



# Agenda Item Cover Sheet

Agenda Item No. \_\_\_\_\_

Meeting Date August 13, 2024

Consent Section     Regular Section     Public Hearing

Subject: CDD 24-1000 PETITION TO CONTRACT THE BOUNDARIES OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: J. Brian Grady, AICP		Contact Phone: 276.8343	
Sign-Off Approvals			
	7/31/2024		7/30/2024
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	7/31/24		7/31/2024
<small>Business and Support Services - Approved as to Financial Impact Accuracy</small>	<small>Date</small>	<small>County Attorney - Approved as to Legal Sufficiency</small>	<small>Date</small>

**STAFF'S RECOMMENDED BOARD MOTION**

Approve the Triple Creek Community Development District (CDD) boundary modification in accordance with the attached ordinance subject to any changes by the County Attorney's Office.

**FINANCIAL IMPACT STATEMENT**

No direct financial impact to the County will occur as a result of this petition. The Contraction Parcel is currently undeveloped, contains no assessable units, is excluded from the existing assessment roll, and does not receive or benefit from any CDD services. Therefore, its elimination from the CDD will not have a negative financial impact on future bond-related assessment levels for existing assessment payers. Additionally, it will not result in a negative financial impact for the contracted district itself. Any debt service payments or assessment fees regarded as "delinquent" at the time of the sale will be handled in a manner which results in zero financial impact to existing assessment payers.

**BACKGROUND**

On May 8, 2007, the Board of County Commissioners (Board) adopted Ordinance 07-14 establishing the Triple Creek CDD. On July 21, 2015, the Board adopted Ordinance 15-18 amending the boundaries of the CDD. On February 9, 2021, the Board of County Commissioners adopted Ordinance 21-6 further amending the boundaries of the district. The CDD currently contains +1,176.186 acres. The CDD is generally located north of Talavera Woods Trail, east of Balm Riverview Road, south of Rhodine Road and west of Boyette Road and the Triple Creek Preserve. The Triple Creek CDD is comprised of two Planned Developments, PD 98-0812 and PD 18-0304.

On June 26, 2024, the Triple Creek CDD submitted an application to modify the CDD boundaries to remove the contraction parcel totaling +109.41 acres.

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

## **BACKGROUND - Continued:**

Hillsborough County is currently under contract to acquire the contraction parcel owned by TC Venture, LLC for Jan K. Platt Environmental Lands Acquisition and Protection Program purposes. Removal of the contraction properties from the CDD is a condition/requirement of the purchasing of the properties by Hillsborough County. Attachment A shows the location of the CDD and contraction parcel.

Section 190.046, Florida Statutes, provides that a landowner or the District board may petition to contract the boundaries of a CDD. This section also establishes the requirements for a petition to contract a CDD. These are:

- 1) A metes and bounds description of the District.
- 2) A statement of regulatory costs.
- 3) A description of what services and facilities are currently provided by the District to the area being removed.
- 4) The designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land use element of the adopted local government comprehensive plan

The above information was received by the County and was made part of the review of the proposed boundary modification.

Section 190.046(1)(b) requires the Board to consider the record of the public hearing and the following factors in determining whether to grant or deny the petition for expanding or contracting property from an existing CDD:

- 1) Whether all statements contained within the petition have been found to be true and correct.
- 2) Whether the boundary modification 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) Whether the land area within the modified district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) Whether the district is the best alternative available for delivering the community development services and facilities to the modified area that will be served by the district.
- 5) Whether the proposed services and facilities to be provided by the district are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) Whether the area that will be served by the modified district is amenable to separate special district government.

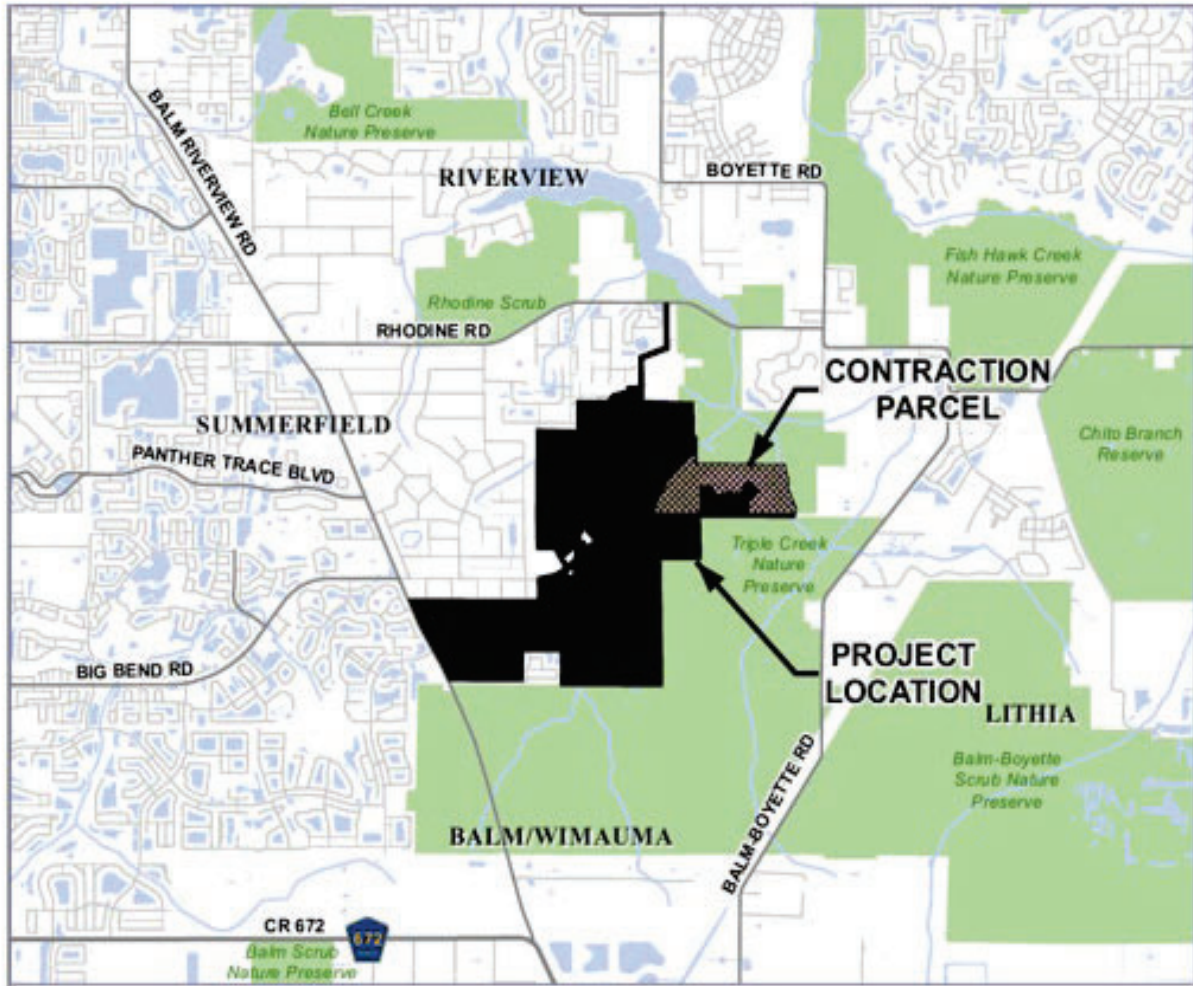
### Review Performed by County

No objections to the proposed boundary modifications were raised by reviewing agencies.

Staff from the Management and Budget department has stated because the Contraction Parcel is not included on any assessment rolls, its elimination from the District will not have an adverse impact on future assessment revenues, nor will it result in an increase in bond-related assessments for remaining assessment payers. Further, because no improvements have been made to the Contraction Parcel, it is not unfairly benefitting because of its previous inclusion in the District. Finally, to the extent that any operating expenditures are being incurred for maintenance of the Contraction Parcel (for example, mowing costs or the upkeep of fencing) the CDD's expenses for those particular costs may decrease as a result of the removal of the Contraction Parcel.

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 modification (contraction) of the CDD.

# ATTACHMENT A



# ATTACHMENT B

## CONSENT AND JOINDER TO BOUNDARY AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT

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

The undersigned understands and acknowledges that Triple Creek Community Development District ("Petitioner"), intends to submit an application to amend its boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*, (the "Boundary Amendment")

The undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(g), *Florida Statutes*, the Petitioner is required to include the written consent to the Boundary Amendment of all of the owners of the lands to be removed from the community development district.

The undersigned hereby consents to the contraction of the Property from the lands of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the Boundary Amendment.

The undersigned acknowledges that the consent will remain in full force and effect until the Boundary Amendment is completed or three (3) years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to the Boundary Amendment 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 person executing this instrument.

*[Signatures on the following page]*

Executed this 3rd day of May, 2024.

Signed, sealed and delivered in the presence of:

TC VENTURE 1, LLC, a Delaware limited liability company

Christine M. Scoggins  
Print Name: Christine M. Scoggins

James P. McGowan  
By: James P. McGowan  
Its: Vice President

Ronda Sharp  
Print Name: Ronda Sharp

STATE OF FLORIDA  
COUNTY OF Pineda

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3rd day of May, 2024, by James P. McGowan, as Vice President of TC Venture 1, LLC, a Delaware limited liability company

Christine M. Scoggins  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

Exhibit A: Property



### Exhibit A

**DESCRIPTION:** That part of the Special Warranty Deed, as described in Official Records Book 19815, Page 632, of the Public Records of Hillsborough County, Florida, lying in Section 1, Township 31 South, Range 20 East and in Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 6, run thence along the West boundary of the Southwest 1/4 of said Section 6, N.00°16'12"E., 100.00 feet to a point on the Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, according to Warranty Deed as recorded in Official Records Book 5000, Page 542, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, S.89°44'13"E., 258.54 feet to the Southwest corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, according to Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.00°15'47"E., 10.00 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, also being the **POINT OF BEGINNING**; thence continue N.00°15'47"E., 319.62 feet; thence N.45°00'00"E., 523.55 feet; thence N.45°00'00"W., 191.54 feet; thence N.45°02'09"W., 179.07 feet; thence N.87°39'51"W., 164.50 feet; thence S.49°24'41"W., 82.56 feet; thence S.32°12'38"W., 92.44 feet; thence S.29°43'33"W., 147.72 feet; thence S.45°00'00"W., 140.00 feet; thence N.86°28'25"W., 93.86 feet; thence N.60°14'13"W., 140.34 feet; thence N.89°56'37"W., 160.39 feet; thence S.42°59'21"W., 120.55 feet; thence N.89°56'37"W., 372.60 feet; thence N.00°03'23"E., 280.21 feet; thence N.89°55'47"W., 427.84 feet to a point on the Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, S.00°45'46"E., 865.40 feet to the Northeast corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, according to the aforesaid Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4 and the aforesaid Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, the following two (2) courses: 1) N.89°56'16"W., 1323.38 feet; 2) N.89°58'17"W., 132.30 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, also being a point on the Easterly boundary of TRIPLE CREEK VILLAGE N AND P, according to the plat thereof, as recorded in Plat Book 141, Pages 261 through 287 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of TRIPLE CREEK VILLAGE N AND P, the following three (3) courses: 1) N.00°01'43"E., 215.00 feet; 2) N.28°00'00"E., 894.43 feet; 3) N.44°00'00"E., 1202.24 feet to a point on the Northerly boundary of the aforesaid Conservation Easement, as described in Official Records Book 18006, Page 1334, also being a point on the Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713, of the Public Records of Hillsborough County, Florida and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the Conservation Easement, as described in Official

Records Book 18006, Page 1334 and said Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, S.01°15'53"E., 331.13 feet to the Southwest corner of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717; thence along said Northerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334 and the Southerly boundary of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, the following two (2) courses: 1) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 1, Township 31 South, Range 20 East, Hillsborough County, Florida, S.89°57'39"E., 1528.02 feet; 2) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, S.89°44'20"E., 1283.10 feet to a point on the approximate centerline of BELL CREEK, according to the aforesaid Special Warranty Deed, as recorded in Official Records Book 19815, Page 632 and according to the aforesaid Conservation Easement, as recorded in Official Records Book 18006, Page 1334; thence meander Southerly along said approximate centerline of BELL CREEK, also being the Easterly boundary of said Conservation Easement, as described in Official Records Book 18006, Page 1334 and also being the Easterly boundary of the property described in said Special Warranty Deed, as recorded in Official Records Book 19815, Page 632, the following fifty-three (53) courses: 1) S.36°57'20"W., 6.31 feet; 2) S.61°36'29"E., 49.27 feet; 3) S.22°28'15"E., 21.46 feet; 4) S.45°53'21"W., 16.60 feet; 5) S.17°02'27"W., 28.26 feet; 6) S.64°09'17"E., 24.40 feet; 7) S.44°18'57"E., 27.50 feet; 8) S.34°28'37"W., 26.77 feet; 9) S.41°08'20"E., 19.87 feet; 10) N.62°09'44"E., 14.66 feet; 11) S.68°26'09"E., 11.16 feet; 12) S.00°24'40"W., 8.52 feet; 13) S.48°59'17"W., 16.07 feet; 14) S.16°36'44"W., 43.49 feet; 15) S.10°38'39"E., 34.40 feet; 16) S.34°37'25"W., 14.13 feet; 17) S.81°10'20"W., 23.92 feet; 18) N.33°44'21"W., 19.09 feet; 19) S.26°29'32"W., 39.12 feet; 20) S.29°16'41"E., 62.42 feet; 21) S.43°20'27"W., 33.03 feet; 22) S.02°08'08"E., 61.50 feet; 23) S.53°12'43"E., 38.40 feet; 24) N.56°23'33"E., 21.41 feet; 25) S.26°42'39"E., 66.73 feet; 26) S.64°05'45"E., 18.79 feet; 27) N.62°14'56"E., 23.43 feet; 28) S.06°14'42"E., 36.12 feet; 29) S.53°58'01"E., 30.43 feet; 30) S.38°39'01"W., 20.10 feet; 31) S.32°12'37"E., 12.55 feet; 32) N.80°04'14"E., 80.90 feet; 33) S.45°33'14"E., 26.40 feet; 34) S.07°51'18"E., 58.78 feet; 35) S.67°37'04"E., 28.69 feet; 36) S.03°10'00"W., 27.27 feet; 37) S.62°47'45"W., 40.50 feet; 38) S.29°57'53"E., 25.89 feet; 39) S.63°14'42"W., 52.49 feet; 40) S.21°58'41"E., 23.09 feet; 41) S.28°37'05"W., 36.77 feet; 42) S.81°58'48"W., 24.98 feet; 43) N.25°37'40"W., 29.02 feet; 44) S.65°51'42"W., 32.98 feet; 45) S.10°35'28"W., 113.29 feet; 46) S.65°08'03"W., 32.27 feet; 47) S.14°38'45"E., 45.38 feet; 48) S.22°19'53"W., 18.55 feet; 49) S.37°51'31"E., 16.06 feet; 50) S.80°47'55"E., 49.62 feet; 51) S.27°31'23"E., 228.06 feet; 52) S.00°51'42"W., 257.72 feet; 53) S.13°52'20"W., 99.24 feet to the Southeast corner of said Conservation Easement, as described in Official Records Book 18006, Page 1334, also being the Northeast corner of the aforesaid 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.89°44'13"W., 1269.35 feet to the **POINT OF BEGINNING**.

Containing 109.415 acres, more or less.

# ATTACHMENT C

## ORDINANCE NO. 24-\_\_

1  
2  
3 **AN ORDINANCE OF THE BOARD OF COUNTY**  
4 **COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**  
5 **AMENDING ORDINANCE NUMBER 07-14 ESTABLISHING THE**  
6 **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT, AS**  
7 **AMENDED BY ORDINANCE NUMBER 15-18 AND ORDINANCE**  
8 **NO. 21-6; PROVIDING FOR AMENDMENT TO SECTION 3 OF**  
9 **SAID ORDINANCE TO CHANGE THE GEOGRAPHICAL**  
10 **BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION**  
11 **190.046, FLORIDA STATUTES; ADDRESSING CONFLICTS;**  
12 **PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO**  
13 **REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; AND**  
14 **PROVIDING FOR AN EFFECTIVE DATE.**

15  
16 **WHEREAS**, on May 8, 2007, the Board of County Commissioners in and for  
17 Hillsborough County, Florida ("County"), adopted Ordinance No. 07-14, which  
18 established the Triple Creek Community Development District ("District"); and

19 **WHEREAS**, on July 21, 2015, the Board of County Commissioners in and for  
20 Hillsborough County, Florida ("County"), adopted Ordinance No. 15-18, which amended  
21 Ordinance No. 07-14, by expanding the boundaries of the District; and

22 **WHEREAS**, on February 9, 2021, the Board of County Commissioners in the  
23 County, adopted Ordinance No. 21-6, which amended Ordinance No. 07-14, as amended  
24 by Ordinance No. 15-18, by contracting and expanding the boundaries of the District; and

25 **WHEREAS**, on June 26, 2024, the District petitioned the County to adopt the  
26 *Petition to Amend the Boundaries of the Triple Creek Community Development District*  
27 ("Petition"), amending Hillsborough County Ordinance No. 07-14, and removing  
28 approximately 109.415 acres from the District described in **Exhibit A**, attached hereto; and

29 **WHEREAS**, the County has held a public hearing on the Petition in accordance  
30 with requirements and procedures pursuant to Section 190.046(1)(a), Florida Statutes; and



1           **WHEREAS**, the County has considered the record of the public hearing and the  
2 statutory factors set forth in Section 190.005(1)(e), Florida Statutes, in making its  
3 determination to grant or deny the Petition; and

4           **WHEREAS**, pursuant to the information contained within the Petition, a review  
5 conducted by County staff, and otherwise being fully advised as to the facts and  
6 circumstances contained within the request of the District, the County has decided to grant  
7 the District's Petition to amend Ordinance No. 07-14 to accomplish said purpose.

8           NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
9 COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS  
10        \_\_\_ DAY OF \_\_\_\_\_ 2024 AS FOLLOWS:

11 **SECTION 1. FINDINGS OF FACT. The Board of County Commissioners hereby finds**  
12 **and states that:**

- 13           1.       the "WHEREAS" clauses stated above are adopted as findings of fact in  
14           support of this Ordinance;
  
- 15           2.       all statements contained in the Petition are true and correct;
  
- 16           3.       the amendment of the District's boundaries is not inconsistent with any  
17           applicable element or portion of the State Comprehensive Plan or the County's  
18           Comprehensive Plan;
  
- 19           4.       the area of land within the District, as amended, is of sufficient size, is  
20           sufficiently compact, and is sufficiently contiguous to be developable as one  
21           functional interrelated community;

1           5.     the amendment of the District's boundaries is the best alternative available  
2           for delivering community development services and facilities to the area that will  
3           be served by the District;

4           6.     the proposed community development services and facilities to be provided  
5           by the District, as amended, will not be incompatible with the capacity and uses of  
6           existing local and regional community development services and facilities; and

7           7.     the area that will be served by the District, as amended, is amenable to  
8           separate, special-district government.

9     SECTION 2. CONCLUSIONS OF LAW.

10  
11           1.     This proceeding is governed by Chapter 190, Florida Statutes;

12           2.     The County has jurisdiction pursuant to section 190.005(2), Florida  
13           Statutes; and

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

16     SECTION 3. GEOGRAPHICAL BOUNDARIES. Exhibit "A" of Ordinance No. 07-14,  
17     is hereby replaced in its entirety with the legal description attached and set forth in **Exhibit**  
18     **B** of this Ordinance.

19     SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon  
20     receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary  
21     of State.

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

1 STATE OF FLORIDA  
2 COUNTY OF HILLSBOROUGH

3  
4 I, \_\_\_\_\_, Clerk of the Circuit Court and Ex-Officio of the Board of County  
5 Commissioners of Hillsborough County, Florida, do hereby certify that the above and  
6 foregoing is a true and correct copy of an Ordinance adopted by the Board of County  
7 Commissioners at its regular meeting of \_\_\_\_\_, as the same appears of record  
8 in Minute Book \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

9 WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2024.  
10

11 CINDY STUART, CLERK

12 BY: \_\_\_\_\_  
13 Deputy Clerk

14  
15 APPROVED BY COUNTY ATTORNEY  
16 AS TO FORM AND LEGAL  
17 SUFFICIENCY

18  
19 BY: \_\_\_\_\_  
20 Nancy Y. Takemori  
21 Assistant County Attorney

## EXHIBIT "A"

### LEGAL DESCRIPTION OF AREA TO BE CONTRACTED FROM THE DISTRICT

**DESCRIPTION:** That part of the Special Warranty Deed, as described in Official Records Book 19815, Page 632, of the Public Records of Hillsborough County, Florida, lying in Section 1, Township 31 South, Range 20 East and in Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 6, run thence along the West boundary of the Southwest 1/4 of said Section 6, N.00°16'12"E., 100.00 feet to a point on the Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, according to Warranty Deed as recorded in Official Records Book 5000, Page 542, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, S.89°44'13"E., 258.54 feet to the Southwest corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, according to Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.00°15'47"E., 10.00 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, also being the **POINT OF BEGINNING**; thence continue N.00°15'47"E., 319.62 feet; thence N.45°00'00"E., 523.55 feet; thence N.45°00'00"W., 191.54 feet; thence N.45°02'09"W., 179.07 feet; thence N.87°39'51"W., 164.50 feet; thence S.49°24'41"W., 82.56 feet; thence S.32°12'38"W., 92.44 feet; thence S.29°43'33"W., 147.72 feet; thence S.45°00'00"W., 140.00 feet; thence N.86°28'25"W., 93.86 feet; thence N.60°14'13"W., 140.34 feet; thence N.89°56'37"W., 160.39 feet; thence S.42°59'21"W., 120.55 feet; thence N.89°56'37"W., 372.60 feet; thence N.00°03'23"E., 280.21 feet; thence N.89°55'47"W., 427.84 feet to a point on the Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, S.00°45'46"E., 865.40 feet to the Northeast corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, according to the aforesaid Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4 and the aforesaid Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, the following two (2) courses: 1) N.89°56'16"W., 1323.38 feet; 2) N.89°58'17"W., 132.30 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, also being a point on the Easterly boundary of TRIPLE CREEK VILLAGE N AND P, according to the plat thereof, as recorded in Plat Book 141, Pages 261 through 287 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of TRIPLE CREEK VILLAGE N AND P, the following three (3) courses: 1) N.00°01'43"E., 215.00 feet; 2) N.28°00'00"E., 894.43 feet; 3) N.44°00'00"E., 1202.24 feet to a point on the Northerly boundary of the aforesaid Conservation Easement, as described in Official

Records Book 18006, Page 1334, also being a point on the Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713, of the Public Records of Hillsborough County, Florida and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334 and said Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, S.01°15'53"E., 331.13 feet to the Southwest corner of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717; thence along said Northerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334 and the Southerly boundary of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, the following two (2) courses: 1) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 1, Township 31 South, Range 20 East, Hillsborough County, Florida, S.89°57'39"E., 1528.02 feet; 2) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, S.89°44'20"E., 1283.10 feet to a point on the approximate centerline of BELL CREEK, according to the aforesaid Special Warranty Deed, as recorded in Official Records Book 19815, Page 632 and according to the aforesaid Conservation Easement, as recorded in Official Records Book 18006, Page 1334; thence meander Southerly along said approximate centerline of BELL CREEK, also being the Easterly boundary of said Conservation Easement, as described in Official Records Book 18006, Page 1334 and also being the Easterly boundary of the property described in said Special Warranty Deed, as recorded in Official Records Book 19815, Page 632, the following fifty-three (53) courses: 1) S.36°57'20"W., 6.31 feet; 2) S.61°36'29"E., 49.27 feet; 3) S.22°28'15"E., 21.46 feet; 4) S.45°53'21"W., 16.60 feet; 5) S.17°02'27"W., 28.26 feet; 6) S.64°09'17"E., 24.40 feet; 7) S.44°18'57"E., 27.50 feet; 8) S.34°28'37"W., 26.77 feet; 9) S.41°08'20"E., 19.87 feet; 10) N.62°09'44"E., 14.66 feet; 11) S.68°26'09"E., 11.16 feet; 12) S.00°24'40"W., 8.52 feet; 13) S.48°59'17"W., 16.07 feet; 14) S.16°36'44"W., 43.49 feet; 15) S.10°38'39"E., 34.40 feet; 16) S.34°37'25"W., 14.13 feet; 17) S.81°10'20"W., 23.92 feet; 18) N.33°44'21"W., 19.09 feet; 19) S.26°29'32"W., 39.12 feet; 20) S.29°16'41"E., 62.42 feet; 21) S.43°20'27"W., 33.03 feet; 22) S.02°08'08"E., 61.50 feet; 23) S.53°12'43"E., 38.40 feet; 24) N.56°23'33"E., 21.41 feet; 25) S.26°42'39"E., 66.73 feet; 26) S.64°05'45"E., 18.79 feet; 27) N.62°14'56"E., 23.43 feet; 28) S.06°14'42"E., 36.12 feet; 29) S.53°58'01"E., 30.43 feet; 30) S.38°39'01"W., 20.10 feet; 31) S.32°12'37"E., 12.55 feet; 32) N.80°04'14"E., 80.90 feet; 33) S.45°33'14"E., 26.40 feet; 34) S.07°51'18"E., 58.78 feet; 35) S.67°37'04"E., 28.69 feet; 36) S.03°10'00"W., 27.27 feet; 37) S.62°47'45"W., 40.50 feet; 38) S.29°57'53"E., 25.89 feet; 39) S.63°14'42"W., 52.49 feet; 40) S.21°58'41"E., 23.09 feet; 41) S.28°37'05"W., 36.77 feet; 42) S.81°58'48"W., 24.98 feet; 43) N.25°37'40"W., 29.02 feet; 44) S.65°51'42"W., 32.98 feet; 45) S.10°35'28"W., 113.29 feet; 46) S.65°08'03"W., 32.27 feet; 47) S.14°38'45"E., 45.38 feet; 48) S.22°19'53"W., 18.55 feet; 49) S.37°51'31"E., 16.06 feet; 50) S.80°47'55"E., 49.62 feet; 51) S.27°31'23"E., 228.06 feet; 52) S.00°51'42"W., 257.72

feet; 53) S.13°52'20"W., 99.24 feet to the Southeast corner of said Conservation Easement, as described in Official Records Book 18006, Page 1334, also being the Northeast corner of the aforesaid 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.89°44'13"W., 1269.35 feet to the **POINT OF BEGINNING.**

Containing 109.415 acres, more or less.

**EXHIBIT "B"**

**LEGAL DESCRIPTION OF AREA REMAINING WITHIN THE DISTRICT**

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
(DISTRICT BOUNDARY AFTER BOUNDARY AMENDMENT)**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 10, 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND IN SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, ALL IN HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE EAST (AN ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 11, A DISTANCE OF 1081.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BALM-RIVERVIEW ROAD; THENCE NORTH 25°35'00" WEST, ALONG AFORESAID EASTERLY RIGHT-OF-WAY LINE, 150.00 FEET TO THE **POINT OF BEGINNING**; CONTINUE THENCE NORTH 25°35'00" WEST, ALONG SAID RIGHT-OF-WAY LINE, 402.29 FEET; THENCE NORTH 29°51'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BALM-RIVERVIEW ROAD, 1552.60 FEET; THENCE NORTH 24°09'28" WEST ALONG AFORESAID EASTERLY RIGHT-OF-WAY LINE 883.18 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°42'05" EAST, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, A DISTANCE OF 229.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°54'40" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 11, A DISTANCE OF 3955.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 01°17'35" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 11, A DISTANCE OF 710.20 FEET; THENCE SOUTH 89°52'01" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BIG BEND ROAD, 20.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1350.00 FEET, A CHORD OF 487.88 FEET WHICH BEARS NORTH 78°17'48" EAST, 490.58 FEET; THENCE NORTH 01°17'35" WEST, 804.66 FEET; THENCE NORTH 89°52'01" WEST, 500.00 FEET TO THE WEST LINE OF THE EAST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 01°17'35" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 11, A DISTANCE OF 1032.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°08'46" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1650.00 FEET; THENCE SOUTH 89°55'05" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 130.45 FEET; THENCE NORTH 77°35'27" EAST, 2178.06 FEET; THENCE SOUTH 01°20'58" EAST, 350.52 FEET; THENCE NORTH 76°33'57" EAST, 1019.38 FEET; THENCE SOUTH 71°04'33" EAST, 621.60 FEET; THENCE NORTH 76°55'22" EAST, 468.39 FEET; THENCE NORTH 02°37'58" WEST, 238.46 FEET; THENCE NORTH 60°56'37" EAST, 541.84 FEET, THENCE NORTH 76°45'07" EAST, 325.40 FEET; THENCE SOUTH 01°34'43" EAST, 822.56 FEET TO A POINT 1650.00 FEET NORTH OF THE SOUTH

LINE OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, THENCE NORTH 89° 46'26" EAST, PARALLEL TO SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 1527.65 FEET TO THE EAST LINE OF SAID SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 89°59'20" EAST, PARALLEL TO AND 1650.00 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, 1279(±) FEET TO THE CENTERLINE OF BELL CREEK; THENCE MEANDER SOUTHERLY ALONG THE CENTERLINE OF BELL CREEK (AS SHOWN ON SURVEY BY BRANDON SURVEYING INC., FOR P.M.C., INC., WELCH GOSSETT DATED JULY 5, 1977) TO THE INTERSECTION OF SAID CENTERLINE WITH A LINE 100.00 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST; THENCE NORTH 89°59'20" EAST, PARALLEL TO AND 100.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1116.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°57'54" EAST, PARALLEL TO AND 100.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 2117.95 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF BOYETTE-BALM ROAD; THENCE SOUTH 38°46'51" WEST, ALONG SAID RIGHT-OF-WAY LINE, 128.23 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST; THENCE NORTH 89°57'54" WEST, 2037.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°59'20" WEST, 2660.81 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°46'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1325.08 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°00'48" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1330.32 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°52'02" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 1322.85 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°06'42" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 12, A DISTANCE OF 3984.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°50'33" WEST, ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 2632.09 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°51'24" WEST, ALONG THE SOUTH LINE OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 637.50 FEET TO A POINT 2001.35 FEET EASTERLY OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°08'36" EAST, 1065.26 FEET; THENCE NORTH 89°51'24" WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1260.00 FEET; THENCE SOUTH 00°08'36" WEST, 930.00 FEET; THENCE NORTH 89°51'24" WEST, 744.67 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE WEST PARALLEL TO AND 135.26 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1620.63 FEET TO THE **POINT OF BEGINNING.**

**EXCEPTING THEREFROM** THE FOLLOWING DESCRIBED LAND AS CONVEYED TO THE COUNTY OF HILLSBOROUGH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5000,



PAGE 542, AND RE-RECORDED IN OFFICAL RECORDS BOOK 5024, PAGE 874, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A STRIP OF LAND 100 FEET WIDE, LYING IN SECTION 1, 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND IN SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND LYING BETWEEN THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND THE WEST RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD AND WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°51' WEST ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF SECTION 11, A DISTANCE OF 1322.70 FEET TO THE SOUTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 11; THENCE NORTH 1°12'45" WEST, ALONG THE EAST BOUNDARY OF SAID WEST 3/4 OF THE NORTH 1/2, A DISTANCE OF 660.20 FEET FOR A **POINT OF BEGINNING**; FROM SAID POINT OF BEGINNING; RUN THENCE SOUTH 89°51' EAST, ALONG A LINE 660.00 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF SECTION 11, A DISTANCE OF 20.0 FEET TO THE P.C. OF A 1400 FOOT RADIUS CURVE TO THE LEFT, FROM SAID PC RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID 1400 FOOT RADIUS CURVE, A DISTANCE OF 1015.92 FEET TO THE P.T. OF SAID CURVE, SAID ARC BEING SUBTENDE BY A 993.78 FOOT CHORD HAVING A BEARING OF NORTH 69°21'41" EAST, FROM SAID P.T., RUN THENCE NORTH 48°34'22" EAST, 2158.20 FEET TO THE P.C. OF A 1000.0 FOOT RADIUS CURVE TO THE RIGHT (SAID DESCRIBED COURSE LYING IN SECTION 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST); FROM SAID P.C. RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID 1000.00 FOOT RADIUS CURVE, A DISTANCE OF 725.76 FEET TO THE P.T. OF SAID CURVE, SAID ARC BEING SUBTENDE BY A 709.93 FOOT CHORD, HAVING A BEARING OF NORTH 69°21'51" EAST, (SAID DESCRIBED COURSE LYING IN SECTION 1 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST); FROM SAID P.T. RUN THENCE SOUTH 89°50'40" EAST, ALONG A LINE 50.0 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 1, A DISTANCE OF 3349.66 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 1; THENCE RUN NORTH 89°53'30" EAST ALONG A LINE 50.0 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, A DISTANCE OF 4735.85 FEET TO A **POINT OF TERMINUS**, SAID POINT LYING ALSO ON THE WEST RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD.

THE NORTHERLY AND SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED 100 FOOT STRIP EXTENDS EAST, FROM THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, TO THE WESTERLY RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD.

PARCEL CONTAINS 1010.64 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

***(CDD) EXPANSION PARCEL***

**DESCRIPTION:** A parcel of land lying in Section 36, Township 30 South, Range 20 East and Sections 1 and 2, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of the Northwest 1/4 of said Section 1, also being a point on the Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along said Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, the following eleven (11) courses: 1) along the West boundary of the Southwest 1/4 of said Northwest 1/4 of Section 1, N.00°03'58"W., 933.46 feet; 2) S.89°38'44"E., 965.34 feet; 3) N.43°30'19"E., 294.26 feet; 4) N.74°53'45"E., 473.04 feet; 5) N.03°50'08"E., 115.98 feet to a point on the South boundary of COLONIAL HILLS PHASE 4, according to the plat thereof, as recorded in Plat Book 89, Page 14, of the Public Records of Hillsborough County, Florida; 6) along said South boundary of COLONIAL HILLS PHASE 4, S.89°39'20"E., 384.60 feet to the Southeast corner of said COLONIAL HILLS PHASE 4; 7) along the East boundary of said COLONIAL HILLS PHASE 4, N.00°27'26"W., 876.84 feet to the Northeast corner of said COLONIAL HILLS PHASE 4, also being the Southeast corner of BELL CREEK PRESERVE PHASE 2, according to the plat thereof, as recorded in Plat Book 129, Pages 63 through 69 inclusive, of the Public Records of Hillsborough County, Florida; 8) along the East boundary of said BELL CREEK PRESERVE PHASE 2, continue N.00°27'26"W., 72.98 feet to a point on the Southerly boundary of TRACT "A" PARCEL 1, as described in Warranty Deed, recorded in Official Records Book 8823, Page 664, of the Public Records of Hillsborough County, Florida; 9) along said Southerly boundary of TRACT "A" PARCEL 1, N.69°31'50"E., 885.31 feet to the Southeast corner of said TRACT "A" PARCEL 1; 10) along the East boundary of said TRACT "A" PARCEL 1, N.00°36'42"W., 460.00 feet to the Northeast corner of said TRACT "A" PARCEL 1, also being the Southeast corner of BELL CREEK PRESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 124, Pages 206 through 213 inclusive, of the Public Records of Hillsborough County, Florida; 11) along the East boundary of said BELL CREEK PRESERVE PHASE 1, continue N.00°36'42"W., 866.74 feet to a point on the South boundary of the right-of-way for Rhodine Road, as recorded in Official Records Book 2043, Page 806, of the Public Records of Hillsborough County, Florida; thence along the North boundary of said Warranty Deed, as described in Instrument #: 2020257911 and said South boundary of the right-of-way for Rhodine Road, S.89°41'51"E., 100.01 feet to the Northeast corner of said Special Warranty Deed, as described in Instrument #: 2020257911, also being the Northwest corner of Deed in Trust, as described in Official Records Book 20249, Page 703, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said Special Warranty Deed, as described in Instrument #: 2020257911, the following seven (7) courses: 1)

along the West boundary of said Deed in Trust, S.00°36'42"E., 867.00 feet to the Southwest corner of said Deed in Trust, also being the Northwest corner of TRACT "A" PARCEL 2, as described in the aforesaid Warranty Deed, recorded in Official Records Book 8823, Page 664; 2) along the Westerly boundary of said TRACT "A" PARCEL 2, continue S.00°36'42"E., 528.36 feet; 3) along the Westerly boundary of said TRACT "A" PARCEL 2, S.69°31'50"W., 885.51 feet; 4) along the Westerly boundary of said TRACT "A" PARCEL 2, S.00°27'26"E., 1333.29 feet to the Southwest corner of TRACT "A" PARCEL 2; 5) along the South boundary of said TRACT "A" PARCEL 2, S.88°31'59"E., 1157.30 feet to the Southeast corner of said TRACT "A" PARCEL 2, also being a point on the Westerly boundary of Quit Claim Deed as described in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; 6) along the Westerly boundary of said Quit Claim Deed, continue S.88°31'59"E., 465.00 feet; 7) along said Westerly boundary of said Quit Claim Deed, S.01°15'53"E., 1090.44 feet to the Southeast corner of said Special Warranty Deed, as described in Instrument #: 2020257911, also being the Northeast corner of Notice of Boundary Amendment of the Triple Creek Community Development District, as described in Official Records Book 23526, Page 1044, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said Special Warranty Deed, as described in Instrument #: 2020257911, and the Northerly boundary of said Notice of Boundary Amendment of the Triple Creek Community Development District, the following nine (9) courses: 1) S.77°03'38"W., 325.24 feet; 2) S.61°12'45"W., 541.87 feet; 3) S.02°22'30"E., 238.61 feet; 4) S.77°14'11"W., 468.18 feet; 5) N.70°51'18"W., 621.63 feet; 6) S.76°50'44"W., 1018.69 feet; 7) N.00°56'28"W., 350.65 feet; 8) S.77°50'45"W., 2178.49 feet; 9) N.89°29'33"W., 125.03 feet to a point on the East boundary of TROPICAL ACRES SOUTH UNIT 4, according to the plat thereof, as recorded in Plat Book 46, Page 52, of the Public Records of Hillsborough County, Florida; thence said East boundary of TROPICAL ACRES SOUTH UNIT 4, N.00°18'00"E., 1046.49 feet to a point on the North boundary of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 2; thence along said North boundary of the Northeast 1/4 of the Southeast 1/4 of Section 2, S.88°43'21"E., 1307.78 feet to the **POINT OF BEGINNING**.

Containing 180.185 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING FIVE (5) PARCELS OF LAND:**

**1. CONTRACTION PARCEL 1**

**DESCRIPTION:** A parcel of land lying in Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northwest corner of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Westerly boundary of said Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, the

following two (2) courses: 1) S.35°51'00"E., 558.05 feet to a point of curvature; 2) Southeasterly, 1.63 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 02°40'05" (chord bearing S.34°30'58"E., 1.63 feet) to a point on a curve; thence along the Northerly boundary of Right-of-Way Conveyance Parcel 3 for TRIPLE CREEK BOULEVARD, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712, Southwesterly, 497.11 feet along the arc of a curve to the right having a radius of 1340.00 feet and a central angle of 21° 15'19" (chord bearing S.58°27'38"W., 494.26 feet) to a point on the Easterly boundary of PNC Lending, LLC Property, as described in Warranty Deed, recorded in Official Records Book 24010, Page 412, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of PNC Lending, LLC Property, N.01°03'02"W., 803.27 feet to the Northeast corner of said PNC Lending, LLC Property; thence S.89°36'48"E., 42.74 feet; thence S.35°51'00"E., 111.81 feet to the **POINT OF BEGINNING**.

Containing 4.367 acres, more or less.

**2. CONTRACTION PARCEL 2**

**DESCRIPTION:** A parcel of land lying in Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, also being a point on the Westerly boundary of School Board of Hillsborough County Property, as described in Special Warranty Deed, recorded in Official Records Book 24414, Page 1016, of the Public Records of Hillsborough County, Florida, run thence along the Easterly boundary of said Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE and said Westerly boundary of School Board of Hillsborough County Property, S.35°51'00"E., 185.15 feet to the **POINT OF BEGINNING**; thence along the Southerly boundary of said School Board of Hillsborough County Property, the following two (2) courses: 1) N.88°56'58"E., 119.61 feet; 2) N.48°32'08"E., 471.26 feet to a point on a curve on the Westerly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712; thence along said Westerly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, the following six (6) courses: 1) Southerly, 164.55 feet along the arc of a curve to the left having a radius of 1205.00 feet and a central angle of 07°49'28" (chord bearing S.01°18'58"W., 164.43 feet); 2) S.10°40'38"W., 21.02 feet to a point on a curve; 3) Southerly, 84.23 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 03°59'18" (chord bearing S.05°33'33"E., 84.21 feet) to a point of reverse curvature; 4) Southerly, 56.31 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 32°15'47"

(chord bearing S.08°34'42"W., 55.57 feet) to a point of reverse curvature; 5) Southerly, 43.64 feet along the arc of a curve to the left having a radius of 123.00 feet and a central angle of 20°19'36" (chord bearing S.14°32'47"W., 43.41 feet) to a point of reverse curvature; 6) Southwesterly, 77.06 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 44°09'09" (chord bearing S.26°27'34"W., 75.17 feet) to a point of tangency; thence along the Northerly boundary of Right-of-Way Conveyance Parcel 3 for TRIPLE CREEK BOULEVARD, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712, S.48°32'08"W., 233.95 feet to a point of curvature; thence along the aforesaid Easterly boundary of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, the following two (2) courses: 1) Westerly, 58.41 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 95°36'52" (chord bearing N.83°39'26"W., 51.86 feet) to a point of tangency; 2) N.35°51'00"W., 330.71 feet to the **POINT OF BEGINNING**.

Containing 3.058 acres, more or less.

### 3. **CONTRACTION PARCEL 3**

**DESCRIPTION:** A parcel of land lying in Sections 11 and 12, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence N.21°59'26"E., 60.28 feet to a point of curvature; thence Northerly, 219.37 feet along the arc of a curve to the left having a radius of 882.00 feet and a central angle of 14°15'01" (chord bearing N.14°51'56"E., 218.80 feet); thence S.82°15'35"E., 19.80 feet; thence S.41°27'52"E., 567.27 feet to a point on the Northerly boundary of the right-of-way for TRIPLE CREEK BOULEVARD, as recorded in Official Records Book 5000, Page 542 and re-recorded in Official Records Book 5024, Page 874, ALL being of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the right-of-way for TRIPLE CREEK BOULEVARD, S.48°32'08"W., 596.40 feet to a point of curvature on the Easterly boundary of the aforesaid Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE; thence along said Easterly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, the following three (3) courses: 1) Westerly, 70.49 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 80°46'39" (chord bearing S.88°55'28"W., 64.80 feet) to a point of compound curvature; 2) Northwesterly, 100.41 feet along the arc of a curve to the right having a radius of 119.00 feet and a central angle of 48°20'41" (chord bearing N.26°30'52"W., 97.46 feet) to a point of compound curvature; 3) Northerly, 479.90 feet along the arc of a curve to the right having a radius of 1130.00

feet and a central angle of 24°19'58" (chord bearing N.09°49'27"E., 476.30 feet) to the **POINT OF BEGINNING**.

Containing 5.556 acres, more or less.

**4. CONTRACTION PARCEL 4**

**DESCRIPTION:** A parcel of land lying in Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northerlymost corner of TRIPLE CREEK PHASE 4 VILLAGE J, according to the plat thereof, as recorded in Plat Book 135, Pages 169 through 182 inclusive, of the Public Records of Hillsborough County, Florida, also being a point on the Southerly boundary of Right-of-Way Conveyance Parcel 2 for TRIPLE CREEK BOULEVARD, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along said Southerly boundary of Right-of-Way Conveyance Parcel 2 for TRIPLE CREEK BOULEVARD, the following three (3) courses: 1) Northeasterly, 415.24 feet along the arc of a curve to the right having a radius of 1115.00 feet and a central angle of 21°20'16" (chord bearing N.37°52'00"E., 412.85 feet) to a point of tangency; 2) N.48°32'08"E., 107.96 feet to a point of curvature; 3) Easterly, 66.53 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 38°07'15" (chord bearing N.67°35'46"E., 65.31 feet) to the Northerlymost corner of TRIPLE CREEK PHASE 3 AMENITY CENTER, according to the plat thereof, as recorded in Plat Book 134, Pages 119 through 123 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said TRIPLE CREEK PHASE 3 AMENITY CENTER, the following six (6) courses: 1) S.11°02'05"W., 88.16 feet; 2) S.48°32'08"W., 99.75 feet to a point of curvature; 3) Southwesterly, 95.41 feet along the arc of a curve to the left having a radius of 1040.00 feet and a central angle of 05°15'23" (chord bearing S.45°54'27"W., 95.38 feet); 4) S.45°02'24"E., 123.87 feet; 5) S.48°32'08"W., 17.24 feet to a point on a curve; 6) Southwesterly, 219.04 feet along the arc of a curve to the left having a radius of 918.00 feet and a central angle of 13°40'17" (chord bearing S.35°08'44"W., 218.53 feet) to a point on the Northerly boundary of the aforesaid TRIPLE CREEK PHASE 4 VILLAGE J; thence along said Northerly boundary of TRIPLE CREEK PHASE 4 VILLAGE J, the following three (3) courses: 1) N.61°41'24"W., 87.00 feet to a point on a curve; 2) Southwesterly, 19.51 feet along the arc of a curve to the left having a radius of 1005.00 feet and a central angle of 01°06'44" (chord bearing S.27°45'14"W., 19.51 feet); 3) N.62°48'08"W., 110.00 feet to the **POINT OF BEGINNING**.

Containing 1.658 acres, more or less.

**5. CONTRACTION PARCEL 5**

**DESCRIPTION:** That part of the Special Warranty Deed, as described in Official Records Book 19815, Page 632, of the Public Records of

Hillsborough County, Florida, lying in Section 1, Township 31 South, Range 20 East and in Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 6, run thence along the West boundary of the Southwest 1/4 of said Section 6, N.00°16'12"E., 100.00 feet to a point on the Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, according to Warranty Deed as recorded in Official Records Book 5000, Page 542, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, S.89°44'13"E., 258.54 feet to the Southwest corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, according to Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.00°15'47"E., 10.00 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, also being the **POINT OF BEGINNING**; thence continue N.00°15'47"E., 319.62 feet; thence N.45°00'00"E., 523.55 feet; thence N.45°00'00"W., 191.54 feet; thence N.45°02'09"W., 179.07 feet; thence N.87°39'51"W., 164.50 feet; thence S.49°24'41"W., 82.56 feet; thence S.32°12'38"W., 92.44 feet; thence S.29°43'33"W., 147.72 feet; thence S.45°00'00"W., 140.00 feet; thence N.86°28'25"W., 93.86 feet; thence N.60°14'13"W., 140.34 feet; thence N.89°56'37"W., 160.39 feet; thence S.42°59'21"W., 120.55 feet; thence N.89°56'37"W., 372.60 feet; thence N.00°03'23"E., 280.21 feet; thence N.89°55'47"W., 427.84 feet to a point on the Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, S.00°45'46"E., 865.40 feet to the Northeast corner of the 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, according to the aforesaid Instrument Number: 2024130714, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4 and the aforesaid Southerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334, the following two (2) courses: 1) N.89°56'16"W., 1323.38 feet; 2) N.89°58'17"W., 132.30 feet to the Northwest corner of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 4, also being a point on the Easterly

boundary of TRIPLE CREEK VILLAGE N AND P, according to the plat thereof, as recorded in Plat Book 141, Pages 261 through 287 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of TRIPLE CREEK VILLAGE N AND P, the following three (3) courses: 1) N.00°01'43"E., 215.00 feet; 2) N.28°00'00"E., 894.43 feet; 3) N.44°00'00"E., 1202.24 feet to a point on the Northerly boundary of the aforesaid Conservation Easement, as described in Official Records Book 18006, Page 1334, also being a point on the Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713, of the Public Records of Hillsborough County, Florida and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334 and said Westerly boundary of the property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, S.01°15'53"E., 331.13 feet to the Southwest corner of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717; thence along said Northerly boundary of the Conservation Easement, as described in Official Records Book 18006, Page 1334 and the Southerly boundary of said property as described in Warranty Deed, as recorded in Official Records Book 16149, Page 713 and as described in Quit Claim Deed, as recorded in Official Records Book 16149, Page 717, the following two (2) courses: 1) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 1, Township 31 South, Range 20 East, Hillsborough County, Florida, S.89°57'39"E., 1528.02 feet; 2) along a line lying 1650 feet North of and parallel with the South boundary of the aforesaid Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, S.89°44'20"E., 1283.10 feet to a point on the approximate centerline of BELL CREEK, according to the aforesaid Special Warranty Deed, as recorded in Official Records Book 19815, Page 632 and according to the aforesaid Conservation Easement, as recorded in Official Records Book 18006, Page 1334; thence meander Southerly along said approximate centerline of BELL CREEK, also being the Easterly boundary of said Conservation Easement, as described in Official Records Book 18006, Page 1334 and also being the Easterly boundary of the property described in said Special Warranty Deed, as recorded in Official Records Book 19815, Page 632, the following fifty-three (53) courses: 1) S.36°57'20"W., 6.31 feet; 2) S.61°36'29"E., 49.27 feet; 3) S.22°28'15"E., 21.46 feet; 4) S.45°53'21"W., 16.60 feet; 5) S.17°02'27"W., 28.26 feet; 6)



S.64°09'17"E., 24.40 feet; 7) S.44°18'57"E., 27.50 feet; 8) S.34°28'37"W., 26.77 feet; 9) S.41°08'20"E., 19.87 feet; 10) N.62°09'44"E., 14.66 feet; 11) S.68°26'09"E., 11.16 feet; 12) S.00°24'40"W., 8.52 feet; 13) S.48°59'17"W., 16.07 feet; 14) S.16°36'44"W., 43.49 feet; 15) S.10°38'39"E., 34.40 feet; 16) S.34°37'25"W., 14.13 feet; 17) S.81°10'20"W., 23.92 feet; 18) N.33°44'21"W., 19.09 feet; 19) S.26°29'32"W., 39.12 feet; 20) S.29°16'41"E., 62.42 feet; 21) S.43°20'27"W., 33.03 feet; 22) S.02°08'08"E., 61.50 feet; 23) S.53°12'43"E., 38.40 feet; 24) N.56°23'33"E., 21.41 feet; 25) S.26°42'39"E., 66.73 feet; 26) S.64°05'45"E., 18.79 feet; 27) N.62°14'56"E., 23.43 feet; 28) S.06°14'42"E., 36.12 feet; 29) S.53°58'01"E., 30.43 feet; 30) S.38°39'01"W., 20.10 feet; 31) S.32°12'37"E., 12.55 feet; 32) N.80°04'14"E., 80.90 feet; 33) S.45°33'14"E., 26.40 feet; 34) S.07°51'18"E., 58.78 feet; 35) S.67°37'04"E., 28.69 feet; 36) S.03°10'00"W., 27.27 feet; 37) S.62°47'45"W., 40.50 feet; 38) S.29°57'53"E., 25.89 feet; 39) S.63°14'42"W., 52.49 feet; 40) S.21°58'41"E., 23.09 feet; 41) S.28°37'05"W., 36.77 feet; 42) S.81°58'48"W., 24.98 feet; 43) N.25°37'40"W., 29.02 feet; 44) S.65°51'42"W., 32.98 feet; 45) S.10°35'28"W., 113.29 feet; 46) S.65°08'03"W., 32.27 feet; 47) S.14°38'45"E., 45.38 feet; 48) S.22°19'53"W., 18.55 feet; 49) S.37°51'31"E., 16.06 feet; 50) S.80°47'55"E., 49.62 feet; 51) S.27°31'23"E., 228.06 feet; 52) S.00°51'42"W., 257.72 feet; 53) S.13°52'20"W., 99.24 feet to the Southeast corner of said Conservation Easement, as described in Official Records Book 18006, Page 1334, also being the Northeast corner of the aforesaid 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5; thence along the Northerly boundary of said 10 foot wide Additional (Public) right-of-way for Triple Creek Boulevard Parcel 5, N.89°44'13"W., 1269.35 feet to the **POINT OF BEGINNING**.

Containing 109.415 acres, more or less.

**ALTOGETHER** containing 1066.771 acres, more or less.