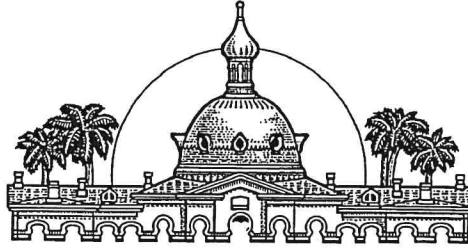


HILLSBOROUGH COUNTY
Development Review Division of Development Services Department



Hillsborough County
Florida

Hinton Hawkstone Ranch Phase 1B

Folio# 88480 BOARD DATE May 10, 2022

REPORT INDEX

A1Location Map

A2Owner / Developer Agreement

A3 Financial Security

Manager's Signature: _____

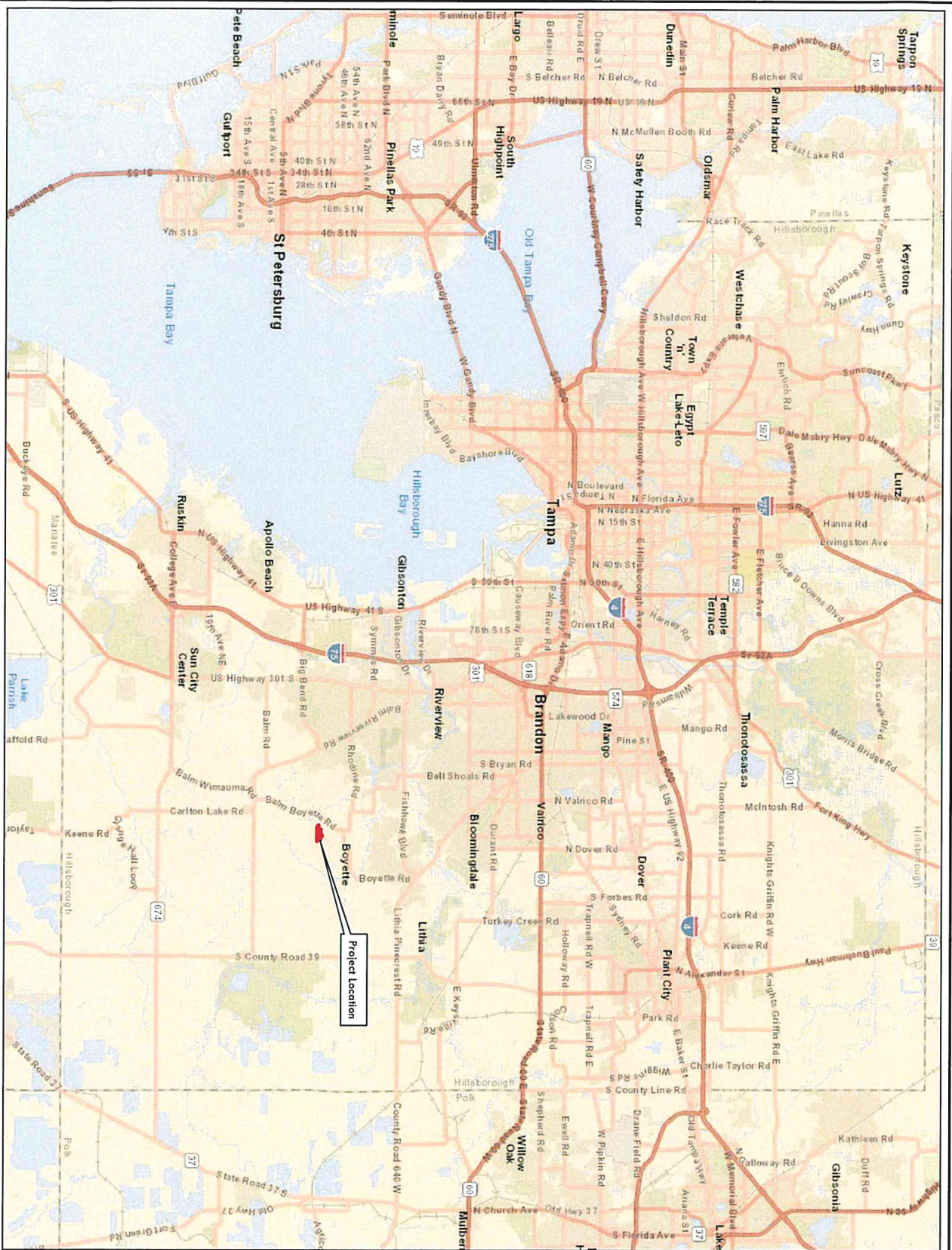
SUBJECT: Hinton Hawkstone Ranch Phase 1B
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 10, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Hinton Hawkstone Ranch Phase 1B, located in Section 05, Township 31, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) 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 \$3,072,032.33, a Warranty Bond in the amount of \$180,982.71, 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On April 23, 2021, Permission to Construct Prior to Platting was issued for Hinton Hawkstone Ranch Phase 1B. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is HBWB Development Services, LLC and the engineer is Clearview Land Design.



S: 05/08 T: 31 R: 21

Notes:
 Clearview Land Design or Hillsborough County make no warranty, representation or guaranty as to the content, accuracy, timeliness, or completeness of any of the geospatial information provided herein.
 Service Layer Credits: Source: Esri, HERE, Garmin, USGS, Imagery, DigitalGlobe, GeoEye, Earthstar (NGC), EarthPoint (CNES), Swire, Bing, AeroGRID, IGN, SIA, Mapbox, DeLorme, NAVTEQ, Swirenoid, ConceptDraw, Mapbox, OpenStreetMap contributors, and the GIS User Community

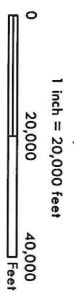


Figure: Vicinity Map	
Project: Hinton Phase 18	
Hillsborough County	
File name: HNT18_Vicinity_20220223_11x17.wcs	
Map Date: 2/23/2022	Map Prepared By: WCS

3010 W. Azalea Street, Suite 150
 Tampa, Florida 33609 | (813) 223-3919

Legend
 Phase 18

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

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

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Hinton Hawkstone Phase 1B
_____, hereinafter referred to as 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 such improvements will be installed; and

WHEREAS, the 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 Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, 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 improvements in the platted area; and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the 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 checked="" type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges |
| <input type="checkbox"/> Reclaimed Water Mains/Services | <input type="checkbox"/> Sidewalks | |
| <input type="checkbox"/> Other: _____ | | |

hereafter referred to as the "County Improvements"; and

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

WHEREAS, the County 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 County Improvements, the Subdivider and County agree as follows:

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

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (¹²) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements 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 County 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 instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 4357964 dated, March 22, 2022 with HBWB Development Services, LLC as Principal, and Great American Insurance Company as Surety, or
A Warranty Bond, number 4357965 dated, March 22, 2022 with HBWB Development Services, LLC as Principal, and Great American Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the 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 construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective 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 County Improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the 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 years from the date of 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 Review Division of the Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.

14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:


Subdivider:



Witness Signature

By 

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



Printed Name of Witness

Elizabeth Bradburn

Name (typed, printed or stamped)



Witness Signature

Chief Financial Officer

Title



Printed Name of Witness

4065 Crescent Park Drive, Riverview, FL 33578

Address of Signer

813-999-1568

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

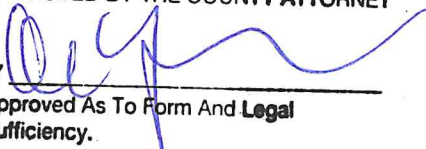
CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 

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
24th day of March, 2022, by Elizabeth Brodburn as
(day) (month) (year) (name of person acknowledging)
CFO for HBCWB Development Services, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

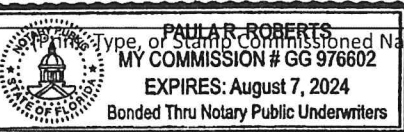
Personally Known OR Produced Identification

Type of Identification Produced

(Notary Seal)

Paul R Roberts

(Signature of Notary Public - State of Florida)



Type, or Stamp, Commissioned Name of Notary Public)

(Commission Number)

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC

called the Principal, and Great American Insurance Company

called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Three Million Seventy Two Thousand Thirty Two and 33/100 (\$ 3,072,032.33) 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 established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting of the Hinton Hawkstone Phase 1B subdivision; and

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

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

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 the platted area known as Hinton Hawkstone Phase 1B subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL June 10, 2023

SIGNED, SEALED AND DATED this 22nd day of March, 2022

ATTEST:

[Handwritten Signature]

HBWB Development Services, LLC

By [Handwritten Signature]
Principal Seal

Great American Insurance Company
Surety Seal

ATTEST:

Helena Beams

By [Handwritten Signature]
Attorney-In-Fact Seal
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY :
BY [Handwritten Signature]
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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



Stephen C. Beraha

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 22nd day of March, 2022



Stephen C. Beraha

Assistant Secretary

Summary For Performance Bond

HINTON PHASE 1B FOLIO NUMBER 88480.0000

Streets and Drainage Facilities	\$ 1,567,869.24
Water Distribution System	\$ 195,584.32
Sewage Collection System	\$ <u>694,172.30</u>
Total Amount	\$ 2,457,625.86
Security Amount (125% of Total)	\$ 3,072,032.33



Christopher O'Kelley FL P.E. No. 70734
Clearview Land Design P.L.L.C.
Date Prepared: 12/14/2021

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
General Requirements	1	LS	\$ 99,078.73	\$ 99,078.73
Demo Barb-Wire Fence	1	EA	\$ 381.30	\$ 381.30
Pond J	1	EA	\$ 39,399.14	\$ 39,399.14
Pond M	1	EA	\$ 79,962.92	\$ 79,962.92
Pond P	1	EA	\$ 90,598.38	\$ 90,598.38
Pond N	1	EA	\$ 41,679.02	\$ 41,679.02
Pond R-SUMP	1	EA	\$ 4,243.42	\$ 4,243.42
Temp Construction Entrance	1	EA	\$ 2,992.00	\$ 2,992.00
Silt Fence	21,048	LF	\$ 1.40	\$ 29,467.20
Mobilization	1	EA	\$ 22,682.00	\$ 22,682.00
Sod - Behind Curb	4,311	SY	\$ 2.75	\$ 11,855.25
Sod - Pond Berms	22,161	SY	\$ 2.75	\$ 60,942.75
Seed and Mulch (Lots & Common Areas)	55,247	SY	\$ 0.25	\$ 13,811.75
Final Grading	1	EA	\$ 16,760.60	\$ 16,760.60
Clear and Grubbing	1	EA	\$ 46,833.75	\$ 46,833.75
Strip Topsoil	1	EA	\$ 17,404.64	\$ 17,404.64
Site Excavation and Grading	1	EA	\$ 8,855.73	\$ 8,855.73
Retaining Wall	960	LF	\$ 140.00	\$ 134,400.00
Sawcut & Match Existing Grade	1	EA	\$ 2,250.00	\$ 2,250.00
1-1/2" Type SP-12.5 Surface Course	7,697	SY	\$ 10.75	\$ 82,742.75
6" Crushed Concrete Base Course (LBR 150)	7,697	SY	\$ 9.00	\$ 69,273.00
12" Stabilized Subgrade (LBR 20 Min.)	7,697	SY	\$ 2.00	\$ 15,394.00
Type A Curb (Miami)	4,852	LF	\$ 12.25	\$ 59,437.00
Drop Curb	64	LF	\$ 16.75	\$ 1,072.00
Type F Curb	1,980	LF	\$ 14.00	\$ 27,720.00
Curb Transition	24	LF	\$ 9.00	\$ 216.00
6" Type B Stabilization	6,920	LF	\$ 3.50	\$ 24,220.00
5' Sidewalk (4" Thick)	2,080	LF	\$ 22.00	\$ 45,760.00
TECO Driveway pullout (6" Concrete)	2	EA	\$ 3,150.00	\$ 6,300.00
ADA Ramps	16	EA	\$ 775.00	\$ 12,400.00
Signage and Pavement Marking	1	EA	\$ 1,314.00	\$ 1,314.00
Maintenance of Traffic	1	EA	\$ 2,153.91	\$ 2,153.91
Remove Existing 30" RCP	1	LS	\$ 6,250.00	\$ 6,250.00
Remove Existing 36" RCP	1	LS	\$ 10,350.00	\$ 10,350.00
Connect to Existing Inlet	1	EA	\$ 2,200.00	\$ 2,200.00
15" RCP	164	LF	\$ 40.00	\$ 6,560.00
18" RCP	1,079	LF	\$ 45.00	\$ 48,555.00
24" RCP	1,728	LF	\$ 62.00	\$ 107,136.00
30" RCP	349	LF	\$ 81.00	\$ 28,269.00
29" x 45" ERCP	82	LF	\$ 166.50	\$ 13,653.00
36" RCP	258	LF	\$ 105.00	\$ 27,090.00
Type C GTI	1	EA	\$ 2,750.00	\$ 2,750.00
Type 1 Curb Inlet	19	EA	\$ 4,200.00	\$ 79,800.00
Type 2 Curb Inlet	1	EA	\$ 4,600.00	\$ 4,600.00
Manhole (4' Dia.)	8	EA	\$ 2,750.00	\$ 22,000.00
Manhole (4' Dia.) with J-Bottom	1	EA	\$ 5,000.00	\$ 5,000.00
24" End Wall	1	EA	\$ 12,000.00	\$ 12,000.00
30" End Wall	1	EA	\$ 13,750.00	\$ 13,750.00
36" End Wall	1	EA	\$ 20,000.00	\$ 20,000.00
Rip Rap	11	EA	\$ 1,525.00	\$ 16,775.00
Control Structure (FDOT Box Type "C")	3	EA	\$ 3,500.00	\$ 10,500.00
Mitered End Section (15" RCP)	1	EA	\$ 1,950.00	\$ 1,950.00
Mitered End Section (18" RCP)	2	EA	\$ 2,050.00	\$ 4,100.00
Mitered End Section (24" RCP)	4	EA	\$ 2,200.00	\$ 8,800.00
Mitered End Section (30" RCP)	2	EA	\$ 3,250.00	\$ 6,500.00
Mitered End Section (29" x 45" RCP)	2	EA	\$ 4,200.00	\$ 8,400.00
Lamping/TV Testing	3,660	LF	\$ 8.00	\$ 29,280.00
Total Streets and Drainage System				\$ 1,567,869.24

Engineers Cost Breakdown

Schedule: Water Distribution System

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
Connect to Existing 8" Water Main	1	EA	\$ 2,654.16	\$ 2,654.16
Temporary Connection Water Service Assembly	1	EA	\$ 16,219.00	\$ 16,219.00
Chlorine Injection Point	1	EA	\$ 264.04	\$ 264.04
8" PVC Water Main	3,764	LF	\$ 28.00	\$ 105,392.00
Remove Existing 8" x 4" Reducer	1	EA	\$ 74.42	\$ 74.42
Remove Existing 4" PVC & 4" Fittings	1	EA	\$ 372.09	\$ 372.09
Adjust Water Main Service Connections	1	EA	\$ 186.04	\$ 186.04
Cut Service Casings 2' Behind Proposed Curb	1	EA	\$ 93.03	\$ 93.03
Blowoff Assembly	1	EA	\$ 598.54	\$ 598.54
8" Gate Valve and Box	9	EA	\$ 1,400.00	\$ 12,600.00
2" Gate Valve and Box	2	EA	\$ 283.46	\$ 566.92
8" x 2" Tee	2	EA	\$ 208.28	\$ 416.56
2" Plug	1	EA	\$ 144.89	\$ 144.89
8" 22-1/2° Bend	3	EA	\$ 450.00	\$ 1,350.00
Fire Hydrant Assembly (8" Main)	6	EA	\$ 4,000.00	\$ 24,000.00
Fire Hydrant Flow Test and Color Code	6	EA	\$ 180.00	\$ 1,080.00
2" Pump Station Service & Meter	1	EA	\$ 4,167.63	\$ 4,167.63
Single Service - Short	4	EA	\$ 350.00	\$ 1,400.00
Single Service - Long	12	EA	\$ 475.00	\$ 5,700.00
Double Service - Short	13	EA	\$ 700.00	\$ 9,100.00
Double Service - Long	5	EA	\$ 900.00	\$ 4,500.00
Pressure Test and Chlorination	3,764	LF	\$ 1.25	\$ 4,705.00
Total Water Distribution System				\$ 195,584.32

Engineers Cost Breakdown

Schedule: Sewage Collection System

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
Remove Ex. 6" Plug & Connect to Ex. 6" PVC (FM)	1	EA	\$ 2,367.31	\$ 2,367.31
8" PVC (8-10 FT)	1,146	LF	\$ 25.00	\$ 28,650.00
8" PVC (10-12 FT)	1,188	LF	\$ 26.00	\$ 30,888.00
8" PVC (12-14 FT)	665	LF	\$ 30.00	\$ 19,950.00
Locator Tape	2,999	LF	\$ 0.29	\$ 869.71
Dewatering or Stone Bedding (<18 Ft)	2,999	LF	\$ 8.18	\$ 24,531.82
Exfiltration/Infiltration Testing	2,999	LF	\$ 1.35	\$ 4,048.65
Sanitary Sewer Inspection	2,999	LF	\$ 2.62	\$ 7,857.38
4' Sanitary Manhole (8-10 FT)	5	EA	\$ 3,900.00	\$ 19,500.00
4' Sanitary Manhole (10-12 FT)	5	EA	\$ 4,200.00	\$ 21,000.00
4' Sanitary Manhole (12-14 FT)	3	EA	\$ 4,500.00	\$ 13,500.00
Manhole Joint Sealant	1	LS	\$ 8,584.55	\$ 8,584.55
Single Service	16	EA	\$ 925.00	\$ 14,800.00
Double Service	18	EA	\$ 1,250.00	\$ 22,500.00
Pump Station 2	1	EA	\$ 455,275.03	\$ 455,275.03
Connect to Existing 6" Main	1	EA	\$ 2,255.31	\$ 2,255.31
4" PVC Force Main	770	LF	\$ 11.00	\$ 8,470.00
Locator Tape	770	LF	\$ 0.15	\$ 115.50
Locator Wire	770	LF	\$ 0.42	\$ 323.40
Pressure Test	1	LS	\$ 3,077.34	\$ 3,077.34
Joint Restraints	1	LS	\$ 742.14	\$ 742.14
4" Gate Valve and Box	1	EA	\$ 908.65	\$ 908.65
4" 90° Bend	1	EA	\$ 435.00	\$ 435.00
4" 45° Bend	4	EA	\$ 435.00	\$ 1,740.00
4" 11-1/4° Bend	3	EA	\$ 435.00	\$ 1,305.00
6" x 4" Reducer	1	EA	\$ 477.51	\$ 477.51
Total Sewage Collection System				\$ 694,172.30

SUBDIVISION WARRANTY BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, that we HBWB Development Services, LLC
called the Principal, and Great American Insurance
Company called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
One Hundred Eighty Thousand Nine Hundred Eighty Two and 7 (\$180,982.71) Dollars for the payment of which
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 established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvement facilities for maintenance in the approved platted subdivision known as Hinton Hawkstone Phase 1B. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: Streets, Drainage, Water and Wastewater
; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements; and

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

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Hinton Hawkstone Phase 1B against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;

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 Juen 10, 2025

SIGNED, SEALED AND DATED this 22nd day of March, 2022.

ATTEST:

Principal Signature

HBWB Development Services, LLC

(Seal)

Surety Signature

Great American Insurance Company

(Seal)

ATTEST:

Attorney-in-fact Signature

(Seal)

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

APPROVED BY THE COUNTY ATTORNEY :

BY Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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

Attest

Assistant Secretary

Stephen C. Beraha
Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY
Mark Vicario
Divisional Senior Vice President

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

MARK VICARIO (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 22nd day of March, 2022



Stephen C. Beraha
Assistant Secretary

Summary For Warranty Bond

HINTON PHASE 1B FOLIO NUMBER 88480.0000

Streets and Drainage Facilities	\$ 1,001,234.75
Water Distribution System	\$ 169,193.11
Sewage Collection System	\$ <u>639,399.19</u>
Total Amount	\$ 1,809,827.05
Security Amount (10% of Total)	\$ 180,982.71


Christopher O'Kelley, P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 12/14/2021

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
Sod - Behind Curb	4,311	SY	\$ 2.75	\$ 11,855.25
Sod - Pond Berms	22,161	SY	\$ 2.75	\$ 60,942.75
Retaining Wall	960	LF	\$ 140.00	\$ 134,400.00
1-1/2" Type SP-12.5 Surface Course	7,697	SY	\$ 10.75	\$ 82,742.75
6" Crushed Concrete Base Course (LBR 150)	7,697	SY	\$ 9.00	\$ 69,273.00
12" Stabilized Subgrade (LBR 20 Min.)	7,697	SY	\$ 2.00	\$ 15,394.00
Type A Curb (Miami)	4,852	LF	\$ 12.25	\$ 59,437.00
Drop Curb	64	LF	\$ 16.75	\$ 1,072.00
Type F Curb	1,980	LF	\$ 14.00	\$ 27,720.00
Curb Transition	24	LF	\$ 9.00	\$ 216.00
6" Type B Stabilization	6,920	LF	\$ 3.50	\$ 24,220.00
5' Sidewalk (4" Thick)	2,080	LF	\$ 22.00	\$ 45,760.00
TECO Driveway pullout (6" Concrete)	2	EA	\$ 3,150.00	\$ 6,300.00
ADA Ramps	16	EA	\$ 775.00	\$ 12,400.00
Signage and Pavement Marking	1	EA	\$ 1,314.00	\$ 1,314.00
15" RCP	164	LF	\$ 40.00	\$ 6,560.00
18" RCP	1,079	LF	\$ 45.00	\$ 48,555.00
24" RCP	1,728	LF	\$ 62.00	\$ 107,136.00
30" RCP	349	LF	\$ 81.00	\$ 28,269.00
29" x 45" ERCP	82	LF	\$ 166.50	\$ 13,653.00
36" RCP	258	LF	\$ 105.00	\$ 27,090.00
Type C GTI	1	EA	\$ 2,750.00	\$ 2,750.00
Type 1 Curb Inlet	19	EA	\$ 4,200.00	\$ 79,800.00
Type 2 Curb Inlet	1	EA	\$ 4,600.00	\$ 4,600.00
Manhole (4' Dia.)	8	EA	\$ 2,750.00	\$ 22,000.00
Manhole (4' Dia.) with J-Bottom	1	EA	\$ 5,000.00	\$ 5,000.00
24" End Wall	1	EA	\$ 12,000.00	\$ 12,000.00
30" End Wall	1	EA	\$ 13,750.00	\$ 13,750.00
36" End Wall	1	EA	\$ 20,000.00	\$ 20,000.00
Rip Rap	11	EA	\$ 1,525.00	\$ 16,775.00
Control Structure (FDOT Box Type "C")	3	EA	\$ 3,500.00	\$ 10,500.00
Mitered End Section (15" RCP)	1	EA	\$ 1,950.00	\$ 1,950.00
Mitered End Section (18" RCP)	2	EA	\$ 2,050.00	\$ 4,100.00
Mitered End Section (24" RCP)	4	EA	\$ 2,200.00	\$ 8,800.00
Mitered End Section (30" RCP)	2	EA	\$ 3,250.00	\$ 6,500.00
Mitered End Section (29" x 45" RCP)	2	EA	\$ 4,200.00	\$ 8,400.00
Total Streets and Drainage System				\$ 1,001,234.75

Engineers Cost Breakdown

Schedule: Water Distribution System

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
8" PVC Water Main	3,764	LF	\$ 28.00	\$ 105,392.00
8" Gate Valve and Box	9	EA	\$ 1,400.00	\$ 12,600.00
2" Gate Valve and Box	2	EA	\$ 283.46	\$ 566.92
8" x 2" Tee	2	EA	\$ 208.28	\$ 416.56
8" 22-1/2° Bend	3	EA	\$ 450.00	\$ 1,350.00
Fire Hydrant Assembly (8" Main)	6	EA	\$ 4,000.00	\$ 24,000.00
2" Pump Station Service & Meter	1	EA	\$ 4,167.63	\$ 4,167.63
Single Service - Short	4	EA	\$ 350.00	\$ 1,400.00
Single Service - Long	12	EA	\$ 475.00	\$ 5,700.00
Double Service - Short	13	EA	\$ 700.00	\$ 9,100.00
Double Service - Long	5	EA	\$ 900.00	\$ 4,500.00
Total Water Distribution System				\$ 169,193.11

Engineers Cost Breakdown

Schedule: Sewage Collection System

HINTON PHASE 1B

FOLIO NUMBER 88480.0000

Item	Quantity	Unit	Unit Price	Total Amount
8" PVC (8-10 FT)	1,146	LF	\$ 25.00	\$ 28,650.00
8" PVC (10-12 FT)	1,188	LF	\$ 26.00	\$ 30,888.00
8" PVC (12-14 FT)	665	LF	\$ 30.00	\$ 19,950.00
4' Sanitary Manhole (8-10 FT)	5	EA	\$ 3,900.00	\$ 19,500.00
4' Sanitary Manhole (10-12 FT)	5	EA	\$ 4,200.00	\$ 21,000.00
4' Sanitary Manhole (12-14 FT)	3	EA	\$ 4,500.00	\$ 13,500.00
Single Service	16	EA	\$ 925.00	\$ 14,800.00
Double Service	18	EA	\$ 1,250.00	\$ 22,500.00
Pump Station 2	1	EA	\$ 455,275.03	\$ 455,275.03
4" PVC Force Main	770	LF	\$ 11.00	\$ 8,470.00
4" Gate Valve and Box	1	EA	\$ 908.65	\$ 908.65
4" 90° Bend	1	EA	\$ 435.00	\$ 435.00
4" 45° Bend	4	EA	\$ 435.00	\$ 1,740.00
4" 11-1/4° Bend	3	EA	\$ 435.00	\$ 1,305.00
6" x 4" Reducer	1	EA	\$ 477.51	\$ 477.51
Total Sewage Collection System				\$ 639,399.19

**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

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

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Hinton Hawkstone Phase 1B (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 Twenty Four (24) 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 4357966 dated, March 22, 2022 with HBWB Development Services, LLC as Principal, and Great American 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:

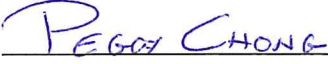
Subdivider:



Witness Signature

By 

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



Printed Name of Witness

Elizabeth Bradburn

Name (typed, printed or stamped)



Witness Signature

Chief Financial Officer

Title



Printed Name of Witness

4065 Crescent Park Drive, Riverview, FL 33578

Address of Signer

813-999-1568

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:


CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

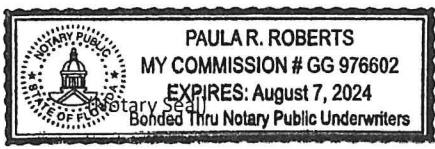
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2022, by Elizabeth Brodburn as
(day) (month) (year) (name of person acknowledging)
CFO for HEWB Development Services, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Paula R Roberts
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



GG-976602 8-7-24
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number) (Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC

_____ called the Principal, and Great American Insurance Company

_____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____

Six Thousand Two Hundred Fifty and 00/100 (\$ 6,250.00) 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 Hinton Hawkstone Phase 1B 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 Hinton Hawkstone Phase 1B 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 Twenty Four (24) 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 June 10, 2024.

SIGNED, SEALED AND DATED this 22nd day of March, 2022.

ATTEST:
[Signature]

HBWB Development Services, LLC
BY: [Signature]
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:
Helena Beam

[Signature]
ATTORNEY-IN-FACT (SEAL)
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY
BY [Signature]
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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



Atty L C B

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 22nd day of March, 2022



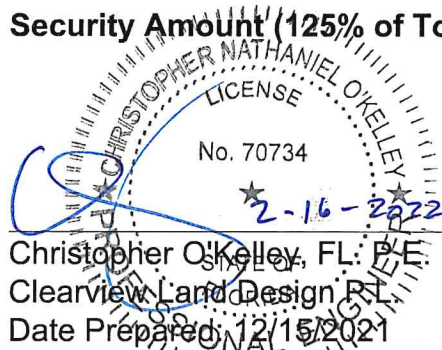
Atty L C B

Assistant Secretary

Summary For Performance Bond

Hinton Ranch Phase 1B FOLIO NUMBER 88480.0000

Set All PCPs & Lot Corners	\$	5,000.00
Total Amount	\$	<u>5,000.00</u>
Security Amount (125% of Total)	\$	6,250.00



Christopher O'Kelley, FL: P.E. No. 70734
Clearview Land Design, P.L.L.C.
Date Prepared: 12/15/2021

Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

Hinton Ranch Phase 1B

FOLIO NUMBER 88480.0000

FOLIO NUMBER 88487.0000	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 5,000.00	\$ 5,000.00
Total PCPs & Lot Corners				\$5,000.00

Summary For Performance Bond

Hinton Ranch Phase 1B FOLIO NUMBER 88480.0000

Set All PCPs & Lot Corners	\$	5,000.00
Total Amount	\$	<u>5,000.00</u>
Security Amount (125% of Total)	\$	6,250.00



Christopher O'Kelley, F.L.P.E. No. 70734
Clearview Land Design P.L.L.C.
Date Prepared: 12/15/2021

Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

Hinton Ranch Phase 1B

FOLIO NUMBER 88480.0000

FOLIO NUMBER 88487.0000	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 5,000.00	\$ 5,000.00
Total PCPs & Lot Corners				\$5,000.00

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION: A parcel of land lying in Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 8, run thence along the West boundary of the Northwest 1/4 of said Section 8, S.01°00'11"E, 176.72 feet to the point of beginning; thence along the boundary of OKERLUND RANCH SUBDIVISION PHASE 1, according to the plat thereof, as recorded in Plat Book 137, Pages 272 through 280 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Northernly boundary of OKERLUND RANCH SUBDIVISION PHASE 1, S. 89°41'45"E, 623.40 feet to the Northeast corner of said OKERLUND RANCH SUBDIVISION PHASE 1, S. 32°13'39"W, 343.57 feet to the Easternmost corner of OKERLUND RANCH SUBDIVISION PHASE 2, according to the plat thereof, as recorded in Plat Book _____ Pages _____ through _____ inclusive, of the Public Records of Hillsborough County, Florida; thence along the Eastern boundary of said OKERLUND RANCH SUBDIVISION PHASE 2, continue along the boundary of said OKERLUND RANCH SUBDIVISION PHASE 2, to the Point of Beginning; thence S.57°48'21"E, 129.83 feet to a point of curvature; thence along the Point of Beginning, S.23°54'13"E, 208.38 feet to a point on the Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, according to Quitclaim Deed as recorded in Official Records Book 5289, Page 680, of the Public Records of Hillsborough County, Florida; thence along said Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, N.32°13'39"E, 587.26 feet to a point on the South boundary of the North 1/2 of the aforesaid Northwest 1/4 of Section 8; thence along said South boundary of the North 1/2 of the Northwest 1/4 of Section 8, S. 89°38'35"E, 1125.00 feet; thence N.35°00'00"E, 400.00 feet; thence N.42°00'00"E, 170.00 feet; thence N.37°00'00"E, 110.00 feet; thence S. 50°00'00"E, 127.00 feet; thence S. 16°00'00"E, 131.00 feet; thence S. 50°00'00"E, 193.55 feet to a point on a curve; thence Northeastly, 355.06 feet; thence S. 70°00'00"E, to the right having a radius of 475.00 feet and a central angle of 42°49'40" (Ground bearing N.55°48'27"E, 346.85 feet); thence S.07°31'11"E, 50.24 feet; thence S.11°00'00"E, 82.50 feet; thence S.14°18'00"E, 66.00 feet; thence S.17°36'00"E, 66.00 feet; thence S.20°54'00"E, 66.00 feet; thence S.24°12'00"E, 66.00 feet; thence S.27°30'00"E, 66.00 feet; thence S.30°48'00"E, 66.00 feet; thence S.34°06'00"E, 285.04 feet to a point on the South boundary of the North 3/8 of the aforesaid Section 8; thence along said South boundary of the North 3/8 of Section 8, N.89°47'49"W, 3103.84 feet to a point on the aforesaid Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company; thence along said Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, N.33°59'E, 146.89 feet to a point on a curve; thence Westly, 208.43 feet along the boundary of said Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, N.33°59'E, 146.89 feet to a point of tangency; thence N.57°48'21"W, 329.83 feet to a point on the aforesaid Eastern boundary of OKERLUND RANCH SUBDIVISION PHASE 2; thence along said Eastern boundary of OKERLUND RANCH SUBDIVISION PHASE 2, N.32°13'39"E, 50.00 feet to the **POINT OF BEGINNING**. Containing 45.784 acres, more or less.

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platred Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) of "C.A." or "Great Circle" type, as shown herein, and all other monuments, and that the points of intersection and chainage between them have been established as required by said Chapter 177 of the Florida Statutes will be set within the time stated in 177.091 (b) (5), or pursuant to terms of bond.

PMERAITT, INC., (Certificate of Authorization Number LB7778)
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, (License No. 154498)
Florida Professional Surveyor and Mapper

NOTES:

1. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only, as established from a RTK GPS Network and verified by horizontal control monument. Control point used for originating coordinates: National Geodetic Survey (NGS) Control Station "DIXON". The coordinates are intended for informational purposes only.
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 Review Division has information regarding flooding and restrictions on development.
3. Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioning, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than those shown on the plat. All other improvements shall be installed, maintained, and operated as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected plat.
4. All platred utility easements shall 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. Lands being platred herein are benefited by and subject to the following:

- a. Easement recorded March 22, 2019 in Official Records Book 26486, Page 52, Public Records of Hillsborough County, Florida.
- b. Access Easement and Utility Easement Agreement recorded September 17, 2021 in Official Records Instrument No. 2021469487.
- c. Notice of Establishment of the Hawksstone Community Development District recorded May 10, 2019 in Official Records Book 26616, Page 451, together with Agreement to Convey or Dedicate recorded September 23, 2019 in Official Records Book 26977, Page 1806, Collateral Assignment and Assumption of Development Rights Relating to the 2019 Project recorded September 23, 2019 in Official Records Book 26977, Page 1818, True-Up Agreement recorded September 23, 2019 in Official Records Book 26977, Page 1840, Lien of Record, Disclosure of Public Financing and Maintenance of Improvements of the Hawksstone Community Development District recorded September 23, 2019 in Official Records Instrument No. 2021292414 and Corrected Amended Notice of Establishment of the Hawksstone Community Development District recorded August 11, 2021 in Official Records Instrument No. 2021404453, Declaration of Consent to Jurisdiction of the Hawksstone Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record recorded November 12, 2021 in Official Records Instrument No. 2021575869, Collateral Assignment and Assumption of Development Rights Relating to the 2021 Project recorded November 12, 2021 in Official Records Instrument No. 2021575867, Collateral Assignment and Assumption of Development Rights Relating to the 2021 Project recorded November 12, 2021 in Official Records Instrument No. 2021575869, and the Declaration of Public Financing and Imposition of Improvements of the Hawksstone Community Development District recorded November 12, 2021 in Official Records Instrument No. 2021575870.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, or Chapter 177 Part 1 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
BY: _____ Deputy Clerk

This _____ day of _____, 20____, TIME _____
CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: _____
Florida Professional Surveyor and Mapper, License No. _____
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

PMERAITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE: (813) 221-5200
FAX: (813) 221-5200

HINTON HAWKSTONE PHASE 1B
SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION: The undersigned, Home by West Bay, LLC, a Florida limited liability company and Jen Florida 32, LLC, a Florida limited liability company, (collectively referred to as the "Owners"), as the fee simple Owners of the lands plated herein do hereby dedicate this plat of HINTON HAWKSTONE PHASE 1B, for record. The undersigned Owners do hereby state and declare the following:

TRACT "Z-2" (Public) Pump Station Site is hereby dedicated to Hillsborough County for the benefit of the public as a Lift Station site.

Owners do hereby dedicate the Utility Easements as shown hereon, to the County for the benefit of the public for access and utility purposes, and for other purposes incidental thereto.

The private road and private right-of-way shown hereon as TRACT "A" is not dedicated to the public, but is private, and is hereby reserved by Owners for conveyance to a Homeowners' Association, Hawkstone Creek Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 199, Florida Statutes (the "District" or "CDD"), 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.

Owners do hereby grant 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 easement over and across the private roads and private rights of way within Tract "A", as shown hereon for ingress and egress for the performance of their official duties.

Owners do hereby grant to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive utility easement over, across and under the private roads and private rights of way within Tract "A", and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

Owners further do hereby state and declare the following:

The (CDD) Drainage and Access Easements and (Private) Drainage Easements as shown hereon are hereby reserved by Owners for conveyance to a Homeowners Association, the 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 easements are not dedicated to the public and will be privately maintained.

Fee Interest in Tracts "A", "B-1" and "B-2" are hereby reserved by Owners for conveyance to a Homeowners' Association, the 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 "A", "B-1" and "B-2" and (Private) Drainage Easements are subject to any and all easements, rights of way and tracts dedicated to public use as shown on this plat.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owners will be the responsibility of the Owners, its assigns and its successors in title.

Jen Florida 32, LLC, a Florida limited liability company - OWNER

Witness _____

Printed Name _____

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 _____, 20____ by Matt O'Brien, as Vice President of Jen Florida 32, LLC, a Florida limited liability company, on behalf of the company. 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: _____

HOMES BY WEST BAY, LLC, a Florida limited liability company - OWNER

Witness _____

Printed Name _____

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

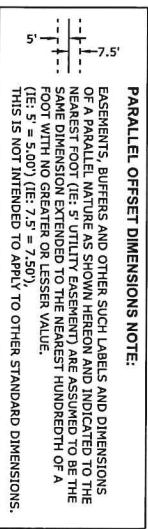
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of _____, 20____ by Martin L. Metheny Jr., as President of HOMES BY WEST BAY, LLC, a Florida limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ as identification.

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

(Printed Name of Notary) _____ Commission Number: _____

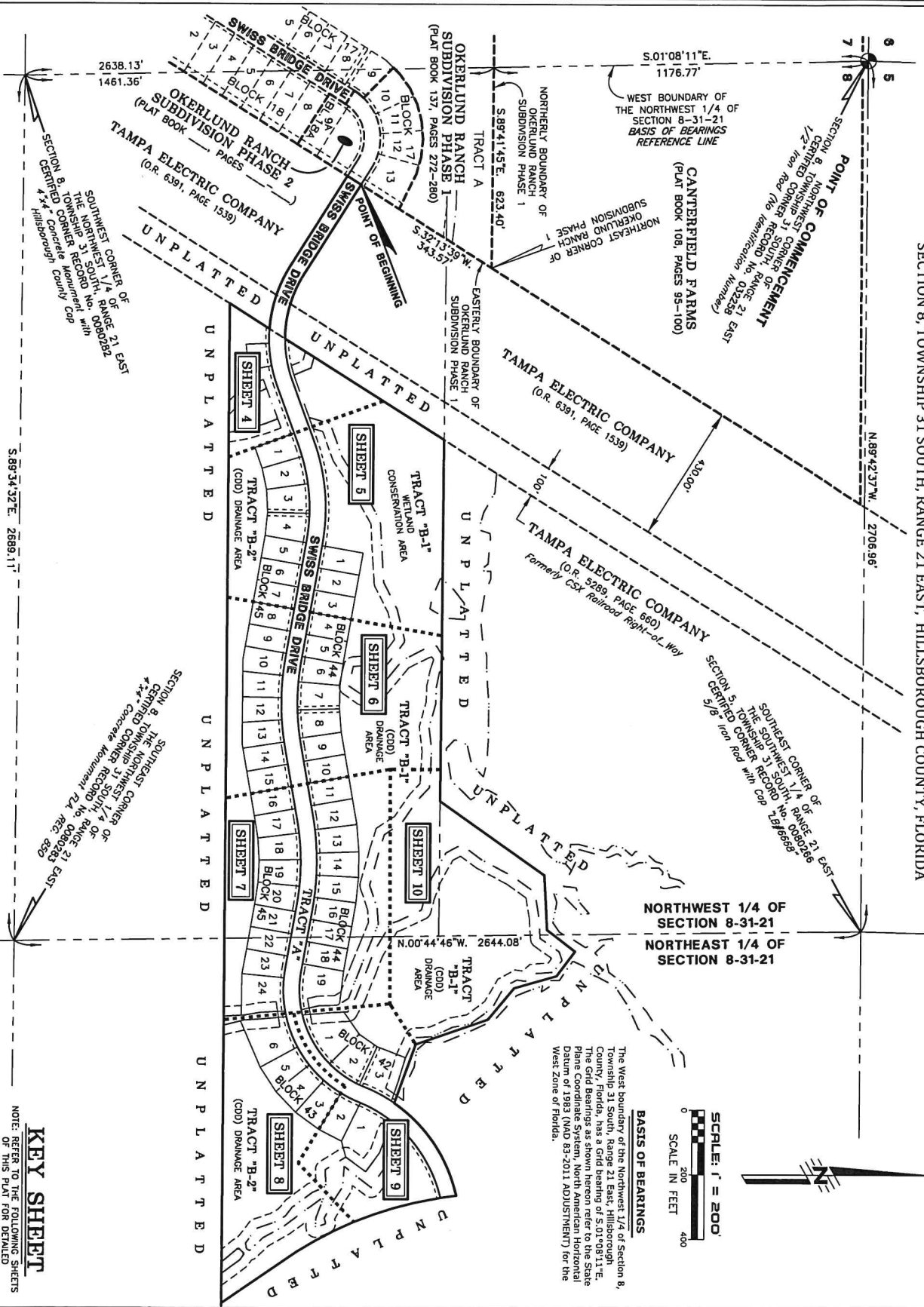
TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(PRIVATE) RIGHT-OF-WAY; (PRIVATE) DRAINAGE EASEMENT; ACCESS AND UTILITY EASEMENT	3.976 Ac.±
TRACT "B-1"	(CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA; UTILITY EASEMENT; UPLAND AREA	18.782 Ac.±
TRACT "B-2"	(CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA; UTILITY EASEMENT; UPLAND AREA	10.511 Ac.±
TRACT "Z-2"	(PUBLIC) PUMP STATION SITE	0.124 Ac.±



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 supplanting 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.

HINTON HAWKSTONE PHASE 1B
SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



WETLAND CONSERVATION AREA NOTE:
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND
1. (O.R.) - Official Records Book
2. (CDD) - Hawkstone Community Development District
SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

KEY SHEET
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LA 2778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
Phone (813) 221-5300

NORTHWEST 1/4 OF SECTION 8-31-21
NORTHEAST 1/4 OF SECTION 8-31-21



BASIS OF BEARINGS
The West boundary of the Northwest 1/4 of Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, has a Grid bearing of S.01°08'11\"/>

OKERLUND RANCH
SUBDIVISION PHASE 1
(PLAT BOOK 137, PAGES 272-280)

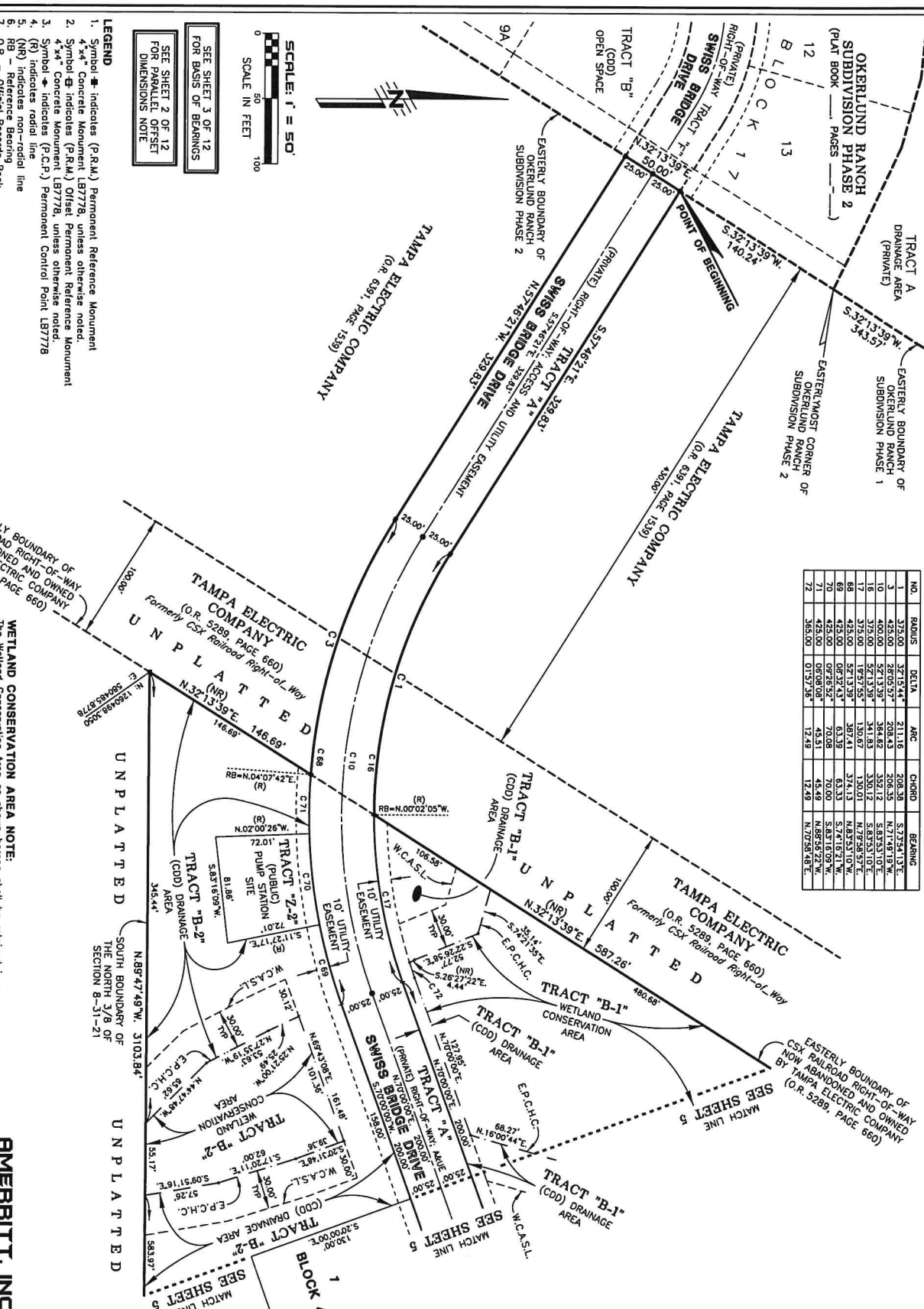
SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA
SHEET 3

HINTON HAWKSTONE PHASE 1B

PLAT BOOK PAGE

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	375.00	27°15'44"	211.16	208.38	S.73°54.13"E.
2	465.00	22°05'32"	208.43	329.35	N.71°49.19"W.
10	465.00	32°05'32"	301.83	341.63	S.83°53.10"E.
16	375.00	52°13'39"	341.63	330.01	N.78°58.97"E.
17	375.00	19°57'55"	130.67	130.01	N.78°58.97"E.
68	425.00	52°13'39"	387.41	374.13	N.87°53.10"W.
69	425.00	09°32'43"	63.38	63.33	S.74°16.21"W.
70	425.00	09°28'52"	20.08	20.00	S.83°16.09"W.
71	425.00	07°28'52"	20.08	20.00	N.70°54.46"E.
72	365.00	01°57'58"	12.49	12.49	N.70°54.46"E.



- LEGEND**
- Symbol \star indicates (P.R.M.) Permanent Reference Monument
 - Symbol \odot indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \oplus indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted.
 - Symbol \ominus indicates (P.R.M.) Permanent Control Point LB7778
 - Symbol \odot indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates rodial line
 - (NR) indicates non-rodial line
 - (R) - Reference bearing line
 - (NR) - Reference bearing line
 - (TYP) - Typical records Book
 - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - W.C.A.S.L. - Wetland Conservation Area Setback Line
 - (CDD) - Howlstone Community Development District
 - ADUE - Access and Utility Easement

SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Act, Chapter 62A, Florida Statutes, and Code (LDC) as amended to Hillsborough County, Florida, and the Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County, in addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

AMERRITT, INC.

LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Alafia Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5300

SHEET 4 OF 12 SHEETS

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

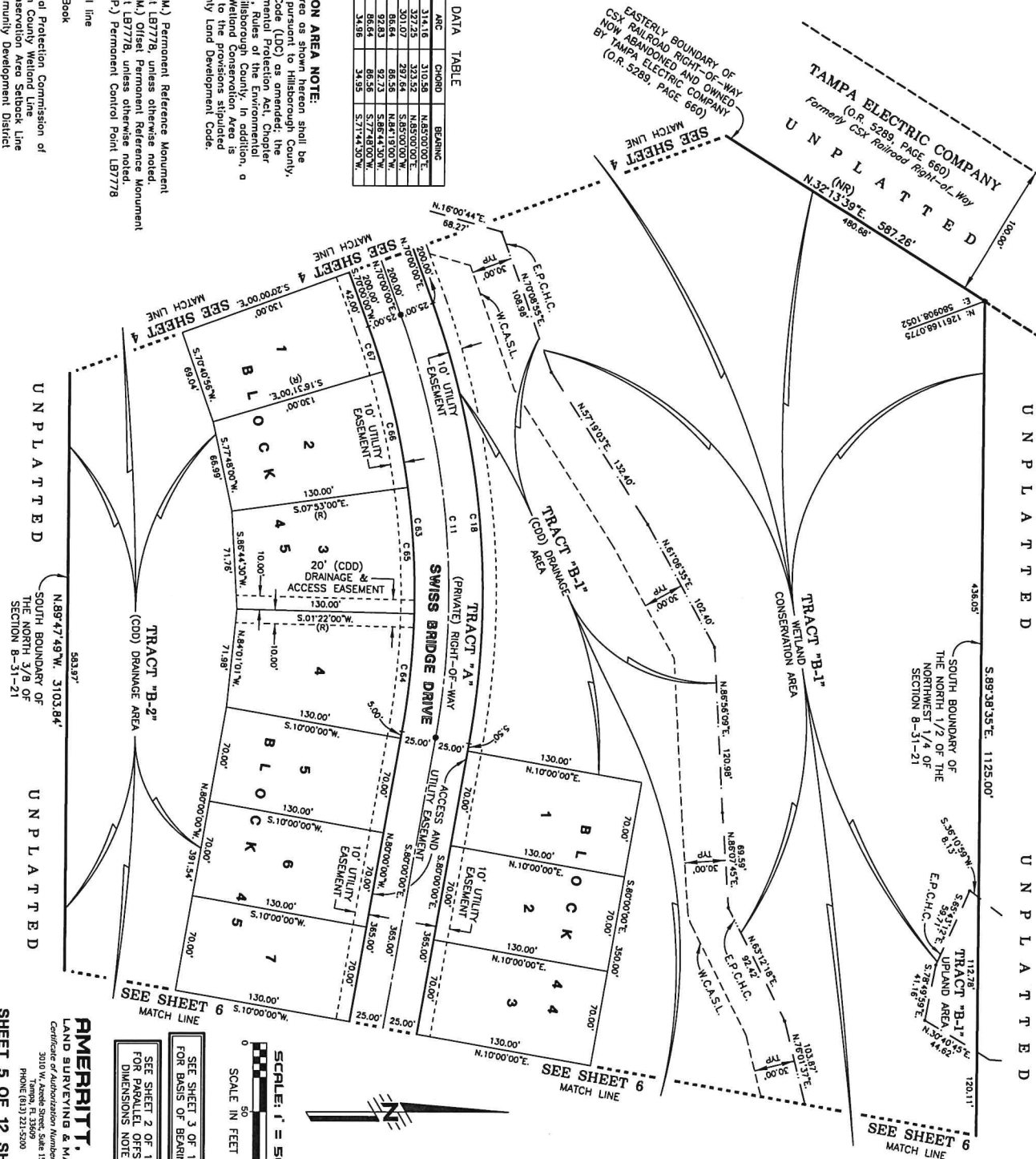
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	600.00	30°00'00"	314.16	310.58	N.85°00'00"E.
18	625.00	30°00'00"	327.25	323.52	N.85°00'00"E.
63	575.00	30°00'00"	301.07	297.64	S.85°00'00"W.
64	575.00	08°31'00"	88.44	86.55	N.84°13'00"W.
65	575.00	08°31'00"	86.64	84.75	S.84°43'00"W.
66	575.00	08°31'00"	86.64	84.75	S.84°43'00"W.
67	575.00	07°39'00"	84.66	82.85	S.71°44'30"W.

WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area as shown hereon shall be located in a natural state pursuant to Hillsborough County, Florida's Natural State Preamble to Hillsborough County, Hillsborough County Eminent Code (P.C.) as amended, the 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND

- Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument (B.7778) unless otherwise noted.
- Symbol \otimes indicates (P.R.M.) Official Permanent Reference Monument
- 4"x4" Concrete Monument (B.7778) unless otherwise noted.
- Symbol \oplus indicates (P.C.P.) Permanent Control Point (B.7778)
- (R) indicates radial line
- (NR) - Reference bearing
- OR - Official Records Book
- (TRP) - Typical
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line
- (CDD) - Hawkstone Community Development District



SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

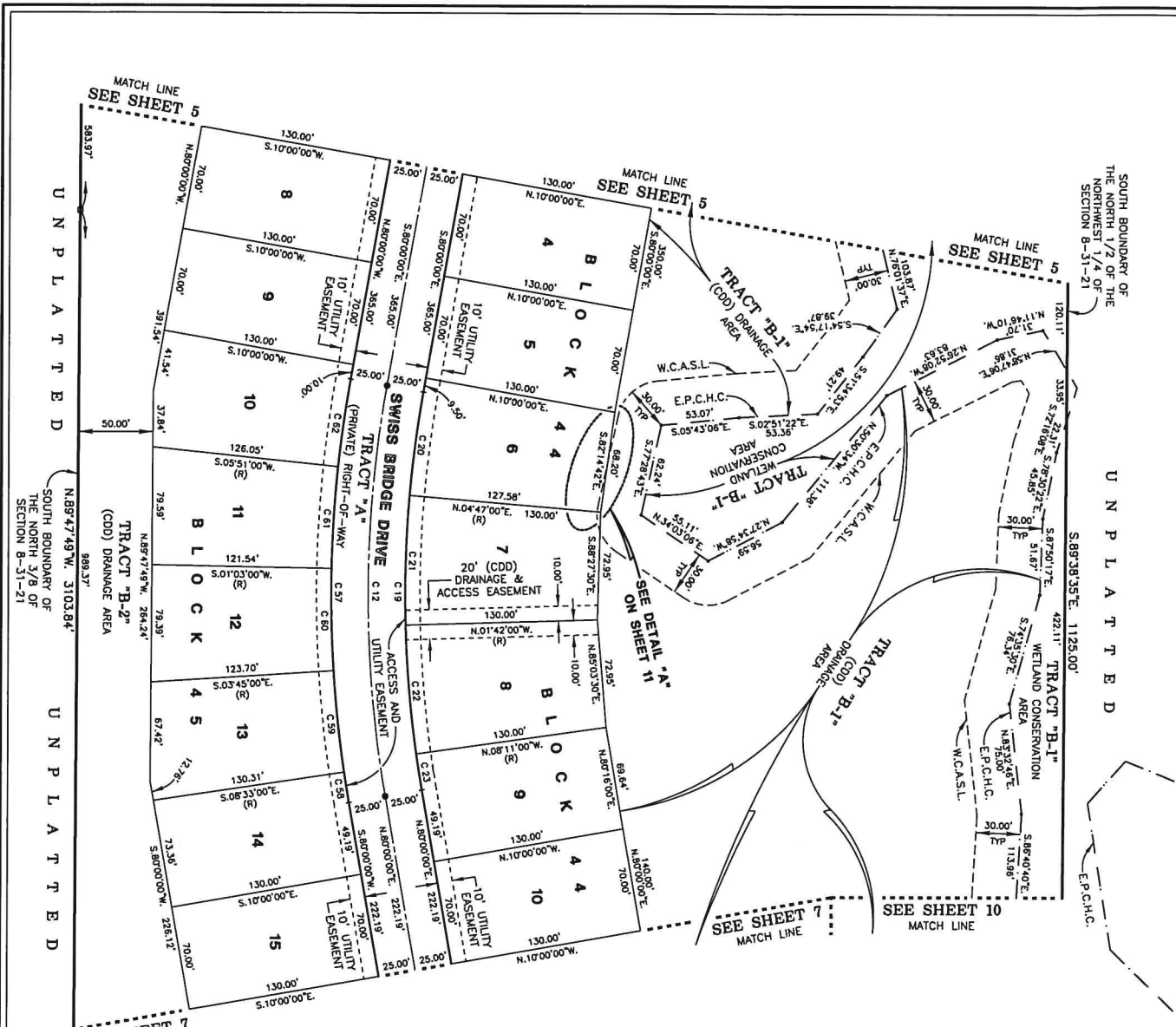
SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number: LB 7778
 3010 W. Avoca Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 221-5500

SHEET 5 OF 12 SHEETS

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8-31-21

UNPLATTED

S.88°38'35"E. 1125.00'

CURVE DATA TABLE

NO.	ADIUS	BETA	ARC	CHORD	BEARING
10	850.00	326.0074	292.58	327.84	53°28'
11	775.00	370.0000	270.43	316.14	52°15'
16	775.00	057.1300	70.56	5.8236330°E	52°15'
21	775.00	057.9300	67.70	5.8877330°E	52°15'
22	775.00	067.9300	87.70	67.65	N.85°03'30"E
23	775.00	017.9300	24.57	24.57	N.88°59'30"E
24	825.00	047.8300	70.88	70.88	S.80°14'30"E
59	825.00	047.8300	69.12	69.09	S.82°51'00"W
60	825.00	047.8300	69.12	69.09	S.88°33'00"W
61	825.00	047.8300	69.12	69.09	N.88°33'00"W
62	825.00	047.8300	69.12	69.09	N.88°24'30"W

WETLAND CONSERVATION AREA NOTE:
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-486, and Chapter 1-11, 1-12 and 1-13 of the Environmental Protection Commission of Hillsborough County. The activities of the Wetland Conservation Area shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND
1. Symbol: * indicates (P.R.M.) Permanent Reference Monument
2. Symbol: + indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol: x indicates (P.C.P.) Permanent Control Point LB7778
4. (R) indicates radial line
5. (N) indicates non-radial line
6. RB - Official Records Book
7. O.R. - Official Records Book
8. (TYP) - Typical
9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (CDD) - Hawkstone Community Development District

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E
SOUTH - S.00°00'00"W
EAST - E.90°00'00"E
WEST - W.90°00'00"W



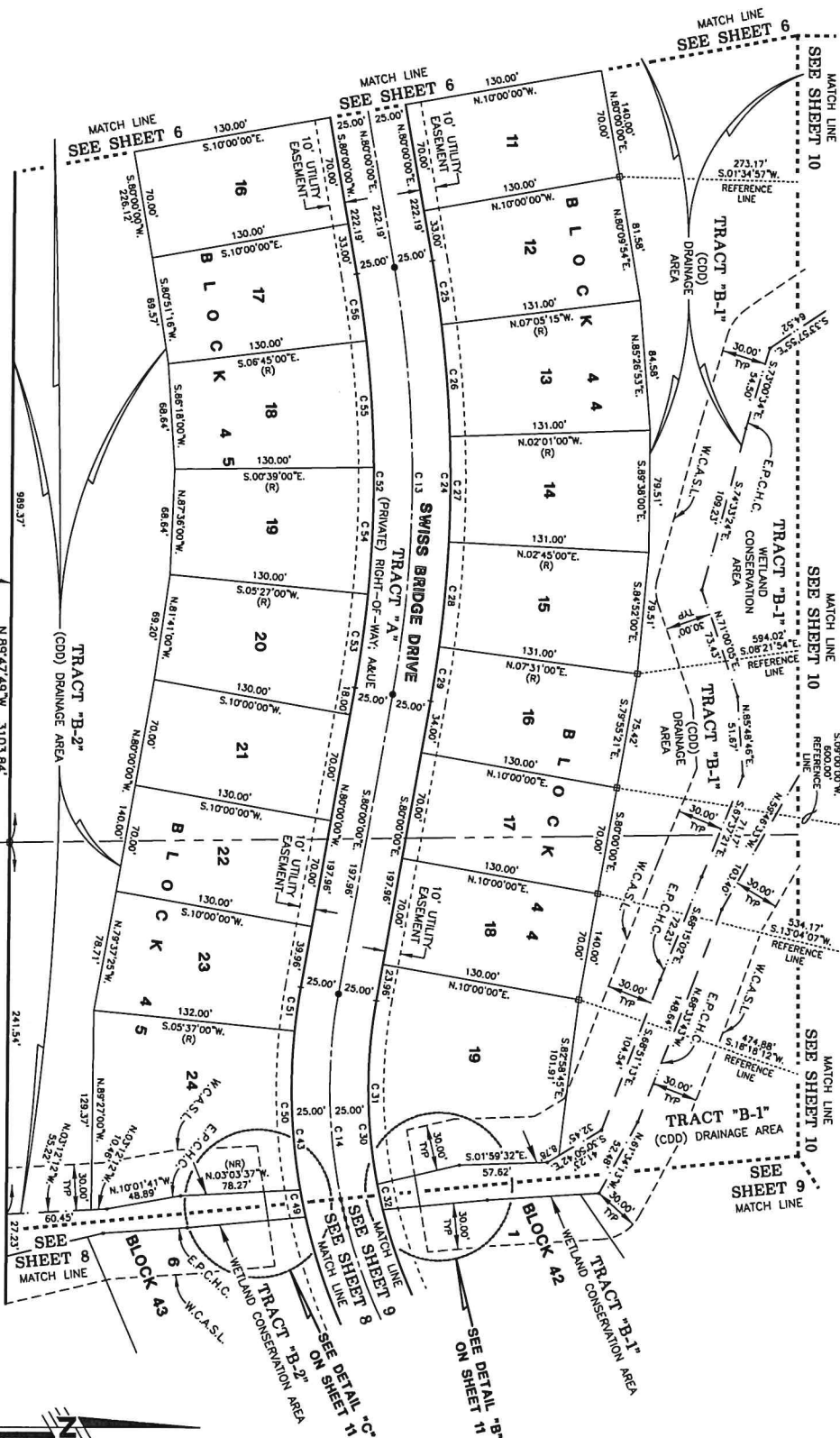
SEE SHEET 3 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
3010 W. Asch Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5300

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND

1. Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
2. Symbol \square indicates (P.R.M.) Official Permanent Reference Monument
3. Symbol \circ indicates (P.C.P.) Permanent Control Point 187778
4. (R) indicates radial line
5. (NR) - Reference Bearing
6. (R) - Reference Record Book
7. (TYP) - Typical
8. (E.P.C.H.C.) - Environmental Protection Commission of Hillsborough County Wetland Line
9. (W.C.A.S.L.) - Wetland Conservation Area Setback Line
10. (CDD) - Howstone Community Development District
11. (A.C.U.E.) - Access and Utility Easement

CURVE DATA TABLE

NO.	ROADIUS	DELTA	ARC	CHORD	BEARING
13	500.00	297.00	273.25	277.24	N.89°47'49"E
14	825.00	267.00	287.28	288.52	N.85°26'53"E
24	825.00	267.00	287.28	288.52	N.85°26'53"E
25	825.00	267.00	287.28	288.52	N.85°26'53"E
26	825.00	267.00	287.28	288.52	N.85°26'53"E
27	825.00	267.00	287.28	288.52	N.85°26'53"E
28	825.00	267.00	287.28	288.52	N.85°26'53"E
29	825.00	267.00	287.28	288.52	N.85°26'53"E
30	825.00	267.00	287.28	288.52	N.85°26'53"E
31	825.00	267.00	287.28	288.52	N.85°26'53"E

CURVE DATA TABLE

NO.	ROADIUS	DELTA	ARC	CHORD	BEARING
32	325.00	102.38	18.91	18.91	N.77°22'54"E
33	325.00	102.38	18.91	18.91	N.77°22'54"E
34	325.00	102.38	18.91	18.91	N.77°22'54"E
35	325.00	102.38	18.91	18.91	N.77°22'54"E
36	325.00	102.38	18.91	18.91	N.77°22'54"E
37	325.00	102.38	18.91	18.91	N.77°22'54"E
38	325.00	102.38	18.91	18.91	N.77°22'54"E
39	325.00	102.38	18.91	18.91	N.77°22'54"E
40	325.00	102.38	18.91	18.91	N.77°22'54"E
41	325.00	102.38	18.91	18.91	N.77°22'54"E

NOTE:
 Cardinal bearings where shown on this plat shall be assumed to have the same bearing as the bearing shown on the plat.
 NORTH - N.00°00'00"E.
 SOUTH - S.00°00'00"E.
 EAST - E.90°00'00"E.
 WEST - W.90°00'00"E.



SEE SHEET 2 OF 12 FOR DIMENSIONS NOTE

SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

AMERIPITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Alameda Street, Suite 150
 Tampa, FL 33609
 Phone (813) 215-9200

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

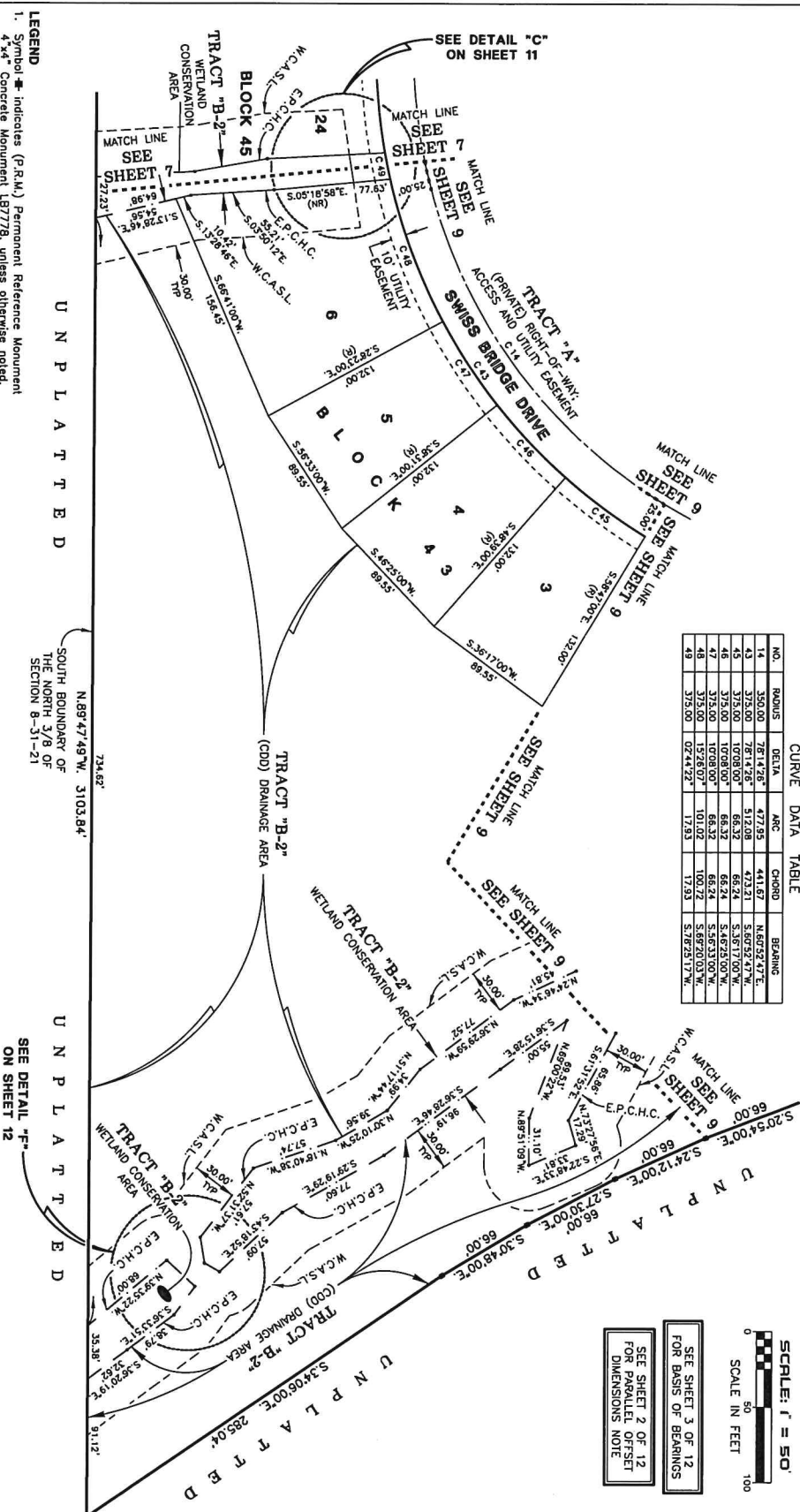
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
14	350.00	78°14'28"	477.95	441.67	N.69°52'47"E.
43	375.00	78°14'28"	512.08	473.21	S.60°52'47"W.
43	375.00	100°08'00"	68.32	68.24	S.81°17'00"W.
46	375.00	100°08'00"	68.32	68.24	S.81°17'00"W.
47	375.00	100°08'00"	68.32	68.24	S.81°17'00"W.
48	375.00	15°26'07"	101.02	100.72	S.69°20'03"W.
49	375.00	02°44'22"	17.93	17.93	S.78°23'17"W.



SCALE: 1" = 50'
 0 50 100
 SCALE IN FEET

SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE



- LEGEND**
1. Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \blacktriangle indicates (P.R.M.) unless otherwise noted
 3. Symbol \blacktriangle indicates (P.R.M.) unless otherwise noted
 4. \blacktriangle Concrete Monument, LB7778
 5. \blacktriangle Permanent Control Point, LB7778
 6. (R) indicates radial line
 7. (NR) indicates non-radial line
 8. RB - Reference Bearing
 9. O.R. - Official Records Book
 10. (TYP) - Typical
 11. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 12. W.C.A.S.L. - Wetland Conservation Area Setback Line
 13. (CDD) - Howlstone Community Development District

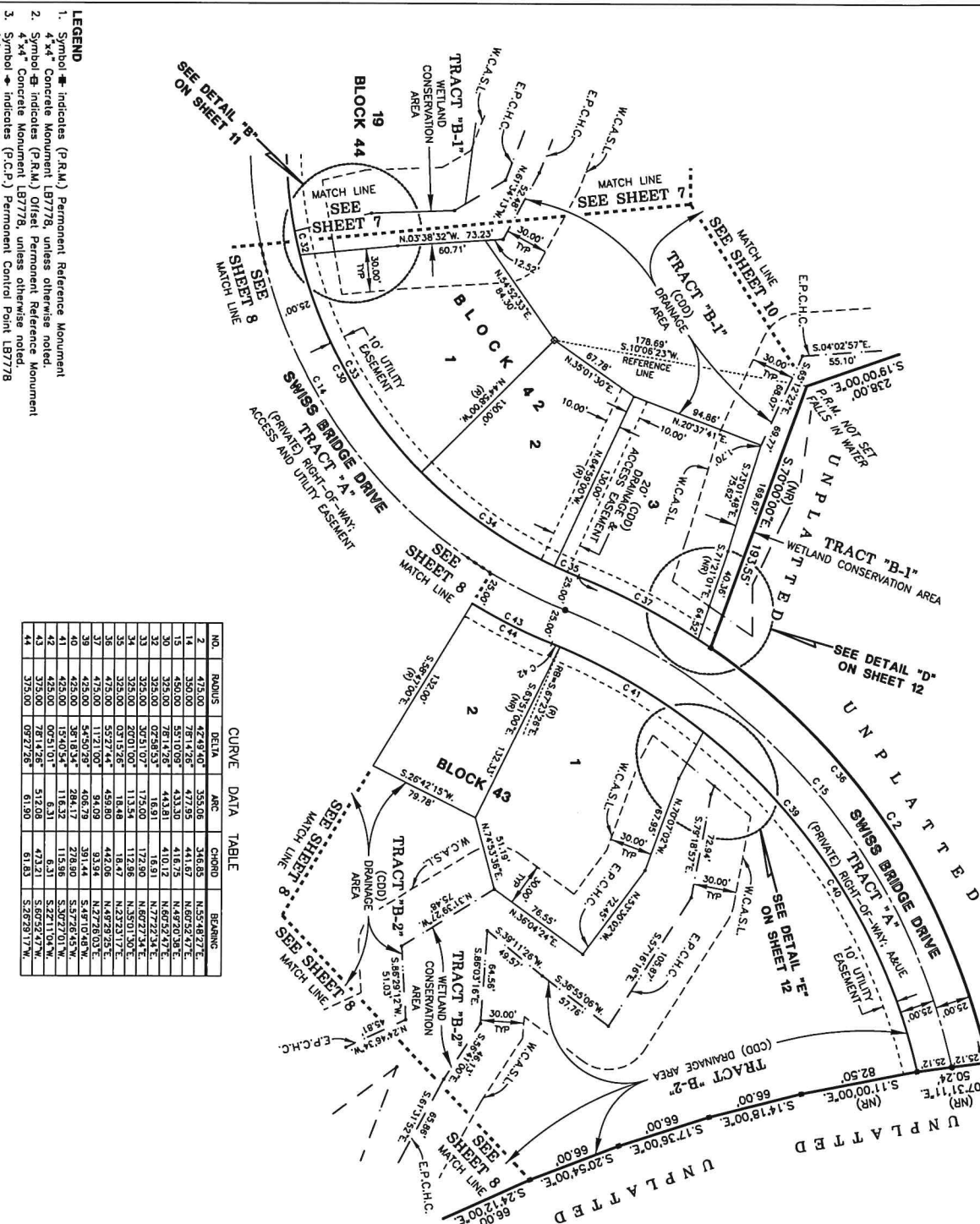
WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

AMERITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 Phone (813) 215-9300

SHEET 8 OF 12 SHEETS

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- 1. Symbol \star indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
 - 3. Symbol \odot indicates (P.C.P.) Permanent Control Point LB7778
 - 4. (R) indicates radial line
 - 5. (NR) indicates non-radial line
 - 6. (R) - Reference Bearing Line
 - 7. (NR) - Reference Records Book
 - 8. (TYP) - Typical Records Book
 - 9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
 - 11. (CDD) - Howlstone Community Development District
 - 12. A&U - Access and Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	475.00	47.8740°	355.06	318.88	N55°48'27"E
14	350.00	76.1426°	477.95	441.67	N69°20'38"E
15	450.00	59.1059°	433.50	418.75	N49°20'38"E
30	325.00	78.1426°	443.81	410.12	N69°20'38"E
32	325.00	07.5853°	18.91	18.91	N77°23'24"E
33	325.00	30.5107°	175.00	172.80	N80°27'34"E
34	325.00	03.1328°	113.54	112.98	N35°01'15"E
35	325.00	03.1328°	113.54	112.98	N46°29'25"E
36	475.00	59.2744°	459.80	442.06	N46°29'25"E
37	475.00	11.2100°	94.09	93.94	N27°26'03"E
39	425.00	54.5078°	406.78	391.44	S47°10'48"W
40	425.00	38.1834°	284.17	278.90	S37°26'15"W
41	425.00	15.4034°	118.32	115.98	S37°26'15"W
42	425.00	15.4034°	118.32	115.98	S27°10'48"W
43	375.00	76.1426°	512.61	473.21	S27°10'48"W
44	375.00	09.2728°	61.90	61.83	S26°29'17"W

WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SCALE: 1" = 50'

0 50 100
SCALE IN FEET

SEE SHEET 3 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
 LAND SURVEYING & MAPPING
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 3010 W. Ashok Street, Suite 150
 Tampa, FL 33609
 Phone (813) 221-5830

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

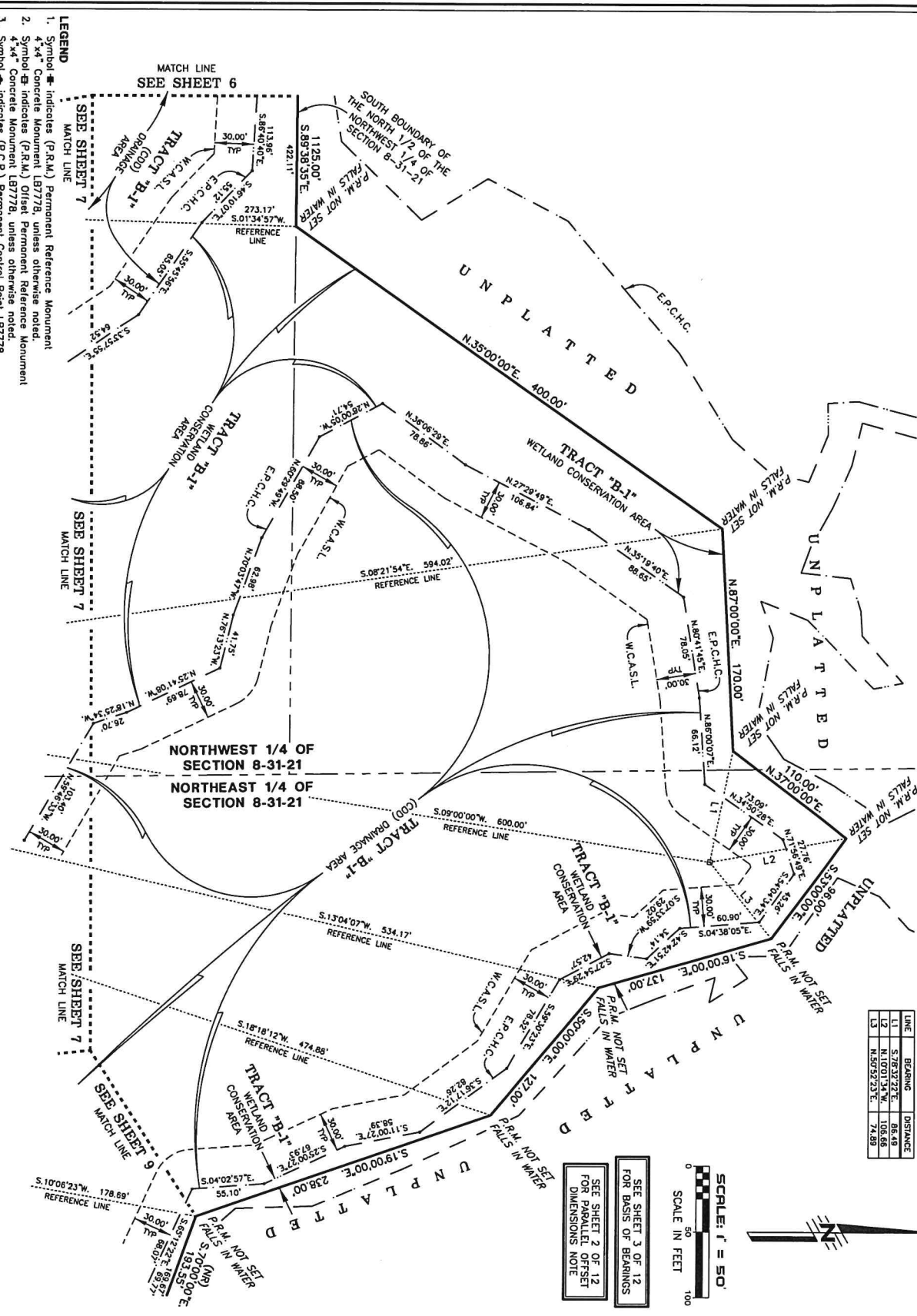
REFERENCE LINE TABLE

LINE	BEARING	DISTANCE
L1	S.89°23'23"E	88.60'
L2	N.100°13'41"W	108.66'
L3	N.87°27'23"E	74.89'



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE



- LEGEND**
1. Symbol # indicates (P.R.M.) Permanent Reference Monument
 2. Symbol * indicates (P.R.M.) Concrete Monument, unless otherwise noted.
 3. Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument
 4. Symbol ⊙ indicates (P.C.P.) Permanent Control Point, unless otherwise noted.
 5. (R) indicates radial line
 6. (NR) indicates non-radial line
 7. O.R. - Reference Bearing
 8. (TRP) - Typical
 9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
 11. (C.O.D.) - Howlstone Community Development District

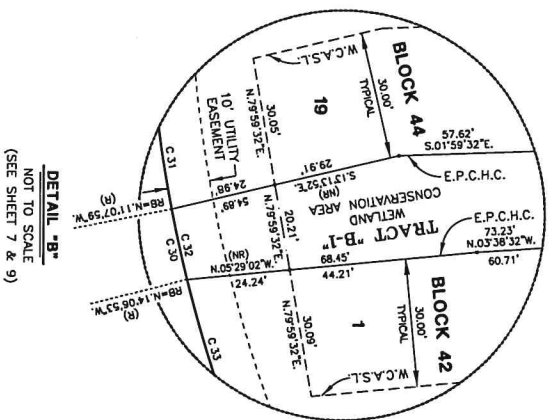
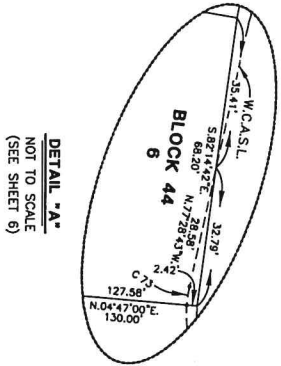
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FMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 2778
3010 W. Avoca Street, Suite 150
Tampa, FL 33609
PHONE (813) 223-5400

SHEET 10 OF 12 SHEETS

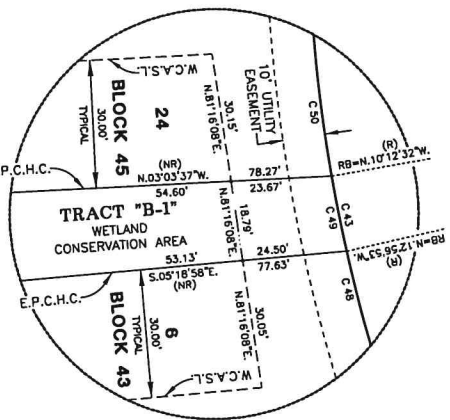
HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
30	325.00	78°14'26"	443.81	410.12	N.60°52'47"E
31	325.00	21°07'59"	119.87	119.20	N.89°28'00"E
32	325.00	02°58'53"	16.91	16.91	N.77°22'34"E
33	325.00	30°51'07"	175.00	172.90	N.60°27'34"E
43	375.00	78°14'26"	512.08	473.21	S.60°52'47"W
44	375.00	02°48'22"	17.93	18.02	S.87°20'03"W
48	375.00	02°48'22"	17.93	18.02	S.87°20'03"W
50	375.00	15°43'32"	103.58	103.25	S.07°42'14"W
73	30.00	08°28'34"	4.44	4.43	N.81°43'00"W



SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE



LEGEND

1. Symbol **#** indicates (P.R.M.) Permanent Reference Monument
2. Symbol **+** indicates (P.R.M.) unless otherwise noted
3. Symbol **+** indicates (P.C.P.) Permanent Control Point LB7778
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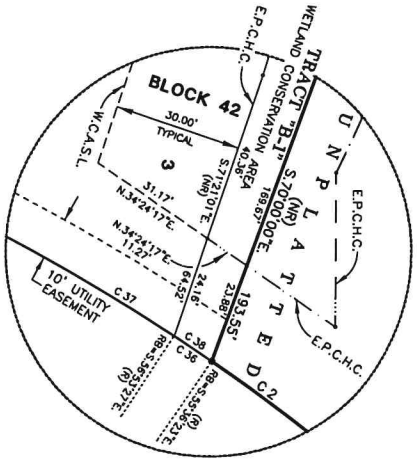
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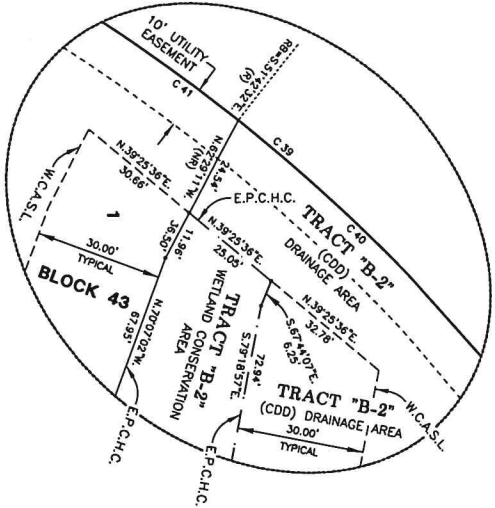
AMERITTY, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 221-5880

HINTON HAWKSTONE PHASE 1B

SECTION 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



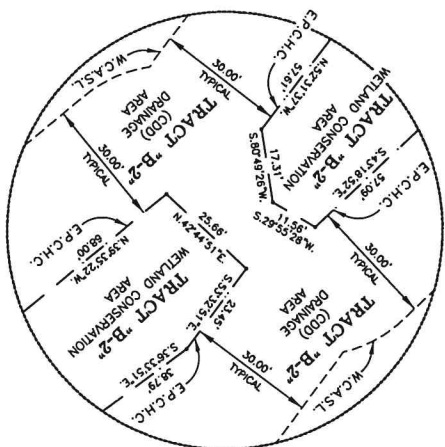
DETAIL "D"
NOT TO SCALE
(SEE SHEET 9)



DETAIL "E"
NOT TO SCALE
(SEE SHEET 9)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	475.00	42°48'40"	353.06	346.65	N.85°48'27"E
36	475.00	55°27'44"	459.80	442.06	N.87°28'25"E
37	475.00	11°21'00"	94.09	93.94	N.37°16'03"E
38	475.00	01°17'04"	10.65	10.65	N.33°45'05"E
39	475.00	54°50'29"	406.79	391.44	S.49°10'48"W
40	475.00	26°18'34"	294.17	278.80	S.57°28'45"W
41	475.00	13°40'54"	118.32	115.96	S.50°27'01"W

CURVE DATA TABLE



DETAIL "F"
NOT TO SCALE
(SEE SHEET 9)



SEE SHEET 3 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SEE SHEET 12 OF 12 SHEETS

LEGEND

1. Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
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AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number 18 2778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
Phone: (813) 245-5800



Hillsborough County
PUBLIC SCHOOLS

Preparing Students for Life

FINAL - Certificate of School Concurrency REVISED

Project Name	Hinton/Hawkstone Subdivision
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	5160
HCPS Project ID Number	SC-703
Parcel / Folio Number(s)	0884800000, 0885190000, 085190200, 0885290320, 0885290318, 0885290312, 0885290314, 0885290316, 0885290322, 0885340000
Project Location	12929 Hobson Simmons Road et al, Lithia
Dwelling Units & Type	571 Single-Family Detached
Applicant	JEN Florida 32, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	111	50	78		239

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the middle school Concurrency Service Areas (CSA's) serving this site and the adjacent middle school CSA's did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary platting process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Mitigation Developer Agreement (DA 20-1243), the terms of which were approved by the School Board on August 25, 2020 and the Hillsborough County BOCC on February 17, 2021. The Applicant contributed funds on October 14, 2021 in the amount of \$1,394,377.00 thereby satisfying the requirement to construct middle school seats to accommodate the proposed development as more particularly described therein.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
E: renee.kamen@hcps.net
P: 813.272.4083

October 15, 2021
Date Issued

School Board
Nadia T. Combs, Chair
Henry "Shake" Washington, Vice Chair
Lynn L. Gray
Stacy A. Hahn, Ph.D.
Karen Perez
Melissa Snively
Jessica Vaughn



Superintendent of Schools
Addison G. Davis

December 3, 2021

Hill Ward Henderson
ATTN: Kami Corbett, Esq.
101 E. Kennedy Blvd, Suite 3700
Tampa, FL 33602

RE: Hinton/Hawkstone Subdivision (SC-703) Final Certificate of School Concurrency

Dear Ms. Corbett:

The School District is in receipt of your request to transfer the Final Certificate of School Concurrency from Homes by West Bay, LLC to Jen Florida 32, LLC. This request is due to Homes by West Bay transferring its interest in the property encumbered by the Hinton/Hawkstone Proportionate Share Development Mitigation Agreement.

Enclosed is a revised Final Certificate of School Concurrency identifying the requested change. Should you have additional questions or concerns, please contact Renée M. Kamen, AICP at renee.kamen@hcps.net or 813-272-4083.

Regards,

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management
E: renee.kamen@hcps.net
P: 813-272-4083

Enclosure

cc: Lee Ann Kennedy, Development Services Department
Hillsborough County