

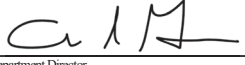
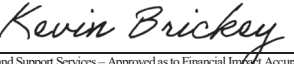
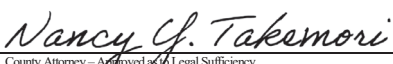


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date November 12, 2025

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: CDD 25-0843 PETITION TO MODIFY THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
			
10/28/2025		10/27/2025	
Deputy County Administrator		Department Director	
			
10/27/25		10/27/2025	
Business and Support Services - Approved as to Financial Impact Accuracy		County Attorney - Approved as to Legal Sufficiency	
Date		Date	

STAFF'S RECOMMENDED BOARD MOTION

Approve the modification of the Balm Grove Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur because of this petition.

Of the total of \$50,109,125 budgeted for CDD-qualified common area infrastructure development costs ("common costs") for the modification area, it is estimated that \$15,216,392 (or about 30%) of total development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur because of this petition.

BACKGROUND

On March 9, 2021 the Board of County Commissioners (Board) adopted Ordinance 21-8 establishing the Balm Grove Community Development District (CDD) and on July 26, 2022 the Board adopted Ordinance 22-20 amending the boundaries of the CDD. On May 19, 2025, the CDD petitioned Hillsborough County to modify further the boundaries of the District. The applicant's representative is Brian Lamb.

The area of expansion will be a net $\pm$ 221.57 acres, with 222.48 acres being added to the district and .91 acres (Folio 88698.0004) being removed from the CDD. The revised Balm Grove CDD will be $\pm$ 509.77 acres. It is generally located on the west and east side of Balm-Wimauma Road, south of County Road 672 and north of State Road 674 in Balm. See Attachment A for the proposed CDD's location. The new expanded CDD area will consist of the following folios:

77909.0100	77900.0100	77859.0025	77896.0928
77980.0106	77980.0108	77980.0110	77880.0210
77848.0708	88698.7500	88698.5000	88698.5550
88698.7510	88698.7201		

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

BACKGROUND - Continued:

The CDD expansion area is located within Planned Development (PD) zoning district PD 25-0744 and is identified as the Balm Parcel within the PD. The Balm Parcel permits a total of 1050 single family detached units (with minimum lot sizes of 4,400 sq. ft. with minimum lot widths of 40). It is anticipated the expanded CDD will contain 78 40' single-family detached lots, 810 50' single-family detached lots, and 49 60' single-family detached lots (for a total of 937 additional lots).

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

The petition identifies the total CDD-qualified common cost of improvements in the expansion area as being approximately \$50,109,125. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change.

Total proposed CDD-qualified common costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Description	<u>Current</u> <u>Area (a)</u>	<u>Expansion</u> <u>Area</u>	<u>Total</u> <u>Budget</u>
Water Management & Control	\$ 11,964,212	\$ 16,625,000	\$ 28,589,212
Water Supply	10,537,379	4,750,000	15,287,379
Sewer and Wastewater Management	8,156,691	7,600,000	15,756,691
Roads	7,618,688	5,937,500	13,556,188
Amenities/Landscape/Hardscape/ Irrigation	2,750,000	4,500,000	7,250,000
Undergrounding of Electric	593,540	1,250,000	1,843,540
Professional and Permitting Fees	599,691	4,141,250	4,740,941
Environmental Mitigation	84,000	750,000	834,000
Contingency	0	4,555,375	4,555,375
Total Project Costs	\$ 42,304,201	\$ 50,109,125	\$ 92,413,326

- (a) From the limited offering memorandum for the \$21,435,000 Special Assessment Bonds, Series 2022 (Series 2022 Project).

Financing Summary:

The intent of the Petitioner is to use a combination of long-term CDD bonds and owners equity to fund construction of all common area infrastructure improvements (the "Improvements") located within the CDD boundaries, which includes both the current assessment area and expansion area (the "expanded CDD area"). Such Improvements will directly benefit landowners within the CDD boundaries. There are no plans to issue short-term CDD bonds, which are CDD bonds repaid solely by the developer. Long-term CDD bonds ("A bonds") are repaid over a period of 30 years via annual assessments levied on the landowners, which at different points in the project's life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. The proposed expansion area consists of a net 221.57 acres, with 222.48 acres being added to the district and .91 acres (Folio 88698.0004) being contracted out of it. As part of the limited offering memorandum for the Petitioner's Special Assessment Bonds, Series 2022 (Series 2022 Project) (the "Series 2022 Bonds"), a development cost budget totaling \$42,304,201 was provided and consisted of projected cost estimates for the common or master area of the current CDD footprint. Common area infrastructure costs associated with the expansion area will increase the construction budget by an estimated \$50,109,125, of which \$15,216,392 is anticipated to be funded with proceeds from future CDD bond financings. The expansion area will contain 78 40' single-family detached lots, 810 50' single-family detached lots, and 49 60' single-family detached lots (for a total of 937 additional lots) with annual per-lot assessments projected to be

BACKGROUND - Continued:

between \$1,300 and \$1,950 per lot. Additionally, the District Manager has confirmed that assessment levels of existing assessment payors will not be adversely impacted by the expansion, if approved. This means that an assessed property cannot appear on multiple assessment rolls. A complete CDD financing summary, which reflects financing for the expansion area, follows. A separate financial review specific to the original CDD was provided previously.

Projected Inflows from Issuance of Bonds:	
Bond Proceeds (Par Amount)	\$ 19,580,000
Projected Uses of Funds Received:	
Construction of Improvements (1)	\$ 15,216,392
Capitalized Interest (~24 months)	2,349,600
Debt Service Reserve Fund	1,422,408
Underwriter's Discount (2% of Par)	391,600
Costs of Issuance	200,000
Total Projected Uses of Bond Proceeds	\$ 19,580,000

- (1) Total proposed project costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Lot Mix and Projected Assessments

The expanded CDD area will consist of approximately 78 40' single-family detached lots, 810 50' single-family detached lots, and 49 60' single-family detached lots (for a total of 937 additional lots) with annual per-lot assessments projected to be between \$1,300 and \$1,950 per lot.

The District will be managed by District Supervisors selected by qualified electors of the District. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided written consent to the expansion of the boundaries of the District by the landowners of the property to be included in the District.

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

The petition includes the following items required by Section 190.046 F.S. which addresses contraction and expansion of the CDD:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- The estimated costs of constructing the proposed services for the expansion area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the District boundaries.

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

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

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently

contiguous to be developable as one functional, interrelated community.

BACKGROUND - Continued:

- 4) That the creation of the expanded District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the expanded District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the expanded District is amenable to separate special district government.

Review Performed by County

No objections to the expansion of the CDD were raised by reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner and conducted a financial review of the Balm Grove CDD modification application. This review evaluated 1) the Applicant's compliance with the requirements of Florida Statutes Chapter 190, 2) the financial capacity of the Petitioner, who will be responsible for the development and operation of the CDD, and 3) the plan of finance for the CDD, including the issuance of bonds to finance eligible infrastructure. This review did not include determining the reasonableness of estimated infrastructure costs or a determination of which project costs are or are not eligible for reimbursement by the CDD and does not guarantee success of the project. Project financials reviewed were based on planned or anticipated performance rather than actual results, and as with any plan or strategy, some amount of risk is inherent and cannot be mitigated away.

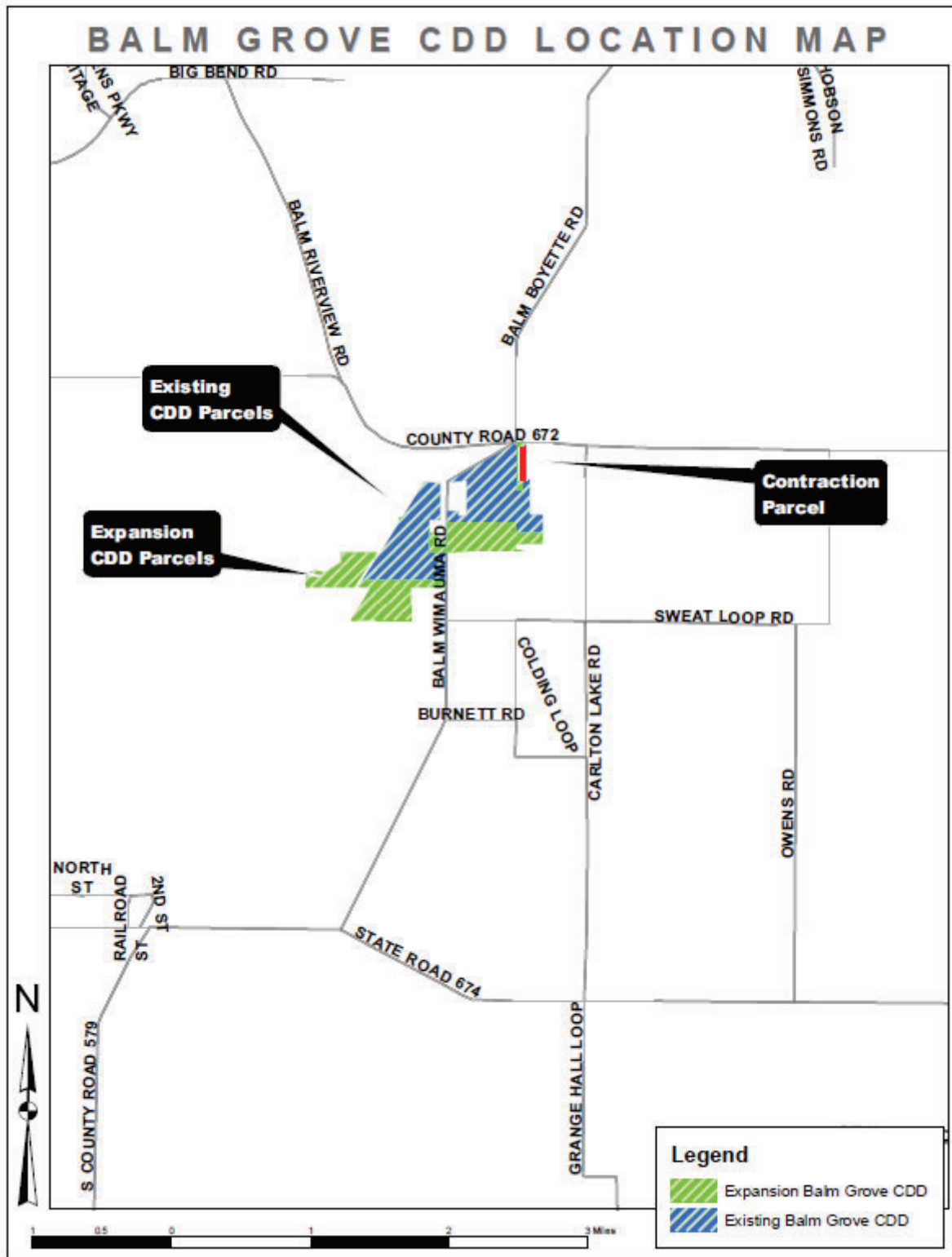
Review Performed by the District's Financial Consultant

The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information lies with the Petitioner and its finance team rather than with the County. The County's financial review is conducted for the purpose of evaluating whether the applicant has met and complied with the requirements of Florida Statute Chapter 190 with regard to the expansion of the CDD.

Role of the Underwriter

It is the underwriters' responsibility to identify investors to purchase the bonds issued by the CDD.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the expansion of a CDD.



ATTACHMENT B

CONSENT AND JOINDER OF LANDOWNER

The undersigned owns certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Balm Grove Community Development District ("Petitioner") intends to submit a petition to expand the boundaries of the Balm Grove Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that according to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Balm Grove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to expanding the Balm Grove Community Development District, which will include the Property within the lands as part of the Community Development District and agrees to execute any further documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or for three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide the subsequent purchaser or successor with the interest of all or any portion of the Property with a copy of this consent form and obtain, if required by Petitioner, consent to expand the Balm Grove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 9th day of May, 2025.

Feng Wu, Owner

Signature _____

Wingspan:

Print Name: _____

Witness:

Print Name _____

General Warranty Deed

Made this May 4, 2018 A.D. By Bung Le, a married man and Binh C. Le, a married man, hereinafter called the grantor, to Feng Wu and Hua Zou, whose post office address is: 10304 Holland Road, Riverview, Florida 33578-7614, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 3 of SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, according to the map or plat thereof as recorded in Plat Book 85, Page 39 of the Public Records of Hillsborough County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 077980.0106

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

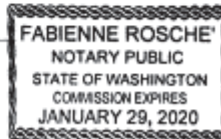
Signed, sealed and delivered in our presence:

✓ V. Gooden (Seal)
Witness Printed Name: V. Gooden
Bung Le
Address: 13414 65th Avenue West, Edmonds, Washington
98026-3244

✓ C Dawn Zwick (Seal)
Witness Printed Name: C Dawn Zwick
Binh C. Le
Address: 21900 38th Avenue West, Brier, Washington 98036

✓ State of Washington
County of Snohomish
The foregoing instrument was acknowledged before me this 26th day of April, 2018, by Bung Le and Binh C. Le, who is/are personally known to me or who has produced valid driver license as identification.

✓ Fabienne Rosche
Notary Public
Print Name: Fabienne Rosche
My Commission Expires: 01-29-2020



**CONSENT AND JOINDER OF LANDOWNER
TO THE EXPANSION OF THE BOUNDARIES OF THE BALM GROVE COMMUNITY
DEVELOPMENT DISTRICT**

The undersigned owns certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Balm Grove Community Development District ("Petitioner") intends to submit a petition to expand the boundaries of the Balm Grove Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that according to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Balm Grove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

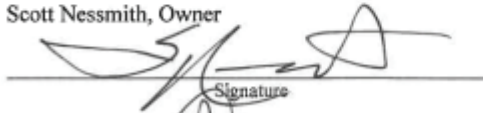
The undersigned hereby consents to expanding the Balm Grove Community Development District, which will include the Property within the lands as part of the Community Development District and agrees to execute any further documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or for three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide the subsequent purchaser or successor with the interest of all or any portion of the Property with a copy of this consent form and obtain, if required by Petitioner, consent to expand the Balm Grove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 19 day of April, 2025.

Scott Nessmith, Owner



Signature

Witness:  _____

Witness:  _____

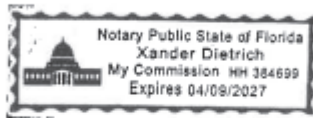
Print Name: Naitik Patel

Print Name: Raji Oza

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 19 day of April, 2025, by Scott Nessmeithn as owner. He/she is personally known to me or ☒ has produced Florida DL as identification.




NOTARY PUBLIC, STATE OF FLORIDA

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

This Warranty Deed

Made this 30th day of August, 2017 by Miria L. Chicke f/k/a Miria Hester, Trustee of The Hester Family Trust dated June 28, 2007 as Amended and Restated June 17, 2009, hereinafter called the Grantor, to Scott Nessmith, A Married Man, whose post office address is: 13212 Fox Way Trail, Riverview, FL 33579, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, viz:

That part of the SW 1/4 of the SE 1/4 of Section 26, Township 31 South, Range 20 East, Hillsborough County, Florida, lying South of the center line of an existing creek. More particularly described as: Beginning at the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 26 and run North along the West boundary thereof 525.00 feet more or less to the center line of existing creek; thence along the center line of said creek N 69°00'00" E 105.00 feet; thence N 78°20'00" E 281.00 feet; thence S 82°20'00" E 378.00 feet; thence N 59°00'00" E 291.00 feet; thence N 61°00'00" E 116.00 feet; thence N 51°26'50" E 304.94 feet, more or less to the East boundary of the SW 1/4 of the SE 1/4; thence S 00°07'30" W 967.00 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 26, thence N 89°55'20" W 1335.10 feet to the Point of Beginning being the same property as described in Official Records Book 4713, Page 1519, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH an easement for ingress and egress in common with others over and across the following described property:

(a) The East 30 feet of the SW 1/4 of the NE 1/4 of Section 26, Township 31 South, Range 20 East, lying South of Andrews Road;

(b) The East 30 feet of the NW 1/4 of the SE 1/4 of Section 26, Township 31 South, Range 20 East.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the East 15 feet of that portion of the said SW 1/4 of the SE 1/4 North of the centerline of the canal.

Parcel Identification Number: 077909-0100

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Theresa Genson

Witness: (Signature)

Print Name: Theresa Genson

Shannon S. Engelman

Witness: (Signature)

Print Name: Shannon S. Engelman

State of Illinois
County of Kankakee

The foregoing instrument was acknowledged before me this 30th day of August, 2017, by Miria L. Chicke, Trustee, who: [] is personally known to me or [Y] produced State ID as identification.

Shannon S. Engelman

NOTARY PUBLIC (Signature)

Print Name: Shannon S. Engelman

My Commission Expires:

Stamp/Seal: 1-11-2021

Incident to the issuance of title insurance.
WARRANTYDEED
REV. 4-14-15



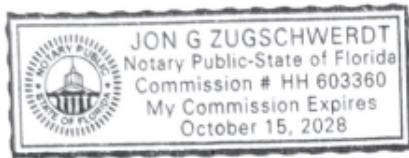
The Hester Family Trust dated June 28, 2007 as Amended and Restated June 17, 2009

Miria L. Chicke f/k/a Miria Hester, Trustee
By: Miria L. Chicke f/k/a Miria Hester, Trustee
1713 Oaktree Lane
Kankakee, IL 60901

STATE OF FLORIDA

COUNTY OF ALLENBOROUGH

The foregoing instrument was acknowledged before me this 1 day of MAY, 2025, by HOANG THI LE who is personally known to me ☐ or ☒ have produced FL DRIVER'S LICENSE as identification.




NOTARY PUBLIC, STATE OF FLORIDA

JON G. ZUGSCHWERDT
(Print, Type or Stamp Commissioned Name of
Notary Public)

This Instrument Prepared by:
Thomas S. Rutherford, Esquire
13153 N. Dale Mabry Highway
Tampa, FL 33618
(813) 265-4030

CONTINGENT LIFE ESTATE DEED

THIS INDENTURE made this 16th day of April, 2021, by and between **HOANG THI LE**, a single woman, as Grantor and whose address is 15213 Balm-Wimauma Rd., Wimauma, FL 33598, to **HOANG THI LE**, whose address is 15213 Balm-Wimauma Rd., Wimauma, FL 33598, as to a life estate and upon her death, the remainder to her daughters, **NGOC BICH LE**, **HONG VAN LE**, **THIEN KIM LE**, **THIEN AN LE**, and **THIEN LINH LE**, as Tenants in Common, having a mailing address of 15213 Balm-Wimauma Rd., Wimauma, FL 33598, hereinafter called the grantee.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and Love and Affection, and other valuable considerations, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece, or parcel of land, situated, lying and being in Hillsborough County, Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**THIS IS A FAMILY TRANSACTION CONTAINING NO MONETARY CONSIDERATION.
THIS IS AND WILL CONTINUE AS GRANTOR'S HOMESTEAD**

Reserving unto the grantor the full use, control, income and possession of the property for and during the remainder of the grantor's natural life, without any liability for waste, with full power and authority to the grantor to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without

1 

consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.

In witness whereof, the grantor signed this contingent life estate deed on the date indicated next to the grantor's signature.

GRANTOR:

Hoang Thi Le
HOANG THI LE

Date: *April 16, 2021*

WITNESSES:

[Signature]
Witness – Signature

Tatou
(Witness – Printed or Typed Name)

Thomas S. Rutherford
Witness – Signature

Thomas S. Rutherford
(Witness – Printed or Typed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Acknowledged before me on this *16th* day of *April*, 2021 by
HOANG THI LE by physical presence and not online and ☒ who are personally
known to me, or ☐ who produced the following identification: *NA* and
who personally appeared before me at the time of notarization and acknowledged signing
the foregoing document.

Thomas S. Rutherford
Notary Public



THOMAS S RUTHERFORD
Commission # GG 276852
Expires December 8, 2022
Bonded thru Budget Notary Services

(Notary Public – Printed or Typed Name)

Commission Expiration Date & Commission Number:
(SEAL)

*This Deed has been prepared without the benefit of a title search.
The legal description has been provided by Grantor.*

HL

Folio Number: #077900-0100
Pin# U-26-31-20-ZZZ-000003-18060.0

LEGAL DESCRIPTION: That part of the SE1/4 of the SE1/4 lying Northwest of SAL RR right of way, plus the existing common easement located on the line of the S 3/4 of the E 1/4, LESS an easement for ingress and egress on the S 30 feet of the SE 1/4 of the SE1/4 lying W of SAL RR right of way, Section 26, Township 31 South, Range 20 East, Hillsborough County, Florida.

HL

**CONSENT AND JOINDER OF LANDOWNER
TO THE EXPANSION OF THE BOUNDARIES OF THE BALM GROVE COMMUNITY
DEVELOPMENT DISTRICT**

The undersigned owns certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Balm Grove Community Development District ("Petitioner") intends to submit a petition to expand the boundaries of the Balm Grove Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that according to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Balm Grove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to expanding the Balm Grove Community Development District, which will include the Property within the lands as part of the Community Development District and agrees to execute any further documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or for three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide the subsequent purchaser or successor with the interest of all or any portion of the Property with a copy of this consent form and obtain, if required by Petitioner, consent to expand the Balm Grove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 1st day of May, 2025.

Yaoqi Zhang, Owner

Signature

Witness: _____

Witness: _____

Print Name: _____

Print Name: _____

Feng Wu, Owner

Signature

Witness: _____

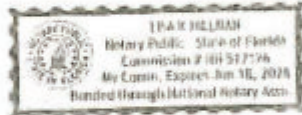
Print Name: Lise K Hillman

Witness: Janelle Smith

Print Name: Janelle Smith

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 9 day of May,
2025, by Feng Wu as Owners who ☒ personally known to me
or ☐ has produced _____ as identification.



Signature

NOTARY PUBLIC, STATE OF FLORIDA

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

**CONSENT AND JOINDER OF LANDOWNER
TO THE EXPANSION OF THE BOUNDARIES OF THE BALM GROVE COMMUNITY
DEVELOPMENT DISTRICT**

The undersigned owns certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Balm Grove Community Development District ("Petitioner") intends to submit a petition to expand the boundaries of the Balm Grove Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that according to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Balm Grove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

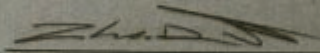
The undersigned hereby consents to expanding the Balm Grove Community Development District, which will include the Property within the lands as part of the Community Development District and agrees to execute any further documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or for three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide the subsequent purchaser or successor with the interest of all or any portion of the Property with a copy of this consent form and obtain, if required by Petitioner, consent to expand the Balm Grove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 17 day of April, 2025.

Yaoqi Zhang, Owner


Signature

Witness: Jill Sharp

Witness: Alexis Johnson

Print Name: Jill Sharp

Print Name: Alexis Johnson

Feng Wu, Owner

Signature

Witness: _____

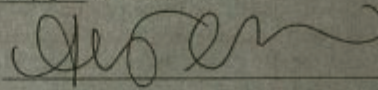
Witness: _____

Print Name: _____

Print Name: _____

STATE OF ~~FLORIDA~~ Alabama ^{V.2}
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 17 day of April,
2025, by Yaodi Zhang as Owners who ☐ personally known to me
or ☐ has produced Drivers License as identification.



NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Alabama ^{V.2}



Alexis Johnson

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

Prepared by and return to:

Reid Legal Solutions, P.A.
120 E. 4th Avenue, Suite B-2
Mount Dora, FL 32757
(321) 234-2478
File Number: 20-500.007
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of December, 2020 between Paul Wong and Thuy Wong, husband and wife, whose post office address is 4127 Sunridge Road, Pebble Beach, CA 93953, Grantors, and Yaoqi Zhang, a married person, whose post office address is 2414 Heritage Drive, Opelika, AL 36804, and Feng Wu, a married person, whose post office address is 10304 Holland Road, Riverview, FL 33578, Grantees, as tenants in common:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida to-wit:

Lot 4 and Lot 5 of Sweat Farms Platted Subdivision, according to the map or plat thereof recorded in Plat Book 85, Page 39 of the Public Records of Hillsborough County, Florida.

Folio Nos.: 77980.0108 and 77980.0110

Parcel Identification Nos.: U-36-31-20-64S-000000-00004.0 and U-36-31-20-64S-000000-00005.0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever, as tenants in common.

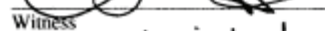
And the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020.

In Witness Whereof, grantors have hereunto set grantors' hands and seals the day and year first above written.

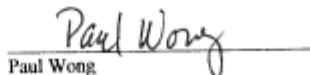
Signed, sealed and delivered in our presence:


Witness

Printed Name: Kevin Joseph Beckman


Witness

Printed Name: Lani Headley


Paul Wong

[Signature]

Witness

Printed Name: Kevin Joseph Beckman

Witness

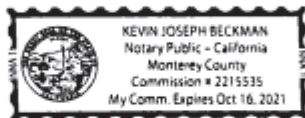
Printed Name: Lori Headley

State of California

County of Monterey

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of December, 2020 by Paul Wong and Thuy Wong who ☐ are personally known or ☒ have produced A Drivers License as identification.

[Seal]



[Signature]
Thuy Wong

[Signature]
Notary Public
Print Name: Kevin Joseph Beckman
My Commission Expires: Oct - 16, 2021

**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 16 day of APRIL, 2025 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas J. Dister, who, after being duly sworn, depose and say:

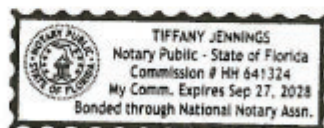
1. Affiant, Nicholas J. Dister, an individual, is an Officer of Eisenhower Property Group LLC.
2. Eisenhower Property Group LLC, a Florida Limited Liability Company, owns the property described above, located in Hillsborough County, Florida, with Parcel IDs 077859-0025, 077896-0928, 077880-0210, 088698-7510, 088698-5000, and 088968-5550.
3. Affiant Nicholas Dister hereby represent that he has full authority to execute all documents and instruments on behalf of Eisenhower Property Group LLC, a Florida limited liability company, relating to the Petition before the Hillsborough County Board of County Commissioners, Florida, to expand the boundaries of the Balm Grove Community Development District (the "the District").
4. The Property described above represents all the real property to be included in the proposed expansion of the CDD.
5. Affiant, Nicholas J. Dister, on behalf of Balm Grove, LLC, a Florida Limited Liability Company, as the sole owners of the Property in the capacity described above, hereby consent to the proposed boundary expansion of the CDD.

FURTHER, AFFIANT SAYETH NOT.



Eisenhower Property Group LLC
By: Nicholas J. Dister - Officer

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of APRIL, 2025, Nicholas J. Dister as Officer of Eisenhower Property Group LLC. He/she ☒ is personally known to me, or ☐ has produced has identification.





NOTARY PUBLIC, STATE OF FLORIDA
TIFFANY JENNINGS
(Print, Type or Stamp Commissioned Name of
Notary Public)

This Instrument Prepared by
and Returned to:
Spencer Fane LLP
Attention: Josh Podolsky
201 North Franklin Street
Suite 2150
Tampa, Florida 33602

CONSIDERATION: \$102,272.00

RESERVED FOR CLERK

WARRANTY DEED AND EASEMENT RESERVATION

THIS WARRANTY DEED AND EASEMENT RESERVATION is made this
⁹ day of August, 2024, by TAMPA ELECTRIC COMPANY, a Florida corporation,
whose address is 702 North Franklin Street, Tampa, Florida 33602 ("Grantor"), to
EISENHOWER PROPERTY GROUP, L.L.C., a Florida limited liability company, whose
address is 111 South Armenia Avenue, Tampa, Florida 33609 ("Grantee").

WITNESSETH: That Grantor for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, conveys and confirms unto Grantee all that certain real property situate
in Hillsborough County, Florida, more particularly described on **Exhibit "A,"** attached
hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto
belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever, subject to an easement
as depicted on **Exhibit "B,"** attached hereto and made a part hereof, hereby reserved in favor
of Grantor for the construction, maintenance, operation, repair, replacement, and removal of
aboveground and underground electric and telecommunications lines, poles and facilities,
and all necessary aboveground and underground facilities and appurtenances thereto.
Grantor shall promptly repair any damage to the land, or any other property not owned by
Grantor, caused by or in connection with Grantor exercising the foregoing easement rights,
and Grantor shall restore such land to the condition existing before such damage. Grantor
shall cooperate with Grantee's development of such land in connection with Grantor's
exercise of the foregoing easement, which cooperation of Grantor shall include, without
limitation, relocation of any aboveground or underground electric and telecommunications
lines, poles, and facilities within said land as necessary or desirable to accommodate
development of the land by Grantee and/or its successors or assigns. To the extent Grantee
(or such successor and/or assign) requests the relocation of any such lines, poles, pipes and/or
facilities, such relocation shall be at Grantee's (or such successor's and/or assign's) expense.

Notwithstanding the above reservation of easement in favor of Grantor, Grantee, upon prior written approval from Grantor, shall have the right to install utilities, storm pipe and structures, and construct one or more roadways within the easement area.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants specially the title to the Property and will defend the same against the lawful claims of all persons arising by, under or through Grantor and none other; and that the Property is free of all encumbrances except those shown in the public records.

[remainder of page left blank – signature page and exhibits follow]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

TAMPA ELECTRIC COMPANY, a
Florida corporation

By: *Chip S. Whitworth*
Name: Chip S. Whitworth
Title: Vice President, Electrical Delivery

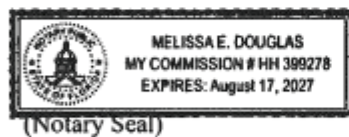
Signed, sealed and delivered in our presence:

Joseph H. Williams
Witness Name Printed: Joseph H. Williams
702 North Franklin Street
Tampa, FL 33602

Ashley Sanford
Witness Name Printed: Ashley Sanford
702 North Franklin Street
Tampa, FL 33602

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of August, 2024, by Chip S. Whitworth, as Vice President, Electrical Delivery, of Tampa Electric Company, a Florida corporation, on behalf of the corporation. He is ☒ personally known to me or ☐ produced a driver's license as identification.



MELISSA E. DOUGLAS
Notary Public
Printed Name: MELISSA E. DOUGLAS
My Commission Expires:
My Commission Number:

Exhibit A

**BALM GROVE WEST
TAMPA ELECTRIC COMPANY CROSSING PARCEL 1B**

DESCRIPTION: A parcel of land lying in Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the (Public) right-of-way for BLUE PEARL AVENUE, according to the plat of BALM GROVE WEST, as recorded in Plat Book 145, Pages 290 through 320 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Westerly boundary of said BALM GROVE WEST, S.32°13'08"W., 23.57 feet; thence N.89°44'14"W., 58.93 feet to a point on the Westerly boundary of Tampa Electric Company Property, as recorded in Official Records Book 5289, Page 660, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the Tampa Electric Company Property, N.32°13'08"E., 99.15 feet to a point on the North boundary of the Southwest 1/4 of the aforesaid Section 25; thence continue N.32°13'08"E., 18.71 feet; thence S.89°44'14"E., 147.46 feet to a point on the aforesaid Westerly boundary of said BALM GROVE WEST; thence along said Westerly boundary of BALM GROVE WEST, the following three (3) courses: 1) S.32°13'31"W., 16.80 feet; 2) along the aforesaid North boundary of the Southwest 1/4 of Section 25, S.89°42'24"W., 89.07 feet; 3) S.32°13'08"W., 76.47 feet to the **POINT OF BEGINNING**.

Containing 0.165 acres, more or less.

AND

**BALM GROVE WEST
TAMPA ELECTRIC COMPANY CROSSING PARCEL 2**

DESCRIPTION: A parcel of land lying in Section 26, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the (Public) right-of-way for VIOLET FLAME AVENUE, according to the plat of BALM GROVE WEST, as recorded in Plat Book 145, Pages 290 through 320 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run

thence along the Westerly boundary of said BALM GROVE WEST, S.32°13'14"W., 23.57 feet; thence N.89°44'14"W., 117.86 feet to a point on the Westerly boundary of Tampa Electric Company Property, as recorded in Official Records Book 5289, Page 660, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the Tampa Electric Company Property, N.32°13'14"E., 117.86 feet; thence S.89°44'14"E., 88.19 feet to a point on the aforesaid Westerly boundary of BALM GROVE WEST; thence along said Westerly boundary of BALM GROVE WEST, the following three (3) courses: 1) S.32°13'08"W., 11.89 feet; 2) S.00°15'07"W., 47.54 feet; 3) S.32°13'14"W., 26.37 feet to the **POINT OF BEGINNING.**

Exhibit B

**BALM GROVE WEST
TAMPA ELECTRIC COMPANY CROSSING PARCEL 1B**

DESCRIPTION: A parcel of land lying in Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the (Public) right-of -way for BLUE PEARL AVENUE, according to the plat of BALM GROVE WEST, as recorded in Plat Book 145, Pages 290 through 320 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Westerly boundary of said BALM GROVE WEST, S.32°13'08"W., 23.57 feet; thence N.89°44'14"W., 58.93 feet to a point on the Westerly boundary of Tampa Electric Company Property, as recorded in Official Records Book 5289, Page 660, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the Tampa Electric Company Property, N.32°13'08"E., 99.15 feet to a point on the North boundary of the Southwest 1/4 of the aforesaid Section 25; thence continue N.32°13'08"E., 18.71 feet; thence S.89°44'14"E., 147.46 feet to a point on the aforesaid Westerly boundary of said BALM GROVE WEST; thence along said Westerly boundary of BALM GROVE WEST, the following three (3) courses: 1) S.32°13'31"W., 16.80 feet; 2) along the aforesaid North boundary of the Southwest 1/4 of Section 25, S.89°42'24"W., 89.07 feet; 3) S.32°13'08"W., 76.47 feet to the **POINT OF BEGINNING**.

Containing 0.165 acres, more or less.

AND

**BALM GROVE WEST
TAMPA ELECTRIC COMPANY CROSSING PARCEL 2**

DESCRIPTION: A parcel of land lying in Section 26, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the (Public) right-of -way for VIOLET FLAME AVENUE, according to the plat of BALM GROVE WEST, as recorded in Plat Book 145, Pages 290 through 320 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run

thence along the Westerly boundary of said BALM GROVE WEST, S.32°13'14"W., 23.57 feet; thence N.89°44'14"W., 117.86 feet to a point on the Westerly boundary of Tampa Electric Company Property, as recorded in Official Records Book 5289, Page 660, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the Tampa Electric Company Property, N.32°13'14"E., 117.86 feet; thence S.89°44'14"E., 88.19 feet to a point on the aforesaid Westerly boundary of BALM GROVE WEST; thence along said Westerly boundary of BALM GROVE WEST, the following three (3) courses: 1) S.32°13'08"W., 11.89 feet; 2) S.00°15'07"W., 47.54 feet; 3) S.32°13'14"W., 26.37 feet to the **POINT OF BEGINNING.**

Prepared by and Return To:

Bayshore Title, a division of LandCastle Title Group, LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY812405032

For Documentary Stamp Tax purposes the
consideration is \$1,200,000.00

Doc Stamp: \$8,400.00

APN/Parcel ID(s): 088698-5000 & 088698-5550

WARRANTY DEED

THIS WARRANTY DEED made and executed July 17, 2024, by **South County Land and Homes LLC, a Florida limited liability company**, and having its principal place of business at 20507 Hobbs Road, Wimauma, FL 33598, hereinafter called the grantor, to **Eisenhower Property Group L.L.C., a Florida limited liability company** whose post office address is 111 S Armenia, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Hillsborough, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

WARRANTY DEED
(continued)

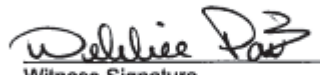
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature
Jonathan Ross Fiddelke

Print Name

Address: 3431 Henderson Blvd.
Tampa, FL 33609


Witness Signature

Debbie Park
Print Name

Address: 3431 Henderson Blvd.
Tampa, FL 33609

South County Land and Homes LLC, a Florida
limited liability company

BY: 
Paul W. Urbanek
Manager

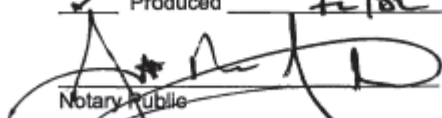
BY: 
Jessica A. Urbanek
Manager

Address: 20507 Hobbs Road
Wimauma, FL 33598

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Paul W. Urbanek and Jessica A. Urbanek, Managers of South County Land and Homes LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this 17th day of July, 2024, by means of ☒ physical presence or ☐ online notarization, this day and acknowledged the due execution of the foregoing instrument.

☒ Personally known to me
Produced FL ID as identification.


Notary Public

My Commission Expires:

(SEAL)



JONATHAN ROSS FIDDELKE
Notary Public
State of Florida
Comm# HH225785
Expires 3/12/2026

EXHIBIT "A"
Legal Description

The East 160.0 feet of the West 220.0 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida. LESS right-of-way for State Road #672.

AND

The East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4, less S.R. No. 672 right-of-way, and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida

Less and Except that portion conveyed by Warranty Deed recorded August 20, 2008 in Official Records Book 18816, Page 918, of the Public Records of Hillsborough County, Florida.

Prepared by and return to:
Philip K. Clarke, Esq.
Kass Shuler, P.A.
P.O. Box 800
Tampa, Florida 33601-0800

_____[space above line for recording information]_____

WARRANTY DEED

THIS WARRANTY DEED is made the 8th day of May, 2018, by **SHELLEY LAKES MINE, INC.**, a Florida corporation (the "Grantor") whose mailing address is P.O. Box 306 Balm, FL 33503 and **EISENHOWER PROPERTY GROUP, L.L.C.**, a Florida limited liability company (the "Grantee") whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, FL 33609.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the Grantee, all of the Grantor's right, title and interest in and to that certain property (the "Property") situate in Balm, Hillsborough County, Florida, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Folio ID Nos: 088698-0000, 088698-0200, 088698-5551, 088698-7800, 088698-9500, 088698-9510, 088718-0050, 088718-0100, 077970-0000, 088698-7000, 088698-7510, 088698-7700, and 088707-0000.

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described Property, with all improvements thereon, unto Grantee in fee simple forever.

AND the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims and demands of all persons whatsoever, subject to a mortgage from Shelley Lakes Mines, Inc., a Florida corporation to James Edward Nettles, III dated August

18, 2008, and recorded in O.R. Book 18816, Page 921, Public Records of Hillsborough County, Florida, as to Parcel 5 only.

WHEREVER used in this Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed the date first stated above.

SHELLEY LAKES MINE, INC.
a Florida corporation

Witnesses:

Sign: [Signature]
Print Name: Philip K. Clarke

[Signature]
By: Reginald Joyner
Its: President

Sign: [Signature]
Print Name: Brandy Mayer

STATE OF FLORIDA }
COUNTY OF Hillsborough }

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of May, 2018, by Reginald Joyner in his capacity as President of Shelley Lakes Mine, Inc. Such individual is personally known to me or has produced FL D/L # J560-738-45-056-0 as identification and did not take an oath.

[NOTARY SEAL]



DAVID AGSTER
Commission # GG 115888
Expires June 18, 2021
Bonded Third Budget Notary Service

[Signature]
NOTARY PUBLIC, STATE OF Florida
Print Name: David Agster
Commission Number: GG 115888
My Commission Expires: 06/18/2021

EXHIBIT A

PARCEL 1:

The East 15 feet of the West 405 feet of the North 1/3 of the North ¼ of the West ¼ of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 105 feet of the West 495 feet of the South ½ of the North 2/3 of the North ¼ of the West ¼ of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:

The East 15 feet of the West 390 feet of the North 1/3 of the North ¼ of the West ¼ of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South ½ of the North 2/3 of the North ¼ of the West ¼ of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:

The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North ¼ of the West ¼ less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South ½ of the North 2/3 of the North ¼ of the West ¼ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:

The North 330 feet of the South 1369.87 feet of the North ¼ of the West ¼ of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2689.36 feet of the North ¼ of the West ¼ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:

The East 140 feet of the West 375 feet of the Northwest ¼ of the Northwest ¼ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:

The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North ¼ of the West ¼, Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:

The NW ¼ of the NW ¼ of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 feet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW ¼ of the NW ¼ lying North of Sweat Loop Road.

PARCEL 8:

The West 768 feet of the North 545 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:

The South $\frac{1}{4}$ of the South $\frac{1}{3}$ of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North $\frac{3}{4}$ of Section 30, Township 31 South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.

Also, except:

Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S $00^{\circ}05'47''$ W 3829.11 feet, thence S $89^{\circ}21'01''$ E 305.00 feet to the Point of Beginning, thence S $00^{\circ}05'47''$ W 279.00 feet, thence S $89^{\circ}21'01''$ E 148.16 feet, thence N $00^{\circ}05'47''$ E 294.00 feet, thence N $89^{\circ}21'01''$ W 148.16 feet, thence S $00^{\circ}05'47''$ W 15.00 feet to the Point of Beginning.

AND LESS ROAD RIGHT OF WAY

PARCEL 11:

The North $\frac{1}{2}$ of South $\frac{1}{2}$ of the South $\frac{1}{3}$ of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South $\frac{1}{4}$ of the South $\frac{1}{3}$ of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:

Commence at the NW corner of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, thence S $87^{\circ}43'48''$ E, 30.07 feet; thence S $00^{\circ}05'47''$ W, 3523.30 feet to the Point of Beginning, thence S $89^{\circ}21'01''$ W, 375.52 feet; S $00^{\circ}05'47''$ W, 290.00 feet; thence N $89^{\circ}21'01''$ W, 375.52 feet; thence N $00^{\circ}05'47''$ E, 290.00 feet to the Point of Beginning.

PARCEL 12:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{3}$ of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North $\frac{3}{4}$ of the West $\frac{1}{4}$, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South $\frac{1}{4}$ of the South $\frac{1}{3}$ of the North $\frac{1}{4}$ of the West $\frac{1}{4}$, of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{3}$ of the North $\frac{1}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{3}$ of the North $\frac{1}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North $\frac{1}{4}$ of the West $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:

The East 300 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING:

Those portions contained in Warranty Deeds recorded in O.R. Book 25266, page 1448 and O.R. Book 25299, Page 1717, Public Records of Hillsborough County, Florida.

Prepared by and Return To:

Bayshore Title, a division of LandCastle Title Group, LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY812404037

For Documentary Stamp Tax purposes the
consideration is \$975,000.00

Doc Stamp: \$6,825.00

APN/Parcel ID(s):

U-25-31-20-ZZZ-000003-17940.
1 (Folio: 077880-0210)

WARRANTY DEED

THIS WARRANTY DEED dated August 13, 2024, by **Hoang Thi Le**, hereinafter called the grantor, to **Eisenhower Property Group, L.L.C.**, a Florida limited liability company, whose post office address is 111 S. Armenia Avenue, Suite 201, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

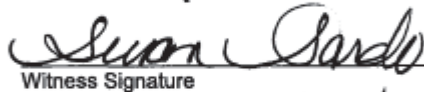
WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature
Jonathan Ross Fiddelke
Print Name

Address: 3431 Henderson Blvd.
Tampa, FL 33609


Witness Signature
Susan Sardo
Print Name

Address: 3431 Henderson Blvd.
Tampa, FL 33609

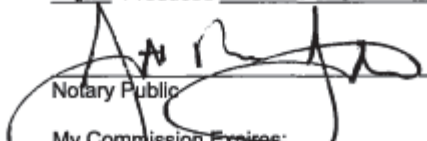

Hoang Thi Le

Address: 15213 BALU WENAWKA RD.
WENAWKA, FL 33598

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Hoang Thi Le personally appeared before me this 13 day of August, 2024, by means of ☒ physical presence or ☐ online notarization, this day and acknowledged the due execution of the foregoing instrument.

☒ Personally known to me
☐ Produced FL ID as identification.


Notary Public
My Commission Expires: 3/12/2026

(SEAL)



JONATHAN ROSS FIDDELKE
Notary Public
State of Florida
Comm# HH225765
Expires 3/12/2026

EXHIBIT "A"
Legal Description

The West 317.47' of the North 350' of the South 700' of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 31 South, Range 20 East, Also the North 30' of the South 380' of the East 1/2 of the Northeast 1/4 of the Southwest 1/2 of Section 25, Township 31 South, Range 20 East, Less the West 317.45' thereof and Less the East 30' thereof in use as road right of way.

The North 175.00 feet of the South 350.00 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida, Less the East 30.00 feet thereof in use as road right of way.

The South 175.00 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County Florida, Less the East 30.00 feet thereof in use as road right of way.

**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 16 day of APRIL, 2025 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas J. Dister, who, after being duly sworn, depose and say:

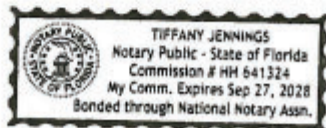
1. Affiant, Nicholas J. Dister, an individual, is an Officer of Balm Grove LLC.
2. Balm Grove LLC, a Florida Limited Liability Company, owns the property described above, located in Hillsborough County, Florida, with Parcel IDs 088698-7500, 077848-0708, and 088698-7201.
3. Affiant Nicholas Dister hereby represent that he has full authority to execute all documents and instruments on behalf of Balm Grove LLC, a Florida limited liability company, relating to the Petition before the Hillsborough County Board of County Commissioners, Florida, to expand the boundaries of the Balm Grove Community Development District (the "the District").
4. The Property described above represents all the real property to be included in the proposed expansion of the CDD.
5. Affiant, Nicholas J. Dister, on behalf of Balm Grove, LLC, a Florida Limited Liability Company, as the sole owners of the Property in the capacity described above, hereby consent to the proposed boundary expansion of the CDD.

FURTHER, AFFIANT SAYETH NOT.



Balm Grove LLC
By: Nicholas J. Dister - Officer

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of APRIL, 2025, Nicholas J. Dister as Officer of Balm Grove LLC. He/she ☒ is personally known to me, or ☐ has produced has identification.





NOTARY PUBLIC, STATE OF FLORIDA
TIFFANY JENNINGS
(Print, Type or Stamp Commissioned Name of
Notary Public)

Prepared by, record and return to:
Robert L. Barnes, Jr., Esquire
Robert L. Barnes, Jr., P.L.
111 S. Armenia Ave., Ste. 202
Tampa, Florida 33609

QUIT CLAIM DEED

THIS INDENTURE is made this 28 day of September, 2020, by and between **Shelley Lakes Mine, Inc.**, a dissolved Florida corporation, whose mailing address is: P.O. Box 598, Balm FL 33503 ("Grantor") and **Balm Grove, LLC**, a Florida limited liability company, whose mailing address is: 111 South Armenia Ave, Suite 201, Tampa, FL 33609 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, lawful money of the United State of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all the right, title, interest and claim of Grantor in and to the following described land in Hillsborough County, Florida, to-wit:

See Exhibit "A."

The above-described property is not the homestead property of the Grantor.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, and its successors and assigns, forever.

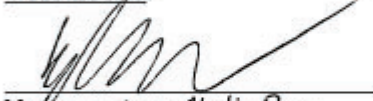
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

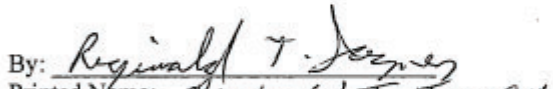
GRANTOR:

WITNESSES:

Shelly Lakes Mine, Inc.,
a dissolved Florida corporation


Name: Zachary Abadi-Brown


Name: Gabriel Osorio

By: 
Printed Name: Reginald T. Joyner
Title: President

(Notary paragraph intentionally appears on next page.)

{A0233040.DOC}

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of September, 2020, by Reginald J. Jumper, as the President of **Shelley Lakes Mine, Inc.**, a dissolved Florida corporation, on behalf of the company, (check one) ☐ who is personally known to me or ☒ who has produced a FL DL as identification.



NOTARY PUBLIC

John Satterfield

(Print, Type or Stamp Name)

My Commission Expires: 03/21/2024



Exhibit A"

All property lying and being in Hillsborough County, Florida, as follows:

1. Section 19, Township 31 South, Range 21 East;
2. Section 30, Township 31 South, Range 21 East;
3. Section 31, Township 31 South, Range 21 East;
4. Section 24, Township 31 South, Range 20 East;
5. Section 25, Township 31 South, Range 20 East; and
6. Section 36, Township 31 South, Range 20 East.

Prepared by, record and return to:

Robert L. Barnes, Jr., Esquire
Robert L. Barnes, Jr., P.L.
111 S. Armenia Ave., Ste. 202
Tampa, Florida 33609

QUIT CLAIM DEED

THIS INDENTURE is made this 26 day of September, 2020, by and between **Shelley Lakes Mine, Inc.**, a dissolved Florida corporation, whose mailing address is: P.O. Box 598, Balm FL 33503 ("Grantor") and **Balm Grove, LLC**, a Florida limited liability company, whose mailing address is: 111 South Armenia Ave, Suite 201, Tampa, FL 33609 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, lawful money of the United State of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all the right, title, interest and claim of Grantor in and to the following described land in Hillsborough County, Florida, to-wit:

See Exhibit "A."

The above-described property is not the homestead property of the Grantor.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

WITNESSES:

Shelly Lakes Mine, Inc.,
a dissolved Florida corporation

Name: Zachary Abbot-Brown

By: Reginald T. Joyner
Printed Name: Reginald T. Joyner
Title: President

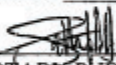
Name: Gabriel Osorio

(Notary paragraph intentionally appears on next page.)

{A0233040.DOC}

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of September, 2020, by Reginald J. Jumper, as the President of **Shelley Lakes Mine, Inc.**, a dissolved Florida corporation, on behalf of the company, (check one) ☐ who is personally known to me or ☒ who has produced a FL DL as identification.


NOTARY PUBLIC

John Satterfield
(Print, Type or Stamp Name)

My Commission Expires: 03/21/2024



Exhibit A"

All property lying and being in Hillsborough County, Florida, as follows:

1. Section 19, Township 31 South, Range 21 East;
2. Section 30, Township 31 South, Range 21 East;
3. Section 31, Township 31 South, Range 21 East;
4. Section 24, Township 31 South, Range 20 East;
5. Section 25, Township 31 South, Range 20 East; and
6. Section 36, Township 31 South, Range 20 East.

Prepared by and Return To:

Bayshore Title, a division of LandCastle Title Group, LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY812404079

For Documentary Stamp Tax purposes the
consideration is \$350,000.00

Doc Stamp: \$2,450.00

APN/Parcel ID(s):

U-30-31-21-ZZZ-000004-48320.
0 (Folio: 088698-7500)

WARRANTY DEED

THIS WARRANTY DEED dated JUNE 24, 2024, by Jacky E. Lewis, hereinafter called the grantor, to **Balm Grove, LLC, a Florida limited liability company**, whose post office address is 111 S Armenia Avenue, Ste. 201, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple and Easement forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature
Jonathan Ross Fiddelke
Print Name

Address: 3431 Henderson Blvd
Tampa, FL 33609


Witness Signature
Susan Sardo
Print Name

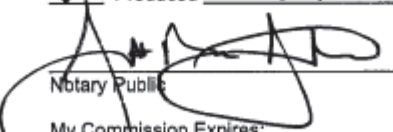
Address: 3431 Henderson Blvd
Tampa, FL 33609


Jacky E. Lewis
Address: PO Box 37, Balm, FL 33503

STATE OF FLORIDA
COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Jacky E. Lewis personally appeared before me this 26th day of June, 2024, by means of [] physical presence or [] online notarization, this day and acknowledged the due execution of the foregoing instrument.

☒ Personally known to me
☐ Produced FLDL as identification.


Notary Public
My Commission Expires:

(SEAL)



JONATHAN ROSS FIDDELKE
Notary Public
State of Florida
Comm# HH225785
Expires 3/12/2026

EXHIBIT "A"
Legal Description

Commence at the NW corner of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; thence South 87°43'48" East, 30.07 feet; thence South 00°05'47" West, 3523.30 feet to the Point of Beginning; thence South 89°21'01" East, 375.52 feet; thence South 00°05'47" West, 290.00 feet; thence North 89°21'01" West, 375.52 feet; thence North 00°05'47" East, 290.00 feet to the Point of Beginning.

Together with a 15 foot wide common Ingress-Egress easement over and across the following described lands:

Commence at the Northwest corner of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; thence South 87°43'48" East, 15.06 feet to the Point of Beginning; thence South 00°05'47" West, 3813.30 feet; thence North 89°21'01" West, 15.00 feet; thence North 00°05'47" East, 3813.72 feet to the Point of Beginning.

ATTACHMENT C

ORDINANCE NO. 25 - _____

AN ORDINANCE AMENDING ORDINANCE NO. 22-20 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District (the "District") was created by Hillsborough County Ordinance No. 21-8, approved by the Hillsborough County Board of County Commissioners (the "County") on March 9, 2021, as amended by Ordinance No. 22-20, approved by the County on July 26, 2022, and encompasses 288.2 acres, more or less; and

WHEREAS, the District has petitioned the County to adopt an ordinance amending the District boundaries pursuant to Chapter 190, Florida Statutes, to expand the boundaries by adding approximately 222.48 acres to the District as described in attached Exhibit "A" (the "Expansion Area"), and to contract the boundaries by removing approximately .91 acres from the District as described in attached Exhibit "B" (the "Contraction Area"); and

WHEREAS, the owners of the Expansion Area have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the owners of the Contraction Area have consented in writing to the exclusion of such property from within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the real property described per parcel in Exhibit "A" and removing the real property described per parcel in Exhibit "B", to designate all of the real property described in Exhibit "C" as land within the District, for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit "C", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025, AS FOLLOWS: SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct; and
3. the amendment to the boundaries of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan; and
4. the area of land within the amended boundaries of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area within the amended boundaries that the District will serve; and
6. the proposed community development services and facilities to be provided by the District within the amended boundaries will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area within the Expansion Parcel that will be served by the District is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No. 22-20 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes, and

2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(b), Florida Statutes; and

3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. BOUNDARY AMENDMENT. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. The area of land described in the attached Exhibit "B" is hereby removed from the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "C," encompassing 509.769 acres, more or less, is now designated as land within the District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 21-8, as amended by County Ordinance 22-20 shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

Adopted this ____ day of _____, 2025.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

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

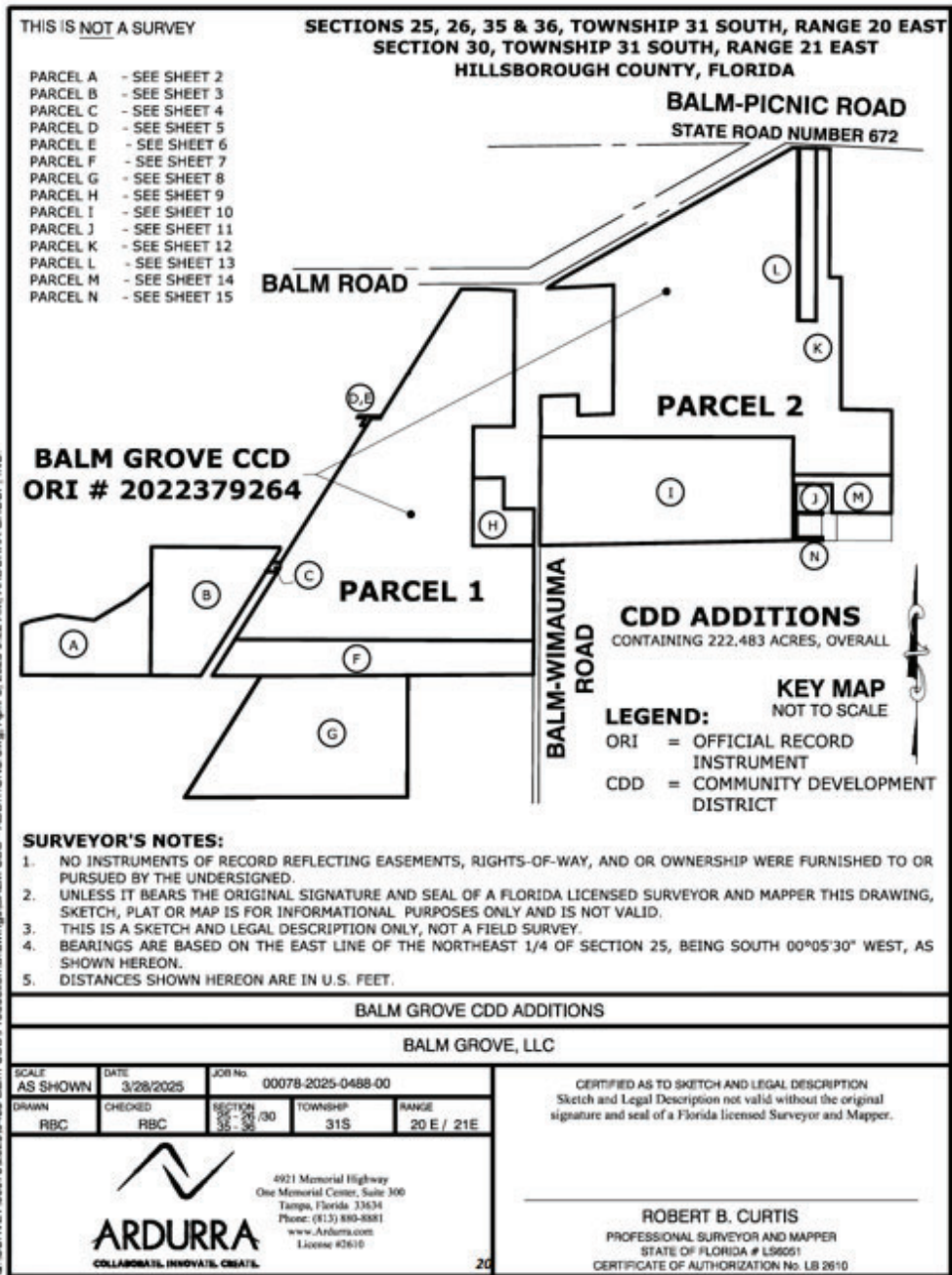
BY: _____

Deputy Clerk

APPROVED BY COUNTY ATTORNEY

BY: _____
Senior Assistant County Attorney
Approved as to form and legal sufficiency.

Exhibit A
Expansion Area



Sheet 1 of 15

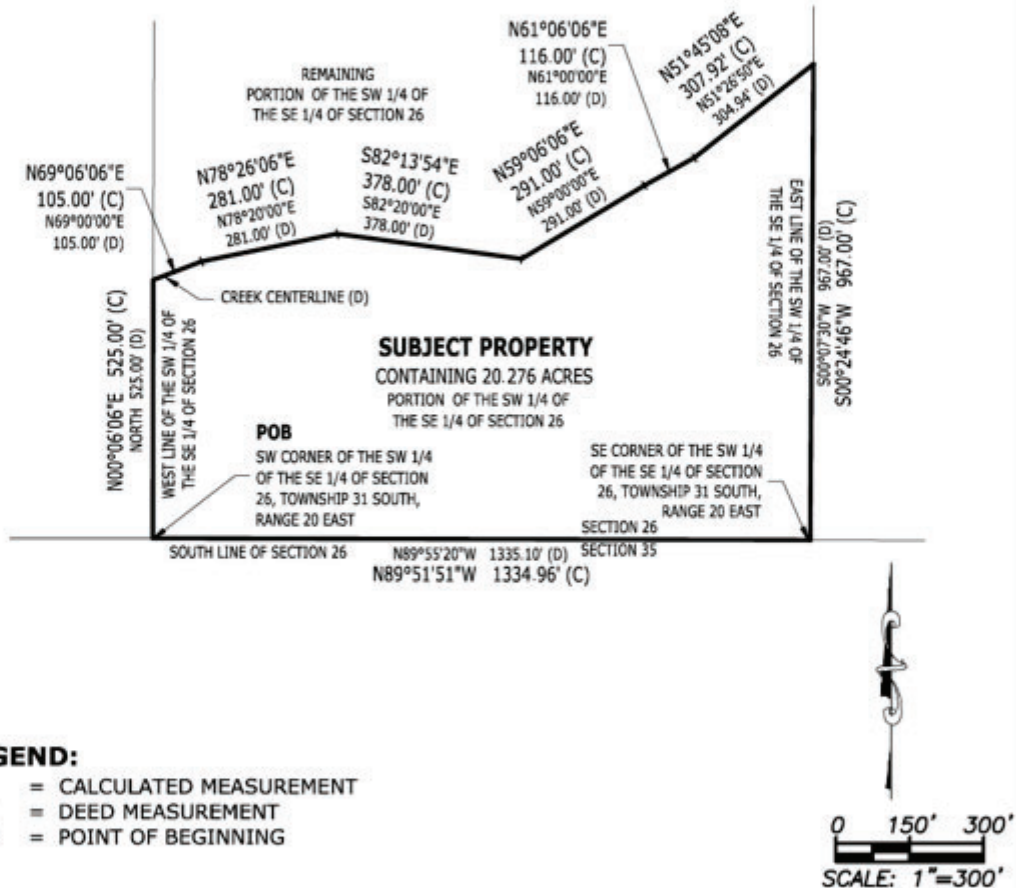
THIS IS NOT A SURVEY

PARCEL A

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL A

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET; THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61°00'00" E 116.00 FEET; THENCE N 51°26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



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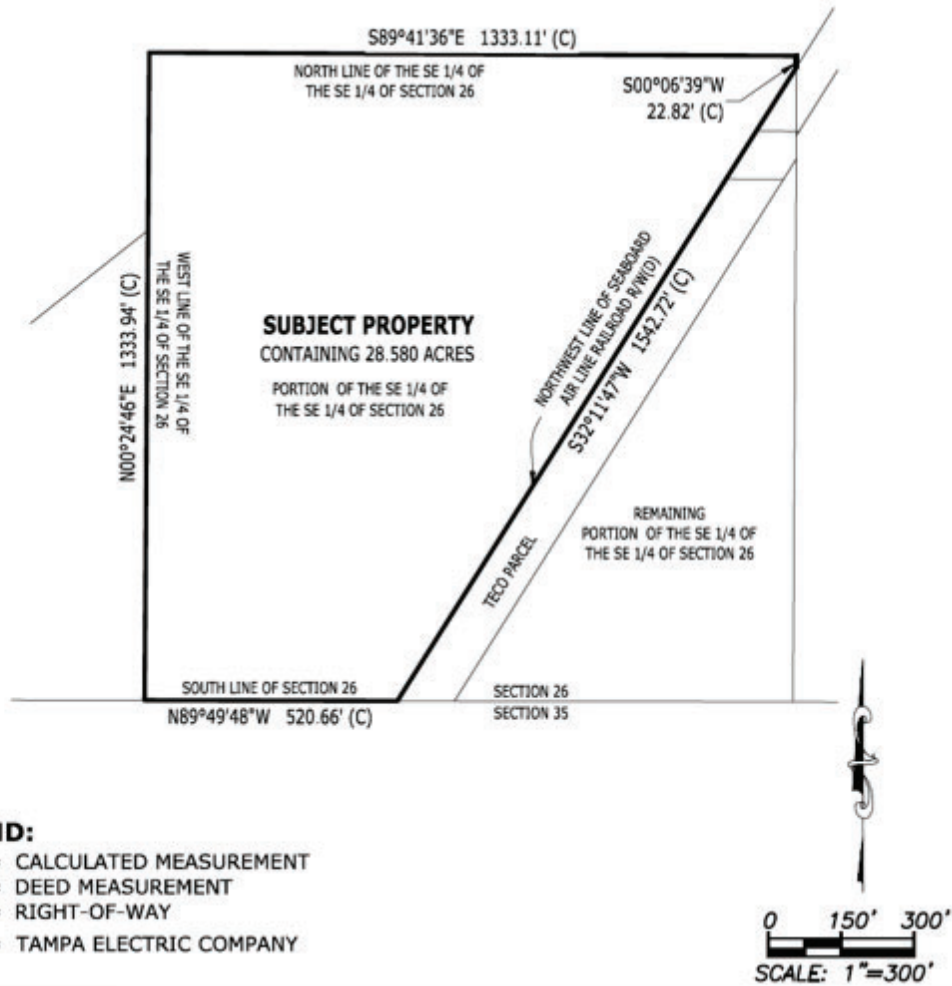
THIS IS NOT A SURVEY

PARCEL B

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL B

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.



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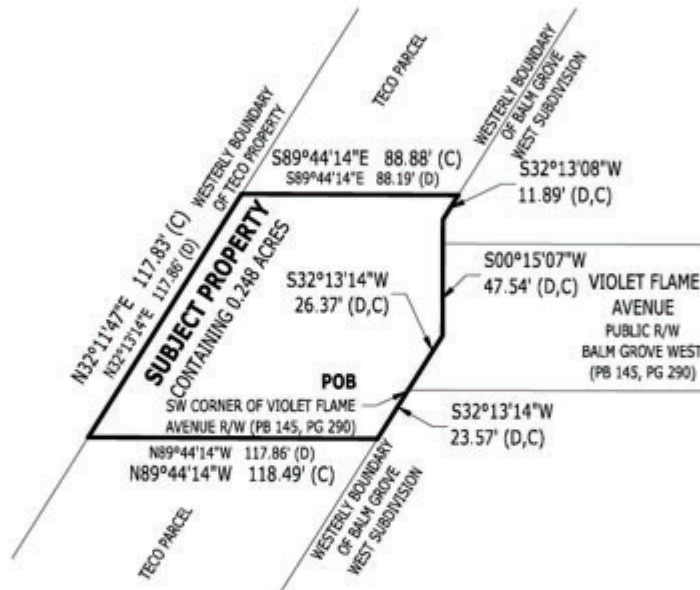
PARCEL C

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL C

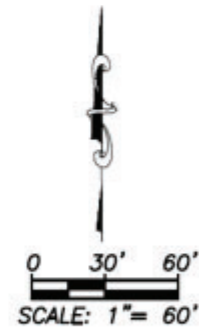
A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.



LEGEND:

- (C) = CALCULATED MEASUREMENT
- (D) = DEED MEASUREMENT
- PB = PLAT BOOK
- PG = PAGE OR PAGES
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- TECO = TAMPA ELECTRIC COMPANY



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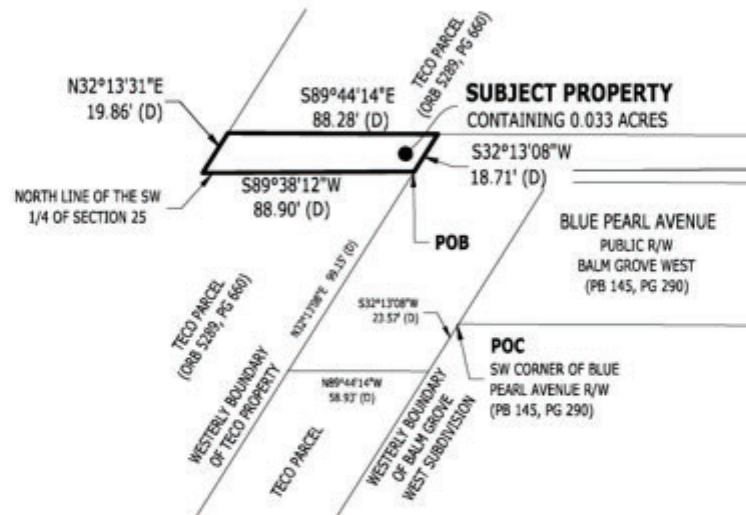
THIS IS NOT A SURVEY

PARCEL D

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL D

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.



LEGEND:

- (D) = DEED MEASUREMENT
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- PG = PAGE OR PAGES
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
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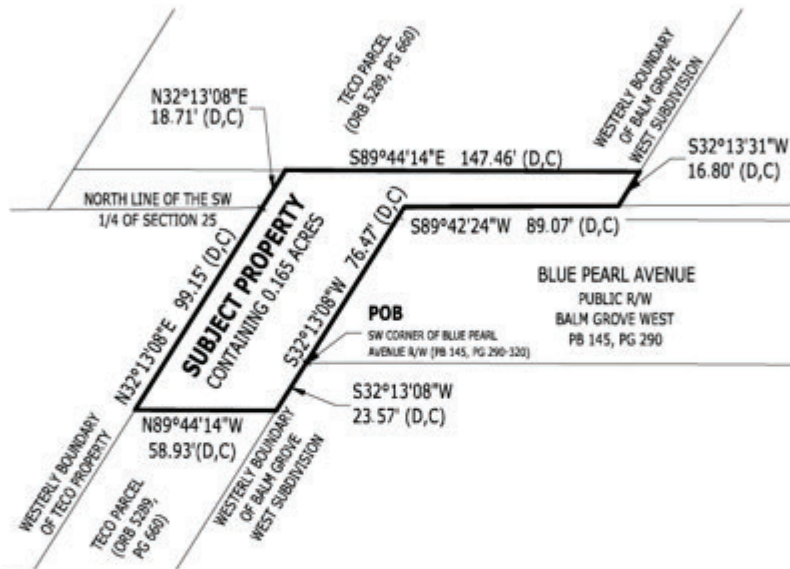
THIS IS NOT A SURVEY

PARCEL E

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL E

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.



LEGEND:

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- (D) = DEED MEASUREMENT
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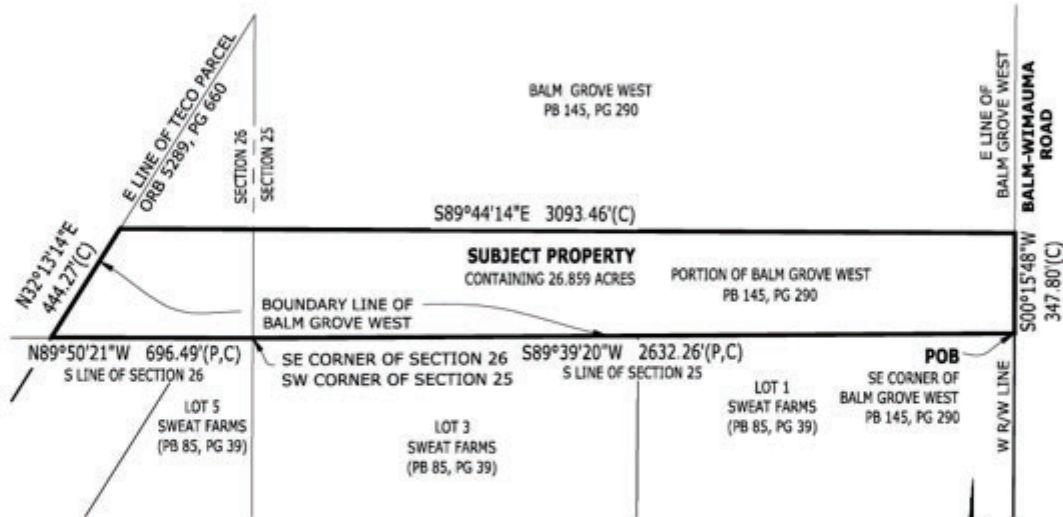
THIS IS NOT A SURVEY

PARCEL F

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL F

A PARCEL OF LAND BEING A PORTION OF BALM GROVE WEST ACCORDING TO PLAT BOOK 145, PAGE 290 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25 AND 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHEAST CORNER OF BALM GROVE WEST ACCORDING TO PLAT BOOK 145, PAGE 290 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID BALM GROVE WEST THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°39'20" WEST, A DISTANCE OF 2,632.26 FEET; (2) NORTH 89°50'21" WEST, A DISTANCE OF 696.49 FEET; (3) NORTH 32°13'14" EAST, A DISTANCE OF 444.27 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 89°44'14" EAST, A DISTANCE OF 3,093.46 FEET TO THE EAST LINE OF SAID BALM GROVE WEST; THENCE ALONG SAID EAST LINE, SOUTH 00°15'48" WEST, A DISTANCE OF 347.80 FEET TO THE POINT OF BEGINNING.



LEGEND:

- (C) = CALCULATED MEASUREMENT
- (P) = PLAT MEASUREMENT
- PB = PLAT BOOK
- PG = PAGE OR PAGES
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- TECO = TAMPA ELECTRIC COMPANY

0 250' 500'
SCALE: 1"=500'

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PARCEL G

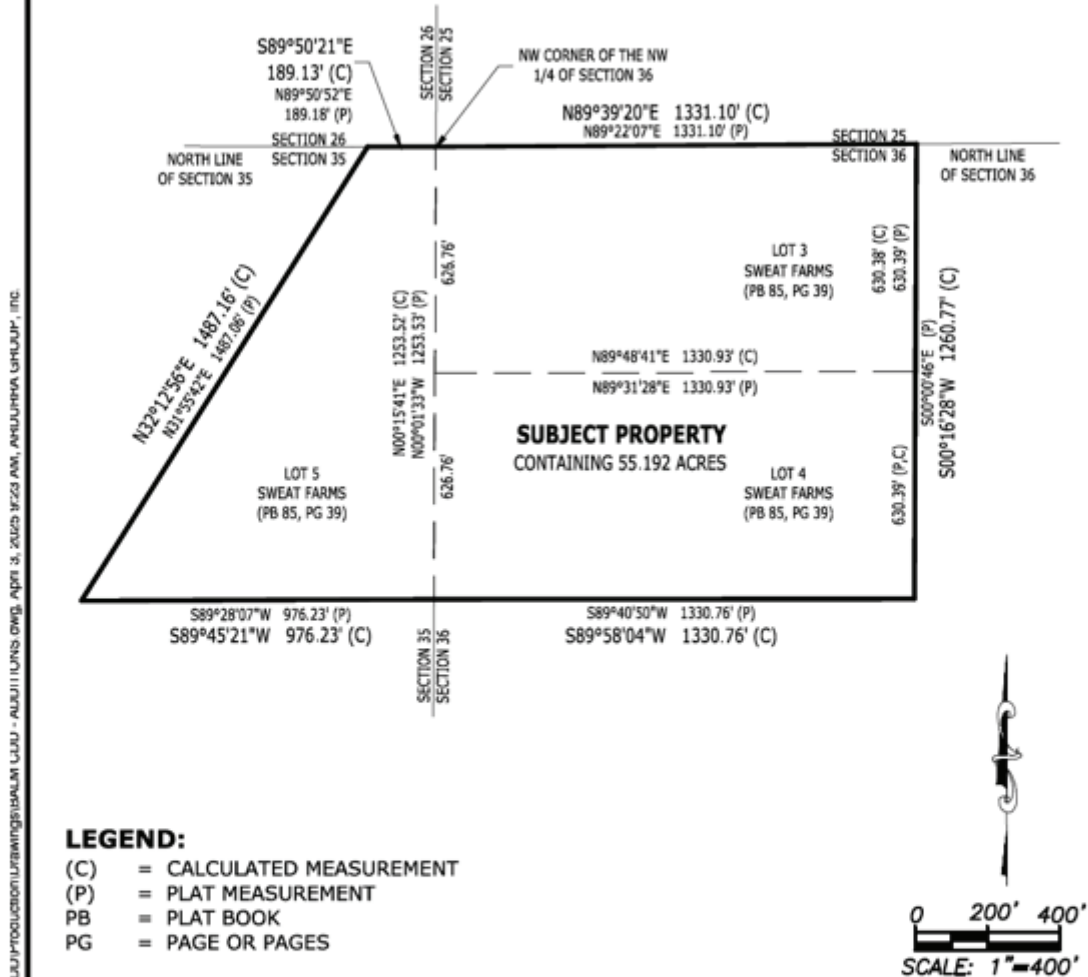
LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL G

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



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PARCEL H

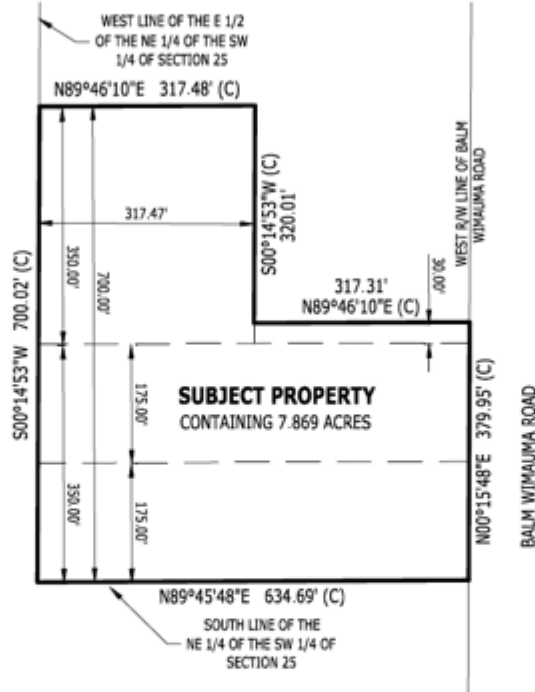
LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL H

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.



LEGEND:

(C) = CALCULATED MEASUREMENT
R/W = RIGHT-OF-WAY



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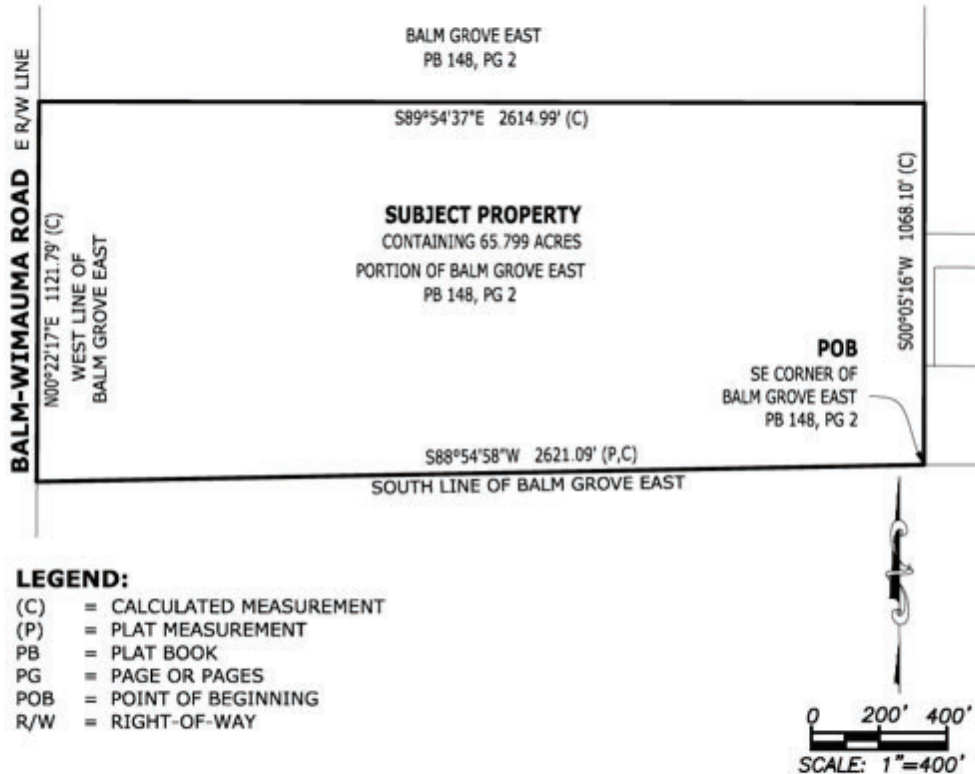
THIS IS NOT A SURVEY

PARCEL I

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL I

A PARCEL OF LAND BEING A PORTION OF BALM GROVE EAST ACCORDING TO PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF BALM GROVE EAST ACCORDING TO PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID BALM GROVE EAST, SOUTH 88°54'58" WEST, A DISTANCE OF 2,621.09 FEET TO THE WEST LINE OF SAID BALM GROVE EAST; THENCE, ALONG SAID WEST LINE NORTH 00°22'17" EAST, A DISTANCE OF 1,121.79 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°54'37" EAST, A DISTANCE OF 2,614.99 FEET; THENCE SOUTH 00°05'16" WEST, A DISTANCE OF 1,068.10 FEET TO THE POINT OF BEGINNING.



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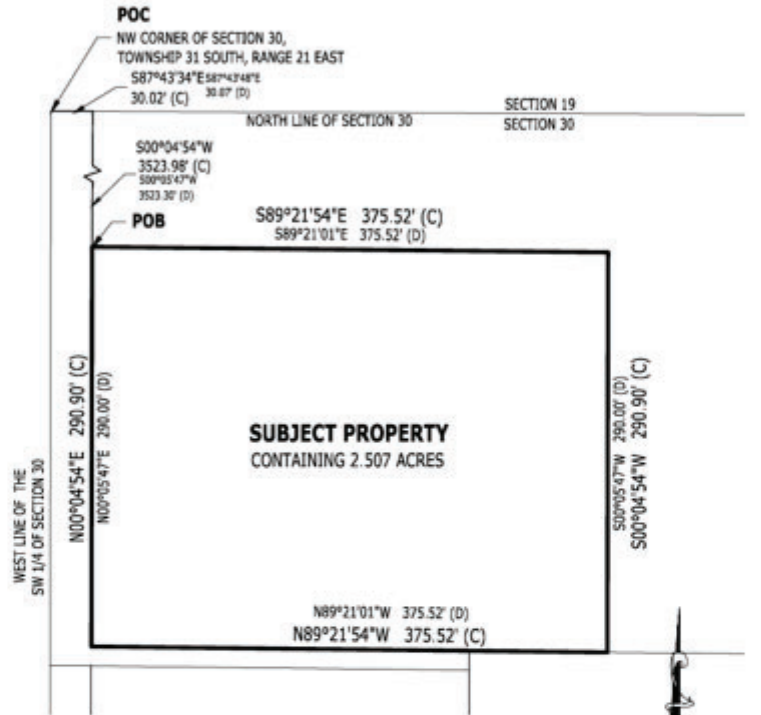
THIS IS NOT A SURVEY

PARCEL J

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL J

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.



LEGEND:

- (C) = CALCULATED MEASUREMENT
- (D) = DEED MEASUREMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

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

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PARCEL K

LEGAL DESCRIPTION: (AS PROVIDED)

PARCEL K

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672 AND THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

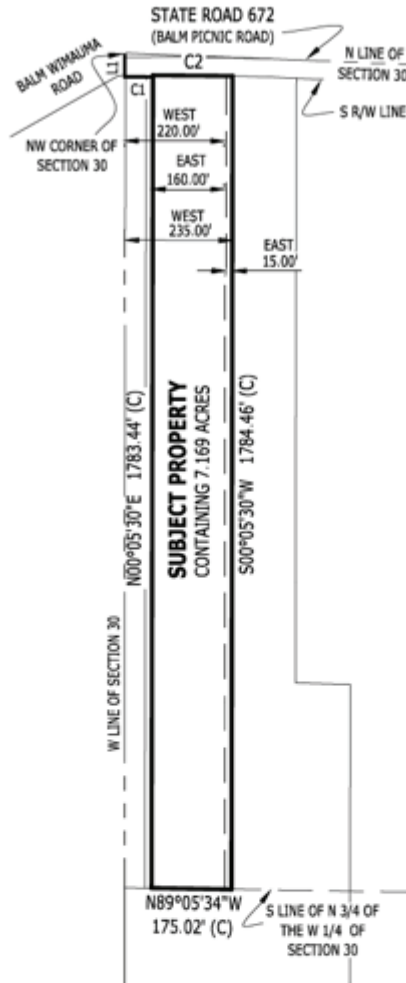
CURVE TABLE (C)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	60.00'	5,689.58'	0°36'15"	N89°23'30"E	60.00'
C2	175.01'	5,689.58'	1°45'45"	S89°25'30"E	175.01'

LINE TABLE (C)		
LINE	BEARING	DISTANCE
L1	S00°05'30"W	48.64'



LEGEND:

(C) = CALCULATED MEASUREMENT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY



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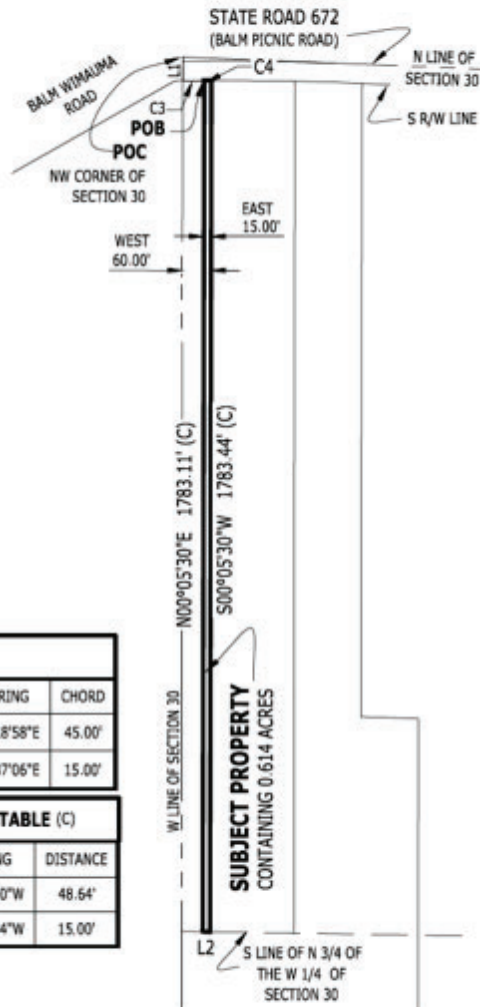
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PARCEL L

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 25762, PAGE 830, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST; THENCE, ALONG THE WEST LINE OF SAID SECTION 30, SOUTH 00°05'30" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 672 (BALM-PICNIC ROAD); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 45.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°27'12", AND A CHORD BEARING AND DISTANCE OF NORTH 89°18'58" EAST 45.00 FEET TO A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE EASTERLY 15.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°09'04", AND A CHORD BEARING AND DISTANCE OF NORTH 89°37'06" EAST 15.00 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°05'30" WEST, A DISTANCE OF 1,783.44 FEET; THENCE NORTH 89°05'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°05'30" EAST, A DISTANCE OF 1,783.11 FEET TO THE POINT OF BEGINNING.



CURVE TABLE (C)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	45.00'	5,689.58'	0°27'12"	N89°18'58"E	45.00'
C4	15.00'	5,689.58'	0°09'04"	N89°37'06"E	15.00'

LINE TABLE (C)		
LINE	BEARING	DISTANCE
L1	S00°05'30"W	48.64'
L2	N89°05'34"W	15.00'

LEGEND:

- (C) = CALCULATED MEASUREMENT
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- R/W = RIGHT-OF-WAY

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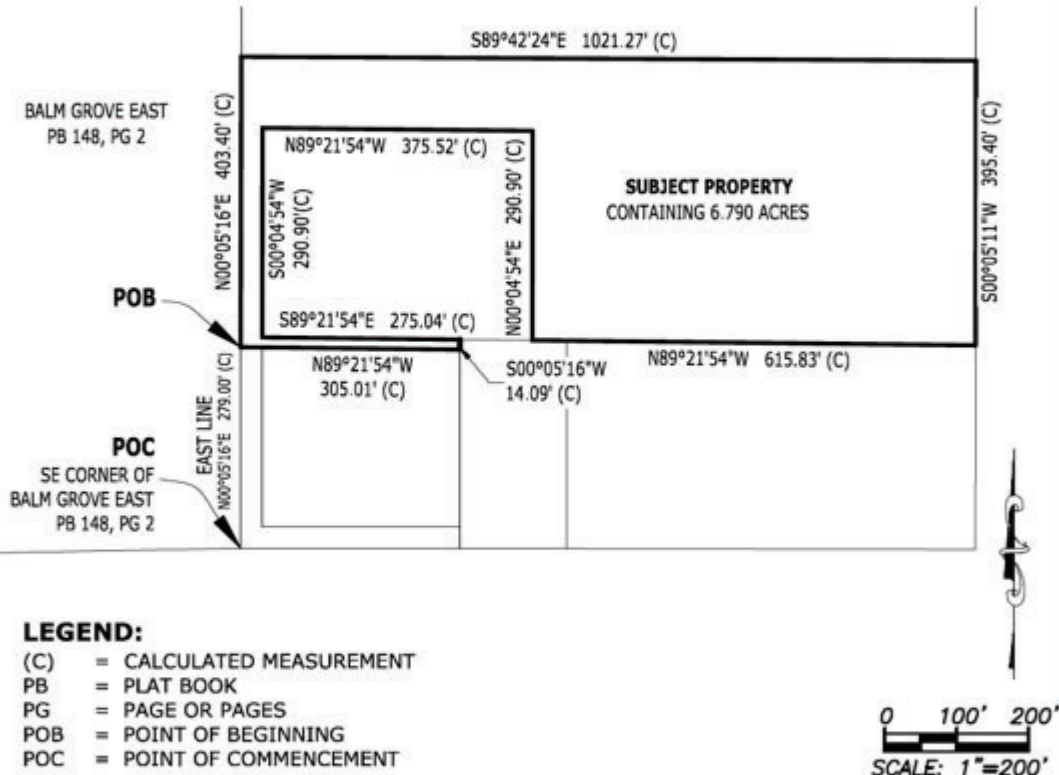
THIS IS NOT A SURVEY

PARCEL M

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 25762, PAGE 830, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2024276946 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BALM GROVE EAST ACCORDING TO PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BALM GROVE EAST, NORTH 00°05'16" EAST, A DISTANCE OF 279.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 00°05'16" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 89°42'24" EAST, A DISTANCE OF 1,021.27 FEET; THENCE SOUTH 00°05'11" WEST, A DISTANCE OF 395.40 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 615.83 FEET; THENCE NORTH 00°04'54" EAST, A DISTANCE OF 290.90 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 375.52 FEET; THENCE SOUTH 00°04'54" WEST, A DISTANCE OF 290.90 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 275.04 FEET; THENCE SOUTH 00°05'16" WEST, A DISTANCE OF 14.09 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 305.01 FEET TO THE POINT OF BEGINNING.



BALM GROVE CDD ADDITIONS

BALM GROVE, LLC



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Sheet 14 of 15

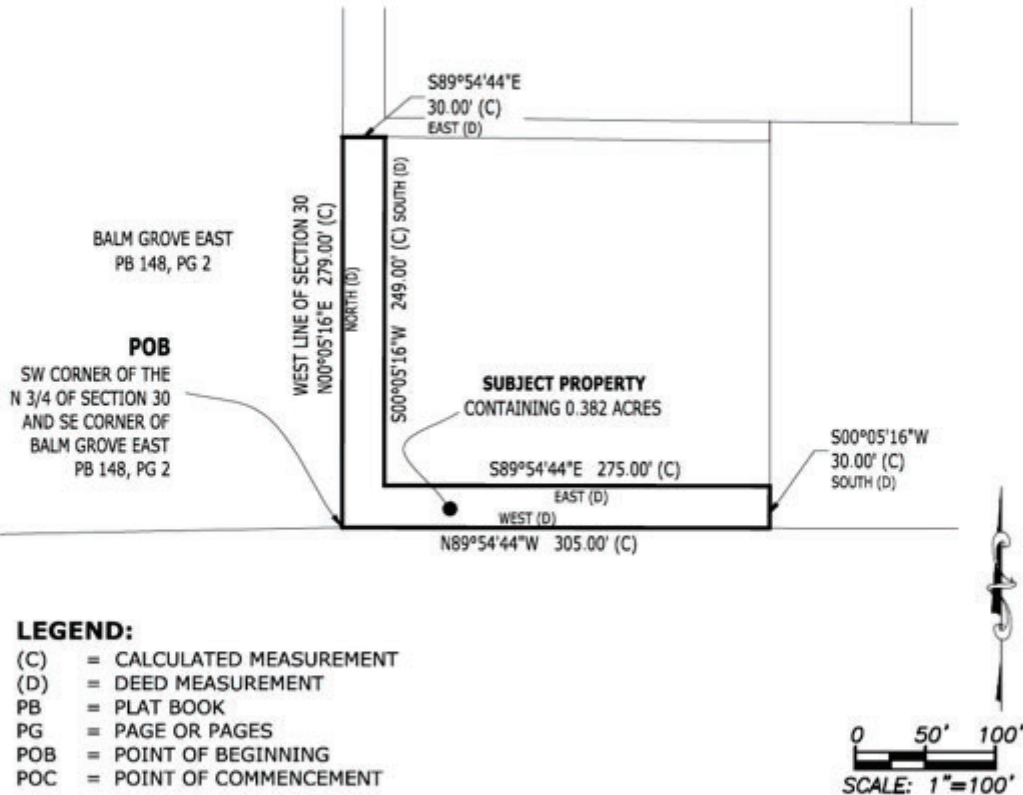
THIS IS NOT A SURVEY

PARCEL N

LEGAL DESCRIPTION: (AS PROVIDED)

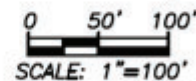
A TRACT OF LAND IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF SAID SECTION; RUN THENCE 279 FEET ALONG THE WEST BOUNDARY LINE OF SECTION 30; THENCE RUN EAST 30 FEET; THENCE RUN SOUTH 249 FEET; THENCE RUN EAST 275 FEET; THENCE RUN SOUTH 30 FEET; THENCE RUN WEST 305 FEET TO THE POINT OF BEGINNING.



LEGEND:

- (C) = CALCULATED MEASUREMENT
- (D) = DEED MEASUREMENT
- PB = PLAT BOOK
- PG = PAGE OR PAGES
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT



BALM GROVE CDD ADDITIONS

BALM GROVE, LLC

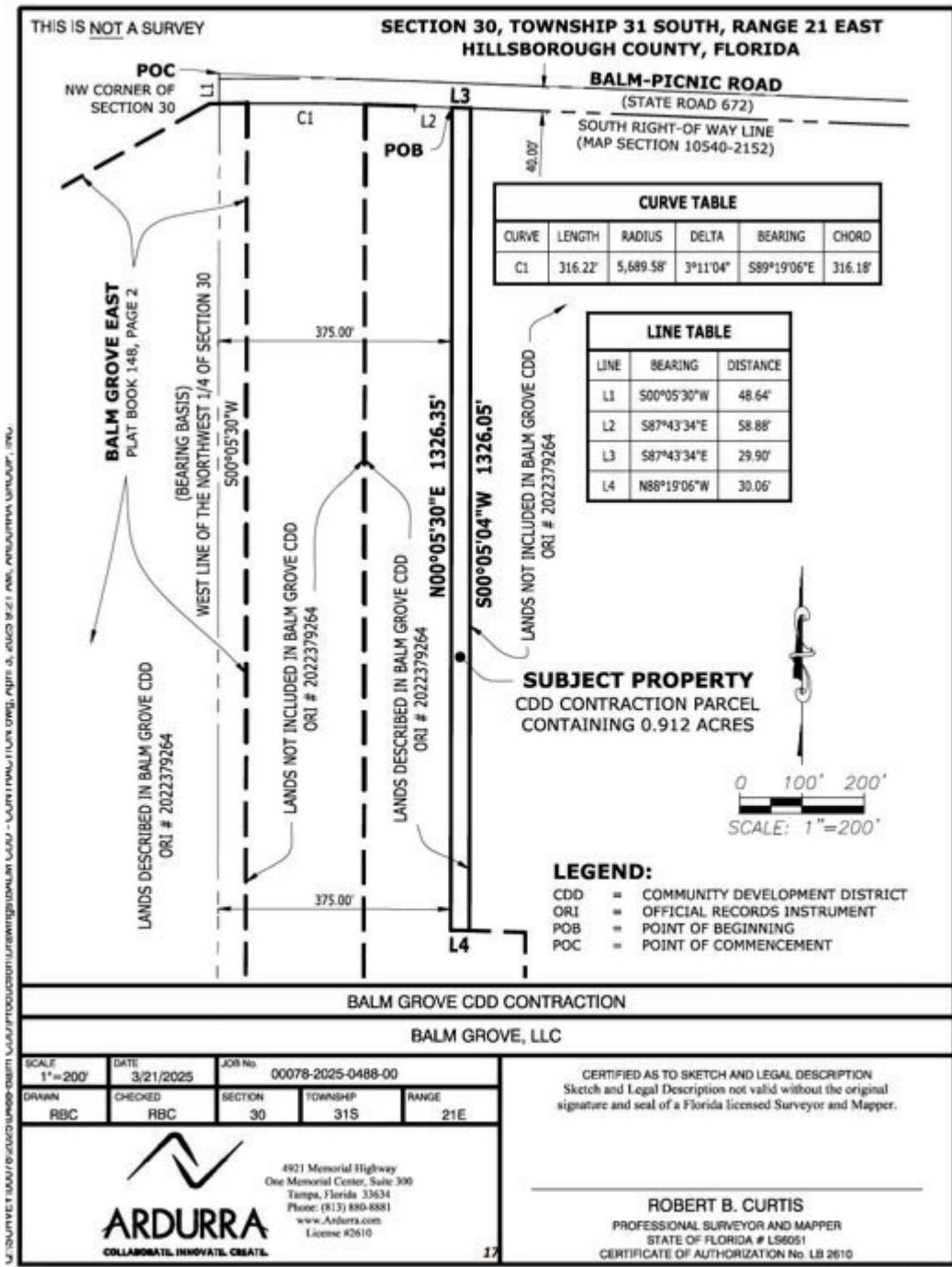


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Sheet 15 of 15

Q:\SURVEY\00078\2025\0488-Balm CDD\Production\Drawings\BALM CDD - ADDITIONS.dwg, April 3, 2025 9:23 AM, ARDURRA GROUP, Inc.

Exhibit B
Contraction Area



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION THOSE LANDS DESCRIBED IN OFFICIAL RECORD INSTRUMENT NUMBER 2022379264, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SOUTH 00°05'30" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD (STATE ROAD 672) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 316.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 03°11'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°19'06" EAST 316.18 FEET; THENCE SOUTH 87°43'34" EAST, A DISTANCE OF 58.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 87°43'34" EAST, A DISTANCE OF 29.90 FEET; THENCE SOUTH 00°05'04" WEST, A DISTANCE OF 1,326.05 FEET; THENCE NORTH 88°19'06" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 00°05'30" EAST, A DISTANCE OF 1,326.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.912 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, BEING SOUTH 00°05'30" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

BALM GROVE CDD CONTRACTION

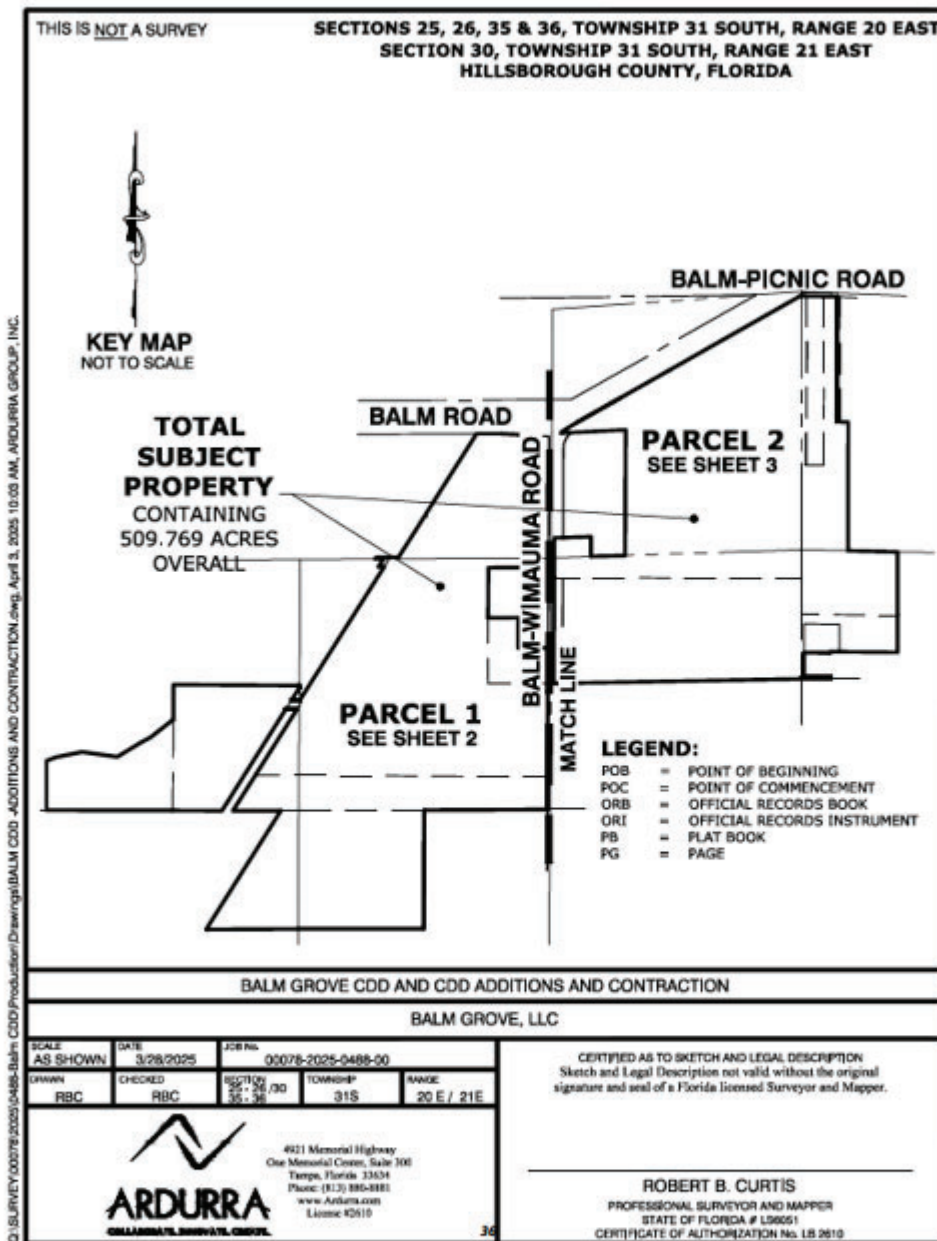
BALM GROVE, LLC



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EXHIBIT C

New District Boundaries

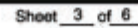


Sheet 1 of 6

Q:\SURVEY\00078\2025\0405-Bath COD Production Drawings\BATH COD ADDITIONS AND CONTRACTION.dwg, April 2, 2025 10:00 AM, AUCURMA GROUP, Inc.



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THIS IS NOT A SURVEY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	316.22'	5,689.58'	3°11'04"	S89°19'06"E	316.18'
C2	15.95'	5,689.58'	0°09'38"	N89°00'33"E	15.95'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°50'21"W	189.13'	L21	N89°44'14"W	58.93'	L41	S89°58'04"W	1,327.54'	L61	N00°15'49"E	212.37'
L2	N89°50'21"W	507.37'	L22	N32°13'08"E	99.15'	L42	S89°45'21"W	979.45'	L62	N00°15'57"E	210.11'
L3	N32°13'14"E	1,269.32'	L23	S89°38'12"W	88.90'	L43	N32°12'56"E	1,487.16'	L63	N88°09'13"E	389.98'
L4	N89°44'14"W	118.49'	L24	N32°13'31"E	15.86'	L44	S00°05'30"W	48.64'	L64	S00°17'54"W	210.14'
L5	S32°11'47"W	1,269.47'	L25	S89°44'14"E	235.74'	L45	S87°43'34"E	58.69'	L65	N88°09'25"E	363.06'
L6	N89°49'48"W	520.66'	L26	N32°13'31"E	521.75'	L46	S00°05'30"W	1,326.47'	L66	N00°15'50"E	1,333.57'
L7	N89°51'51"W	1,334.96'	L27	N89°47'21"E	13.59'	L47	S88°19'06"E	120.03'	L67	S87°00'36"W	690.76'
L8	N00°06'06"E	525.00'	L28	N00°16'02"E	21.66'	L48	S00°05'03"W	1,364.60'	L68	N48°42'31"E	32.58'
L9	N69°06'06"E	105.00'	L29	N32°12'34"E	1,004.81'	L49	S88°51'15"E	526.32'	L69	N58°10'44"E	174.64'
L10	N78°28'06"E	281.00'	L30	N89°57'42"E	264.09'	L50	S00°05'11"W	1,666.33'	L70	N60°29'42"E	538.01'
L11	S82°13'54"E	378.00'	L31	S86°38'10"E	289.52'	L51	N89°21'54"W	716.31'	L71	N60°29'19"E	589.90'
L12	N59°06'06"E	291.00'	L32	S00°15'46"W	1,402.77'	L52	S00°05'16"W	14.09'	L72	N60°28'08"E	619.18'
L13	N61°06'06"E	116.00'	L33	S89°51'09"W	420.12'	L53	N89°18'20"W	275.02'	L73	N60°27'45"E	970.47'
L14	N51°45'08"E	307.92'	L34	S00°14'53"W	533.36'	L54	S00°05'16"W	249.00'			
L15	N00°24'46"E	366.94'	L35	N89°46'10"E	317.48'	L55	S89°54'44"E	275.00'			
L16	S89°41'36"E	1,333.11'	L36	S00°14'53"W	320.01'	L56	S00°05'16"W	30.00'			
L17	S00°06'39"W	22.82'	L37	N89°46'10"E	317.31'	L57	N89°54'44"W	305.00'			
L18	S32°11'47"W	155.42'	L38	S00°15'48"W	1,713.43'	L58	S88°54'58"W	2,621.09'			
L19	S89°44'14"E	88.88'	L39	S89°39'20"W	1,301.16'	L59	N00°22'17"E	1,121.79'			
L20	N32°13'08"E	1,669.56'	L40	S00°16'28"W	1,260.77'	L60	N89°54'37"W	3.53'			

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Sheet 4 of 6

Q:\SURVEY\000796\2005\0488-Balm CDD Production\Drawings\BALM CDD - ADDITIONS AND CONTRACTION.dwg, April 3, 2005 10:03 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PARCEL OF LAND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBERS 2018192940, 2020544959, 2024339454, 2021193348, 2024341634, 2017352584 AND BALM GROVE WEST ACCORDING TO PLAT BOOK 145, PAGE 290, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 25, 26, 35 AND 36 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH LINE OF SECTION 26, NORTH 89°50'21" WEST, A DISTANCE OF 189.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°50'21" WEST, A DISTANCE OF 507.37 FEET TO THE EAST BOUNDARY OF TAMPA ELECTRIC COMPANY (TECO) PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 5289, PAGE 660 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID EAST BOUNDARY, NORTH 32°13'14" EAST, A DISTANCE OF 1269.32 FEET; THENCE NORTH 89°44'14" WEST, A DISTANCE OF 118.49 FEET TO THE WEST BOUNDARY OF SAID TECO PROPERTY; THENCE ALONG SAID WEST BOUNDARY, SOUTH 32°11'47" WEST, A DISTANCE OF 1,269.47 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE NORTH 89°49'48" WEST, A DISTANCE OF 520.66 FEET; THENCE NORTH 89°51'51" WEST, A DISTANCE OF 1,334.96 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 00°06'06" EAST, A DISTANCE OF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK, NORTH 69°06'06" EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 78°26'06" EAST, A DISTANCE OF 281.00 FEET; THENCE SOUTH 82°13'54" EAST, A DISTANCE OF 378.00 FEET; THENCE NORTH 59°06'06" EAST, A DISTANCE OF 291.00 FEET; THENCE NORTH 61°06'06" EAST, A DISTANCE OF 116.00 FEET; THENCE NORTH 51°45'08" EAST, A DISTANCE OF 307.92 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE, ALONG SAID EAST LINE, NORTH 00°24'46" EAST, A DISTANCE OF 366.94 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE, ALONG SAID NORTH LINE SOUTH 89°41'36" EAST, A DISTANCE OF 1,333.11 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE, ALONG SAID EAST LINE, SOUTH 00°06'39" WEST, A DISTANCE OF 22.82 FEET TO THE WEST BOUNDARY OF SAID TECO PROPERTY; THENCE, ALONG SAID WEST BOUNDARY, SOUTH 32°11'47" WEST, A DISTANCE OF 155.42 FEET; THENCE SOUTH 89°44'14" EAST, A DISTANCE OF 88.88 FEET TO THE EAST BOUNDARY OF SAID TECO PROPERTY; THENCE ALONG SAID EAST BOUNDARY, NORTH 32°13'08" EAST, A DISTANCE OF 1,669.56 FEET; THENCE NORTH 89°44'14" WEST, A DISTANCE OF 58.93 FEET TO THE WEST BOUNDARY OF SAID TECO PROPERTY; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 32°13'08" EAST, A DISTANCE OF 99.15 FEET; (2) SOUTH 89°38'12" WEST, A DISTANCE OF 88.90 FEET; (3) NORTH 32°13'31" EAST, A DISTANCE OF 19.86 FEET; THENCE SOUTH 89°44'14" EAST, A DISTANCE OF 235.74 FEET TO THE EAST BOUNDARY OF SAID TECO PROPERTY; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 32°13'31" EAST, A DISTANCE OF 521.75 FEET; (2) NORTH 89°47'21" EAST, A DISTANCE OF 13.59 FEET; (3) NORTH 00°16'02" EAST, A DISTANCE OF 21.66 FEET; (4) NORTH 32°12'34" EAST, A DISTANCE OF 1,004.81 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'42" EAST, A DISTANCE OF 264.09 FEET; THENCE SOUTH 86°38'10" EAST, A DISTANCE OF 289.52 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 00°15'46" WEST, A DISTANCE OF 1,402.77 FEET; THENCE SOUTH 89°51'09" WEST, A DISTANCE OF 420.12 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 533.36 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 317.48 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 320.01 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 317.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°15'48" WEST, A DISTANCE OF 1,713.43 FEET TO THE SOUTH LINE OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE ALONG SAID SOUTH LINE, SOUTH 89°39'20" WEST, A DISTANCE OF 1,301.16 FEET TO THE NORTHEAST CORNER OF LOT 3, SWEAT FARMS ACCORDING TO PLAT BOOK 85, PAGE 39 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LOT 3 AND LOTS 4 AND 5 OF SAID SWEAT FARMS, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°16'28" WEST, A DISTANCE OF 1,260.77 FEET; (2) SOUTH 89°58'04" WEST, A DISTANCE OF 1,327.54 FEET; (3) SOUTH 89°45'21" WEST, A DISTANCE OF 979.45 FEET; (4) NORTH 32°12'56" EAST, A DISTANCE OF 1,487.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 276.978 ACRES.
(CONTINUED ON NEXT PAGE)

BALM GROVE CDD AND CDD ADDITIONS AND CONTRACTION

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Sheet 5 of 6

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 2

A PARCEL OF LAND BEING A PORTION THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 25762, PAGE 830, AND ALL OF OFFICIAL RECORD INSTRUMENT NUMBERS 2020406775, 2024305115 AND 2024276946, AND BALM GROVE EAST ACCORDING TO PLAT BOOK 148, PAGE 2, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SOUTH 00°05'30" WEST, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALM-PICNIC ROAD (STATE ROAD 672) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152, SAME BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 316.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 03°11'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°19'06" EAST 316.18 FEET; THENCE SOUTH 87°43'34" EAST, A DISTANCE OF 58.69 FEET; THENCE SOUTH 00°05'30" WEST, A DISTANCE OF 1,326.47 FEET; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 120.03 FEET; THENCE SOUTH 00°05'03" WEST, A DISTANCE OF 1,364.60 FEET; THENCE SOUTH 88°51'15" EAST, A DISTANCE OF 526.32 FEET; THENCE SOUTH 00°05'11" WEST, A DISTANCE OF 1,066.33 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 716.31 FEET; THENCE SOUTH 00°05'16" WEST, A DISTANCE OF 14.09 FEET; THENCE NORTH 89°18'20" WEST, A DISTANCE OF 275.02 FEET; THENCE SOUTH 00°05'16" WEST, A DISTANCE OF 249.00 FEET; THENCE SOUTH 89°54'44" EAST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 00°05'16" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°54'44" WEST, A DISTANCE OF 305.00 FEET TO THE SOUTHEAST CORNER OF BALM GROVE EAST ACCORDING TO PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID BALM GROVE EAST THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°54'58" WEST, A DISTANCE OF 2,621.09 FEET; (2) NORTH 00°22'17" EAST, A DISTANCE OF 1,121.79 FEET TO THE SOUTH LINE OF PARCEL 2, BALM GROVE COMMUNITY DEVELOPMENT DISTRICT, AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2022379264 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING FIFTEEN (15) COURSES: (1) NORTH 89°54'37" WEST, A DISTANCE OF 3.53 FEET; (2) NORTH 00°15'49" EAST, A DISTANCE OF 212.37 FEET; (3) NORTH 00°15'57" EAST, A DISTANCE OF 210.11 FEET; (4) NORTH 88°09'13" EAST, A DISTANCE OF 389.98 FEET; (5) SOUTH 00°17'54" WEST, A DISTANCE OF 210.14 FEET; (6) NORTH 88°09'25" EAST, A DISTANCE OF 363.06 FEET; (7) NORTH 00°15'50" EAST, A DISTANCE OF 1,333.57 FEET; (8) SOUTH 87°00'30" WEST, A DISTANCE OF 690.76 FEET; (9) NORTH 48°42'31" EAST, A DISTANCE OF 32.58 FEET; (10) NORTH 58°10'44" EAST, A DISTANCE OF 174.64 FEET; (11) NORTH 60°29'42" EAST, A DISTANCE OF 538.01 FEET; (12) NORTH 60°29'19" EAST, A DISTANCE OF 589.90 FEET; (13) NORTH 60°28'08" EAST, A DISTANCE OF 619.18 FEET; (14) NORTH 60°27'45" EAST, A DISTANCE OF 970.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (15) EASTERLY 15.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°09'38", AND A CHORD BEARING AND DISTANCE OF NORTH 89°00'33" EAST 15.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 232.791 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, BEING SOUTH 00°05'30" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

BALM GROVE CDD AND CDD ADDITIONS AND CONTRACTION

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