further, the Owner does hereby dedicate to public use all easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts 100, 200, 201, 202 and 203, are hereby reserved by Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts 100, 200, 201, 202 and 203, and the Private Drainage Easement and the Private Water Meter Easement are subject to any and all easements, rights of way and tracts dedicated to public use as shown on this plat.

The Private Drainage Easement is hereby reserved by Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easement is not dedicated to the public and will be privately maintained.

The Private Water Meter Easement is hereby reserved by the Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easement is not dedicated to the public and will be privately maintained.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner, will be the responsibility of the Owner, its assigns and its successors in title. Such successors and assigns may include a Homeowners' Association, a Community Development District, or other custodial and maintenance entity.

The private road and private right of way shown hereon as Tract 100 is not dedicated to the public, but is private, and is hereby reserved by Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development WESTCHASE TOWNHOMES.

Owner hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and private rights of way within Tract 100 as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within Tract 100 and the areas designated hereon as public utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities, as designated by Owner, and related purposes, for the benefit of the lot owners herein. Owner hereby grants to Hillsborough County government a Public Drainage Easement across the private roads and private rights of way within Tract 100 as shown hereon.

OWNER — Stanley Martin Homes, LLC, a Delaware Limited Liability Company

Rick Harcrow, Division President
Stanley Martin Homes, LLC, a Delaware Limited Liability Company

Witness _____ Print _____

Witness _____ Print _____

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Sworn to and subscribed before me, by means of physical presence, this _____ day of _____, 2025, personally appeared Rick Harcrow, as Division President for Stanley Martin Homes, LLC, a Delaware Limited Liability Company, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida at Large My Commission Expires: _____

(Printed Name of Notary) Commission Number: _____



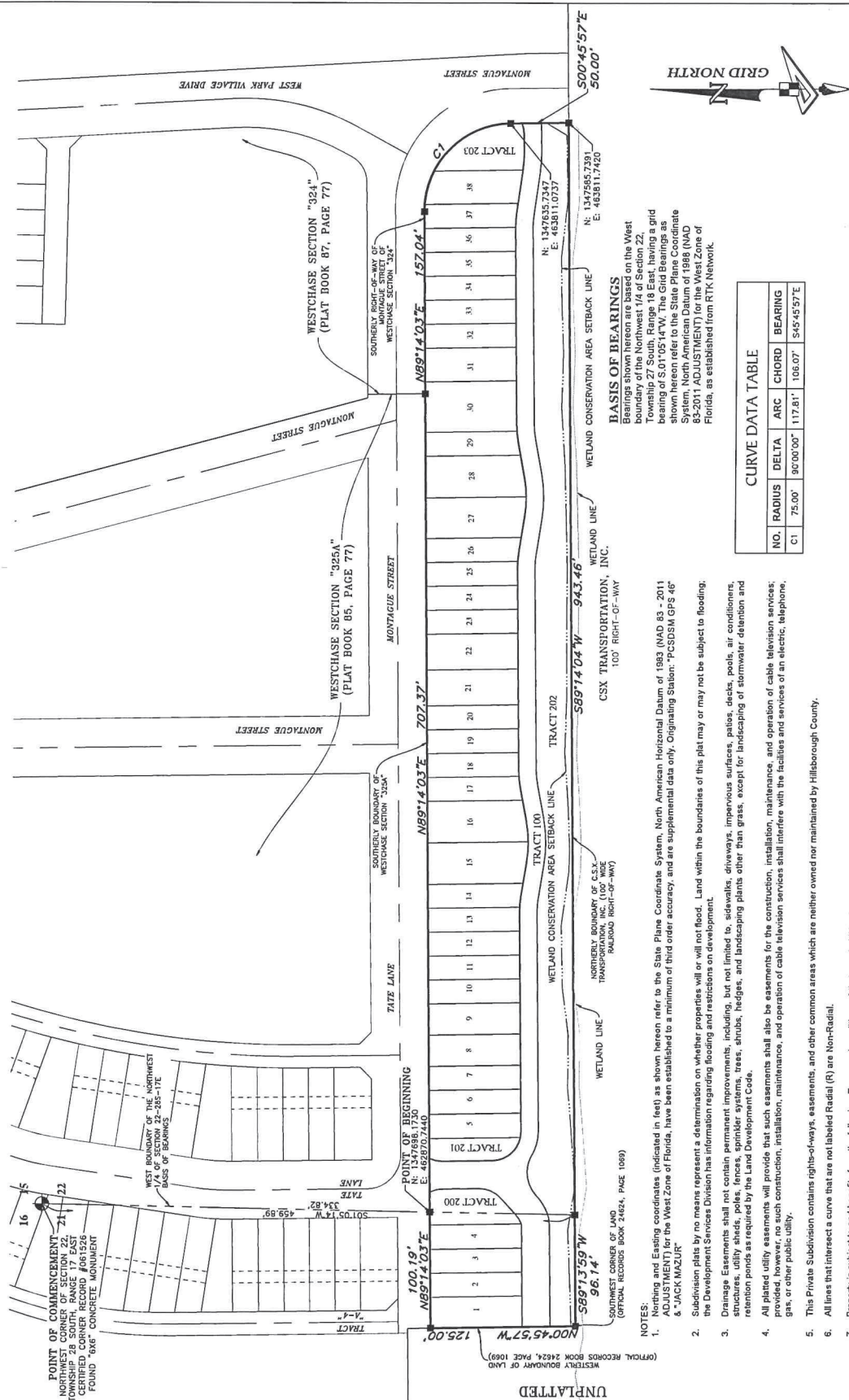
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 246-8888
Fax: (813) 246-2266
www.geopointsurvey.com

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK	PAGE
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LYING IN SECTIONS 21 AND 22, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	75.00'	90°00'00"	117.81'	106.07'	S45°45'57"E

BASIS OF BEARINGS
Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 22, Township 27 South, Range 18 East, having a grid bearing of S.01°05'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83) (33-2011 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network

TRANSPORTATION, INC.
100' RIGHT-OF-WAY

SOUTHWEST CORNER OF LAND
(OFFICIAL RECORDS BOOK 24624, PAGE 1069)

NOTES:
1. Northing and Easting coordinates (indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Originating Station: "PCSDSN GPS 46 - JACK MAZUR".

2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development

Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.

1. All planned utility easements will provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

5. This Private Subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

6. All lines that intersect a curve that are not labeled Radial (R) are Non-Radial.

Property is subject to and benefits from the following: Terms and conditions of that certain Mitigation Agreement recorded December 2, 1998 in Official Records Book 5663, Page 1315; of the Public Records of Hillsborough County, Florida, as amended by Order of Modification of the Development Order recorded July 25, 1999 in Official Records Book 5745, Page 1852; as amended by Order of Modification of the Development Order recorded October 28, 1992 in Official Records Book 5000, Page 1000; as amended by Order of Modification of the Development Order recorded August 1, 1995 in Official Records Book 5773, Page 186; and as amended and modified by Florida's Sixth Amendment Modifying the Development Order recorded March 1, 1999 in Official Records Book 9535, Page 1399, all of the Public Records of Hillsborough County, Florida. Terms and conditions of that certain Use Agreement recorded August 19, 1999 in Official Records Book 6333, Page 1538; as affected by Assumption Agreement recorded September 22, 1999 in Official Records Book 9377, All of the Public Records of Hillsborough County, Florida, as amended and modified by Assumption Agreement recorded September 22, 1999 in Official Records Book 9377, Page 1444; as affected and modified by Notice of Mortgage of the Watershed Electric Company dated September 19, 2011 in Official Records Book 1002, Page 24, all of the Public Records of Hillsborough County, Florida. Easement in favor of Tampa Electric Company, a Florida corporation, in favor of Peoples Gas System, Inc., recorded in Official Records Book 9377, Page 1444; as amended and modified by Assumption Agreement recorded September 19, 2011 in Official Records Book 9534, Page 1532; Easements reserved in that Special Warranty Deed in Official Records Book 9748, Page 256; Easement in favor of Tampa Electric Company, a Florida corporation, in favor of Peoples Gas System, Inc., recorded in Official Records Book 1002, Page 157; Easement in Favor of Tampa Electric Company Recorded in Official Records Book 9535, Page 1399; Easement in favor of Peoples Gas System, Inc. recorded in Official Records Instrument # 202447959, All of the Public Records of Hillsborough County.

LEGEND:

----- indicates (P.R.M.) Permanent Reference
 Monument - 4"x4" Concrete Monument LB7768,
 unless otherwise noted.
 O.R. ----- Official Records Book
 P.G. ----- Page

KEY SHEET

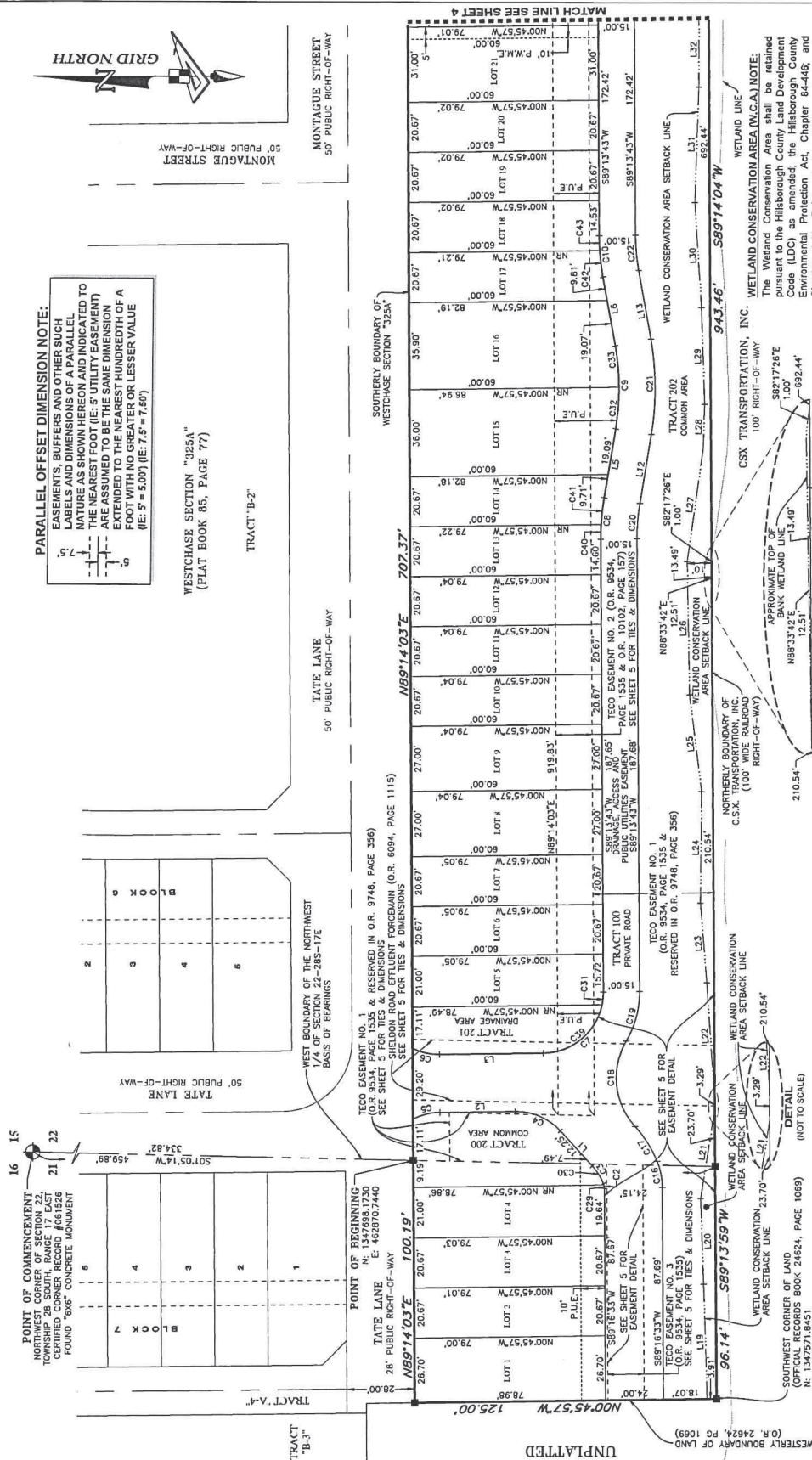
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

213 Hobbs Street
Tampa, Florida 33619
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SHEET 2 OF 4 SHEETS

WESTCHASE TOWNHOMES

LYING IN SECTIONS 21 AND 22, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	5.00'	21°58'27"	1.92'	1.91'	N78°16'45"E
C2	5.00'	20°09'38"	8.76'	8.23'	N23°15'11"E
C3	24.00'	47°58'45"	20.93'	20.35'	N03°13'29"E
C4	25.00'	26°22'56"	11.51'	11.41'	N135°07'27"W
C5	23.00'	26°22'56"	11.52'	11.42'	N122°06'23"E
C6	23.00'	9°05'10"	39.31'	35.30'	N49°33'42"W
C7	23.00'	9°05'10"	17.25'	17.23'	N49°39'50"W
C8	100.00'	19°45'08"	34.47'	34.30'	S89°14'03"W
C9	100.01'	9°50'38"	17.18'	17.16'	S84°18'23"W
C10	23.00'	21°58'27"	11.12'	11.05'	N78°16'45"E
C11	49.00'	20°04'40"	17.17'	17.08'	N57°15'11"E
C12	30.00'	72°42'54"	36.07'	35.20'	N83°37'41"E
C13	40.16'	30°36'30"	21.48'	21.57'	N71°37'36"E

CURVE DATA TABLE						
NO.	RADIUS	DELTA	ARC	CHORD	BEARING	
C20	85.00'	952°54"	14.66'	14.64'	S85°49'50"E	
C21	85.00'	19°45'08"	38.65'	38.45'	N89°14'03"E	
C22	185.00'	952°15"	14.64'	14.18'	N87°17'36"E	
C23	50.00'	15°46'49"	1.38'	1.37'	N81°22'33"E	
C30	50.00'	611°38"	0.94'	0.94'	N70°23'20"E	
C31	25.00'	121°15'3"	5.32'	5.31'	S84°40'20"E	
C32	100.00'	953°50"	17.27'	17.25'	S85°50'18"E	
C33	50.00'	951°18"	17.26'	17.18'	N84°17'07"E	
C39	25.00'	77°53'16"	33.95'	31.43'	S39°37'46"E	
C40	100.00'	329°39"	6.07'	6.07'	N84°05'15"W	
C41	100.00'	624°15"	11.18'	11.17'	N86°00'31"E	
C42	100.00'	627°104"	11.08'	11.08'	S82°32'00"E	
C43	100.00'	331°11"	6.14'	6.14'	S87°28'08"W	

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N47°21'43"E	19.74'
L2	N00°45'54"W	31.21'
L3	N00°45'54"W	42.90'
L4	N80°53'23"W	28.81'
L5	S79°21'28"W	28.92'
L12	S80°53'23"E	28.81'
L13	N79°21'28"E	28.88'
L19	N87°49'21"E	47.50'
L20	N87°32'16"E	35.45'
L21	S81°20'11"E	37.42'
L22	N85°42'01"E	49.17'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	N84°59'33"E	33.13'
L24	S89°50'53"E	46.19'
L25	N82°29'09"E	40.56'
L26	N88°31'42"E	55.15'
L27	S62°17'26"E	46.86'
L28	S86°32'58"E	18.55'
L29	N87°30'52"E	39.98'
L30	N85°55'25"E	43.55'
L31	S86°29'01"E	47.58'
L32	N89°31'02"E	31.29'

SEE NOTE ON SHEET 2 OF 5 FOR
BASIS OF BEARINGS AND
SEE SHEET 5 OF 5 FOR DETAILS &
DIMENSIONING OF EASEMENTS

SCALE 1" = 30'

0
LEGEND:

LEGEND: ————— indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument unless otherwise noted.

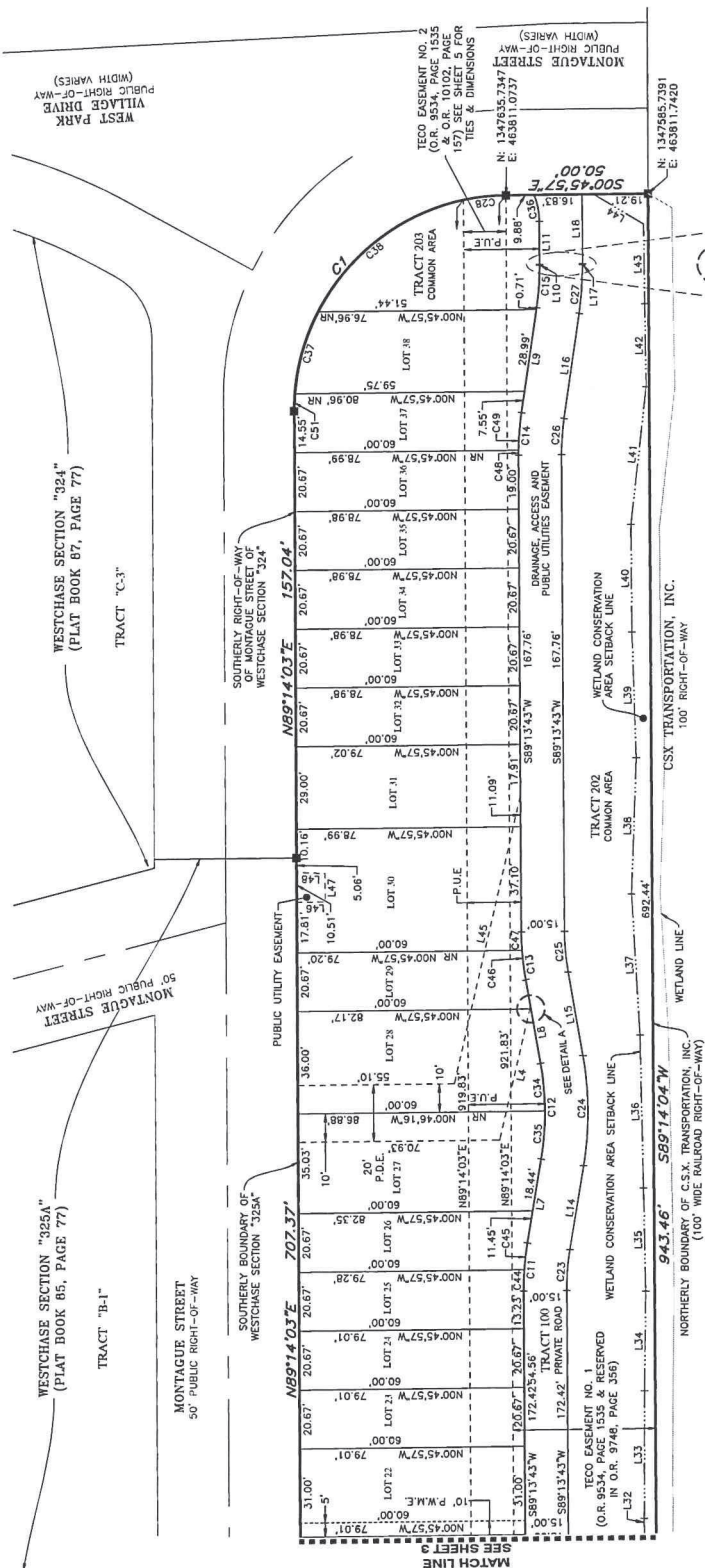
R	---	Non-Radial
R.	---	Official Records Book
R.	---	Public Drainage Easement
D.E.	---	Page
P.G.	---	Private Water Meter Easement
M.E.	---	Typical
yp)	---	Public Utility Easement
U.E.	---	Utility Easement

WETLAND CONSERVATION AREA (W.C.A.) NOTE: The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-46; and the Florida Wetlands Act, Chapter 373, Florida Statutes, Section 373.421(1). Pursuant to the Florida Department of Environmental Protection Commission (EPC) in addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to F.L. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, physical delineations are binding for 5 years as long as physical delineations on the property do not change so as to alter the boundaries of wetlands during that time. After the boundaries of a Wetland Conservation Area, and are subject to change, the boundaries of the Wetland Conservation Area, as revised, the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

LB7768,
GeoPoint
Surveying, Inc.
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Survey Number 1573
33 Hobbs Street
Tampa, Florida 33619
geopointsurvey.com

WESTCHASE TOWNHOMES

LYING IN SECTIONS 21 AND 22, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N77°59'44\"	48.26'
L7	N81°05'11\"	29.88'
L8	S79°33'15\"	29.96'
L9	N82°13'03\"	37.25'
L10	S89°16'09\"	0.39'
L11	S89°05'18\"	15.01'
L14	S81°05'11\"	29.88'
L15	N79°33'15\"	29.96'
L16	S82°13'03\"	37.25'
L17	N89°16'09\"	0.42'
L18	N89°05'06\"	24.26'
L32	N89°31'02\"	31.23'
L33	N89°39'46\"	44.79'
L34	S89°39'46\"	35.01'
L35	N88°20'52\"	36.30'
L38	N88°15'50\"	53.76'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L37	N85°13'03\"	49.82'
L38	S89°29'17\"	47.81'
L39	N87°37'20\"	44.31'
L40	N89°04'14\"	37.82'
L41	S94°04'47\"	48.65'
L42	N86°26'57\"	29.08'
L43	N88°45'32\"	27.93'
L44	N30°25'58\"	20.56'
L45	N77°29'44\"	104.08'
L46	S89°45'58\"	10.00'
L47	N89°14'02\"	10.00'
L48	N02°10'14\"	10.01'

CURVE DATA TABLE		
NO.	RADIUS	DELTA
C1	75.00'	90°00'00"
C11	100.00'	9°41'07"
C12	100.00'	19°21'34"
C13	100.00'	9°40'27"
C14	100.00'	8°33'14"
C15	100.00'	8°30'42"
C23	85.00'	9°41'07"
C24	115.00'	19°21'34"
C25	85.00'	9°40'27"
C26	85.00'	8°33'14"
C27	115.02'	8°30'42"
C28	75.00'	11°32'13"

CURVE DATA TABLE		
NO.	RADIUS	DELTA
C34	100.00'	9°39'31"
C35	100.00'	9°42'03"
C36	25.00'	21°51'00"
C37	75.00'	22°57'23"
C38	75.00'	50°49'37"
C44	100.00'	41°00'1"
C45	100.00'	9°25'05"
C46	100.00'	9°58'47"
C47	100.00'	3°41'41"
C48	100.00'	7°39'50"
C49	100.00'	7°39'50"
C51	75.00'	4°40'47"



SEE NOTE ON SHEET 2 OF 5 FOR
BASIS OF BEARINGS AND
SEE SHEET 3 OF 5 FOR DETAILS &
DIMENSIONING OF EASEMENTS



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SHEET 4 OF 4 SHEETS

WETLAND CONSERVATION AREA (W.C.A.) NOTE:
The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended, the Florida Wetlands Act, Chapter 62, and the Florida Wetlands Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fla. Stat. sec. 373.42(1)(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area shall be reviewed and modification by a Wetland Conservation Area, as revised.

PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) UNLESS OTHERWISE NOTED. (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND:
Indicates (P.R.M.) Permanent Reference Monument, 4"x4" Concrete Monument LB7708, Monument otherwise noted.
NR --- Non-Record
O.R. --- Official Records Book
P.D.E. --- Public Drainage Easement
P.G. --- Page
P.W.M.E. --- Private Water Meter Easement
(TYP) --- Typical
P.U.E. --- Public Utility Easement
U.E. --- Utility Easement



Certificate of School Concurrency

Project Information

Project Name	Westchase Station
Jurisdiction	Hillsborough
HCPS Project Number	433
Date/Time application deemed complete	March 13, 2017
Jurisdiction Project Number	3665
Parcel ID Number	004339.6010
Project Location	Montague and railroad, south of Linebaugh
Dwelling Units & Type	42 Single Family Attached
Applicant	Westchase Station, LLC/Grady Pridgen, III

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	6	3	3		12
Notes:					

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

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

Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

April 4, 2017
Date Issued