

SUBJECT: Myers Estates On-Site & Off-Site **PI#7052**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 22, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Myers Estates On-Site & Off-Site, located in Section 02, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads and water along with off-site roads and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$272,530.00, a Warranty Bond in the amount of \$41,590.80 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$3,700.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

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

BACKGROUND:

On March 6, 2025, Permission to Construct Prior to Platting was issued for Myers Estates On-Site & Off-Site, after construction plan review was completed on February 20, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is HDP Wense Road, LLC and the engineer Landmark Engineering & Surveying Corporation.

MYERS ESTATES

AKA

Wense Road or Kingsway



Location Map

NOT TO SCALE



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

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

Witnesseth

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

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

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

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

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

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

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

street improvements, water distribution system, off-site sanitary sewer and off-site street improvements

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (12) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number US007466 dated, _____ May 16, 2025 with _____ HDP Wense Road, LLC as Principal, and _____ Euler Hermes North America Inc. Co. as Surety, or
A Warranty Bond, number US007467 dated, _____ May 16, 2025 with _____ HDP Wense Road, LLC as Principal, and _____ Euler Hermes North America Ins. Co. as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

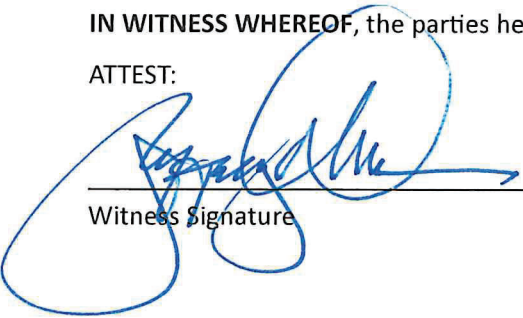
An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

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

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

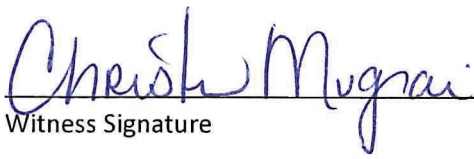
ATTEST:



Witness Signature

Jeffrey D. Thorson

Printed Name of Witness

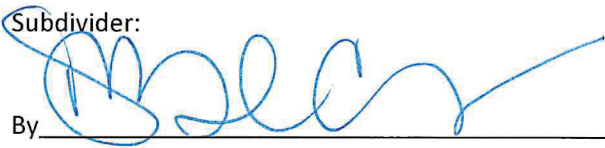


Witness Signature

Christine Mugnai

Printed Name of Witness

Subdivider:

By 

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

Deborah Beaver

Name (typed, printed or stamped)

VP

Title

3925 Coconut Palm Dr, #117, TPA, FL 33619

Address of Signer

(813) 627-9040

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

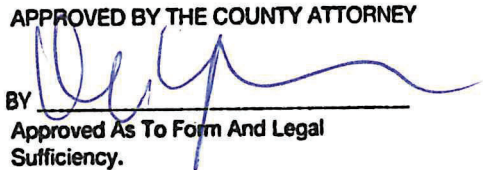
By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

21 day of May, _____, by Deborah Beaver as
(day) (month) (year) (name of person acknowledging)

Vice President for HDP Wense Road, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Heather Keiper
(Signature of Notary Public - State of Florida)

Type of Identification Produced



Heather Keiper

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

HH517691
(Commission Number)

4/18/28
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we HDP Wense Road, LLC
called the Principal, and Euler Hermes North America Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Two Hundred Seventy Two Thousand Five Hundred Thirty dollars 0/100 (\$272,530.00) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

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

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

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

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

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

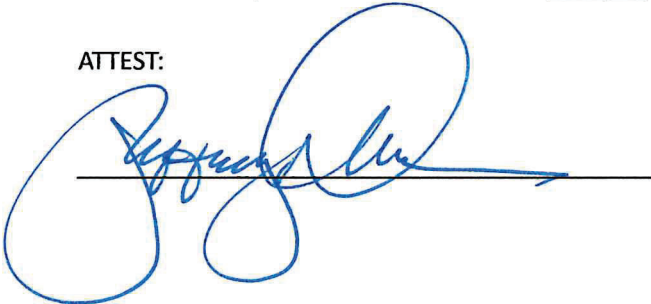
NOW, THEREFORE, the conditions of this obligation are such, that:

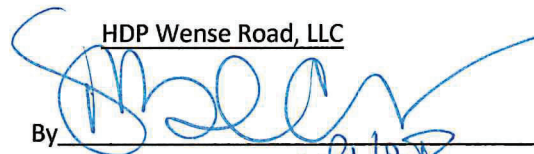
- A. If the Principal shall well and truly build, construct, and install in the platted area known as Myers Estates subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL August 22, 2026.

SIGNED, SEALED AND DATED this 16th day of May, 2025.

ATTEST:

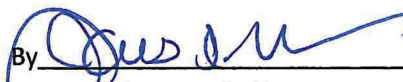


HDP Wense Road, LLC
By 
Principal  Seal

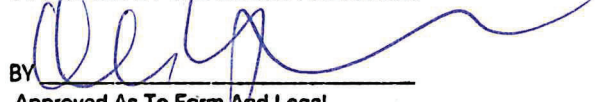
Euler Hermes North America Insurance Company
Surety Seal

ATTEST:


Jennifer J. McComb

By 
Attorney-In-Fact
James I. Moore Seal

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.



Allianz
Trade

EULER HERMES NORTH AMERICA INSURANCE COMPANY
800 Red Brook Boulevard * Owings Mills, Maryland 21117

The number of persons authorized by this
Power of Attorney is not more than: **1**

POWER OF ATTORNEY

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

NAME	James I. Moore	ADDRESS	1411 Opus Place, Suite 450 Downers Grove, IL 60515	LIMIT OF POWER	
PRINCIPAL	HDP WENSE ROAD, LLC	OBLIGEE	BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY	\$50,000,000.00	

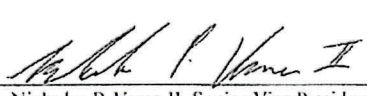
This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF, EULER HERMES has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunder affixed this 1st day of November, 20 22.





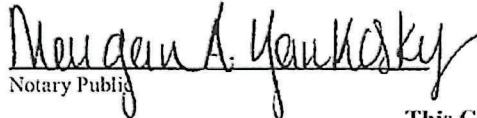
James Daly, President and CEO-The Americas



Nicholas P. Verna II, Senior Vice President
and Regional Head of Surety and
Guarantee, Americas

State of Maryland, County of Baltimore

On this 1st day of November, 20 22, before me personally appeared Nicholas P. Verna II, to me known, being duly sworn, deposes and says that he resides in Southeastern, PA; that he is Senior Vice President and Regional Head of Surety and Guarantee, Americas of Euler Hermes North America Insurance Company, the Company described herein and which executed the above instrument; that he know the seal of EULER HERMES; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of EULER HERMES; and that he signed his name thereto by like authority.



Notary Public

Notarial Seal

This Commission Expires February 2, 2026

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of EULER HERMES NORTH AMERICA INSURANCE COMPANY (Company) by unanimous consent on October 1, 2015.

RESOLVED: That the President, Executive Vice President, Senior Vice President, Vice President, Secretary, and Assistant Vice Secretary, be and hereby are authorized from time to time to appoint one or more Attorneys-in-Fact to execute on behalf of the company, as surety, and any and all bonds, undertakings and contracts of suretyship, or other written obligation in the nature thereof; to proscribe their respective duties and all respective limits of their authority; and to revoke any such appointment at any time.

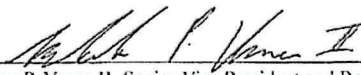
RESOLVED FURTHER: That the Company seal and signature of the aforesaid officers and may be affixed by facsimile to any Power of Attorney given for the execution of any bond, undertaking, contract of suretyship, or other written obligations in the nature thereof, such signature and seal when so used being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

CERTIFICATION

I, Nicholas P. Verna II, Senior Vice President and Regional Head of Surety & Guarantee, Americas of EULER HERMES NORTH AMERICA INSURANCE COMPANY, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of October 1, 2015, have not been revoked and are now in full force and effect.

Signed and sealed this 16th day of May, 20 25.





Nicholas P. Verna II, Senior Vice President and Regional
Head of Surety and Guarantee, Americas

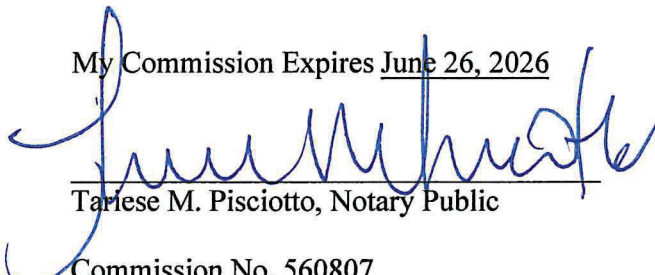
State of Illinois}
} ss.

County of DuPage }

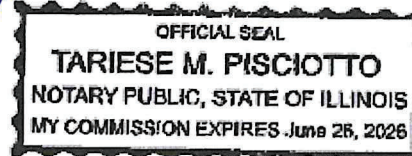
On May 16, 2025, before me, Tariese M. Pisciotto, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Euler Hermes North America Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires June 26, 2026


Tariese M. Pisciotto, Notary Public

Commission No. 560807



**WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$180,324.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
SCHEDULE E - OFF-SITE WATER DISTRIBUTION	\$0.00
SCHEDULE F - OFF-SITE SANITARY SEWER	\$0.00
SCHEDULE G - OFF-SITE STREET IMPROVEMENTS	\$37,700.00
TOTAL (SCHEDULES A - G)	\$218,024.00
125% PERFORMANCE BONDING	\$272,530.00



Todd C. Amaden
License No. 53967

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1,872	LF	6" CONCRETE SIDEWALK	\$50.00	\$93,600.00
2	3,176	SY	1-3/4" ASPHALT TYPE SP-12.5	\$24.00	\$76,224.00
3	1	LS	STRIPING & SIGNAGE	\$10,500.00	\$10,500.00
4					
5					
6					
7					
8					
9					
10					

TOTAL STREET IMPROVEMENTS **\$180,324.00**

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST

TOTAL STORM DRAINAGE SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

TOTAL WATER DISTRIBUTION SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST

TOTAL SANITARY SEWER SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE E - OFF-SITE WATER DISTRIBUTION

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM

\$0.00

WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE

SCHEDULE G - OFF-SITE STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1,100	SF	1.75" SP-12.5 ASPHALT	\$32.00	\$35,200.00
2	1	EA	SIGNAGE & STRIPING	\$2,500.00	\$2,500.00
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS **\$37,700.00**

SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we HDP Wense Road, LLC
1316 Sherman Ave., #215 Evanston, IL 60201 called the Principal, and
Euler Hermes North America Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Forty One Thousand Five Hundred Ninety dollars 80/100----- (\$ 41,590.80) Dollars for the payment of which
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvements for maintenance in connection with the Myers Estates
subdivision (hereafter, the "Subdivision"): on-site improvements: Street Improvements & Water Distribution System and off-site improvements:
Off-Site Sanitary Sewer & Off-Site Street Improvements (together, the on-site and off-site improvements are hereafter referred to as the
"Improvements"); and

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

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

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

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

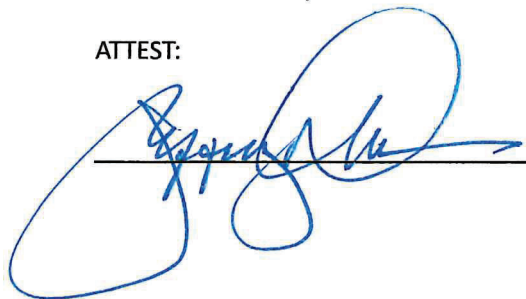
- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If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

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 22, 2028

SIGNED, SEALED AND DATED this 16th day of May, 2025.

ATTEST:



HDP Wense Road, LLC
By _____
Principal HDP Seal

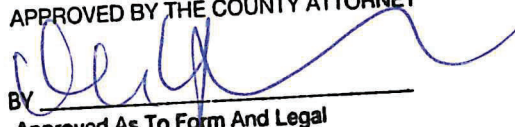
Euler Hermes North America Insurance Company
Surety Seal

ATTEST:


Jennifer J. McComb

By _____
Attorney-In-Fact Seal
James I. Moore

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.



Allianz
Trade

EULER HERMES NORTH AMERICA INSURANCE COMPANY
800 Red Brook Boulevard * Owings Mills, Maryland 21117

The number of persons authorized by this
Power of Attorney is not more than: **1**

POWER OF ATTORNEY

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

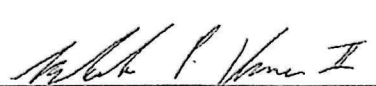
NAME	James I. Moore	ADDRESS	1411 Opus Place, Suite 450 Downers Grove, IL 60515	LIMIT OF POWER
PRINCIPAL	HDP WENSE ROAD, LLC	OBLIGEE	BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY	\$50,000,000.00

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

IN WITNESS WHEREOF, EULER HERMES has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunder affixed this 1st day of November, 20 22.

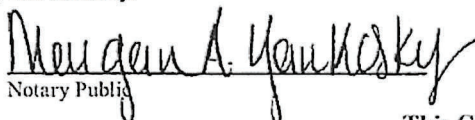



James Daly, President and CEO-The Americas


Nicholas P. Verna II, Senior Vice President
and Regional Head of Surety and
Guarantee, Americas

State of Maryland, County of Baltimore

On this 1st day of November, 20 22, before me personally appeared Nicholas P. Verna II, to me known, being duly sworn, deposes and says that he resides in Southeastern, PA; that he is Senior Vice President and Regional Head of Surety and Guarantee, Americas of Euler Hermes North America Insurance Company, the Company described herein and which executed the above instrument; that he know the seal of EULER HERMES; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of EULER HERMES; and that he signed his name thereto by like authority.


Notary Public

Notarial Seal

This Commission Expires February 2, 2026

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of EULER HERMES NORTH AMERICA INSURANCE COMPANY (Company) by unanimous consent on October 1, 2015.

RESOLVED: That the President, Executive Vice President, Senior Vice President, Vice President, Secretary, and Assistant Vice Secretary, be and hereby are authorized from time to time to appoint one or more Attorneys-in-Fact to execute on behalf of the company, as surety, and any and all bonds, undertakings and contracts of suretyship, or other written obligation in the nature thereof; to proscribe their respective duties and all respective limits of their authority; and to revoke any such appointment at any time.

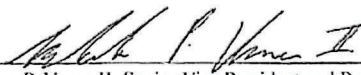
RESOLVED FURTHER: That the Company seal and signature of the aforesaid officers and may be affixed by facsimile to any Power of Attorney given for the execution of any bond, undertaking, contract of suretyship, or other written obligations in the nature thereof, such signature and seal when so used being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

CERTIFICATION

I, Nicholas P. Verna II, Senior Vice President and Regional Head of Surety & Guarantee, Americas of EULER HERMES NORTH AMERICA INSURANCE COMPANY, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of October 1, 2015, have not been revoked and are now in full force and effect.

Signed and sealed this 16th day of May, 20 25.




Nicholas P. Verna II, Senior Vice President and Regional
Head of Surety and Guarantee, Americas

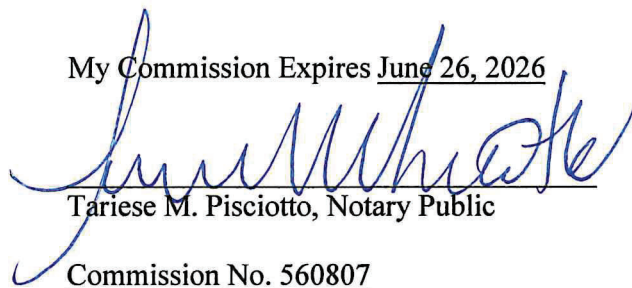
State of Illinois}
} ss.

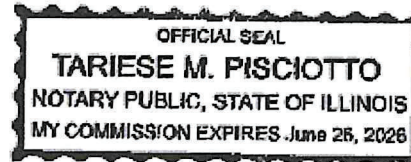
County of DuPage }

On May 16, 2025, before me, Tariese M. Pisciotto, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Euler Hermes North America Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires June 26, 2026

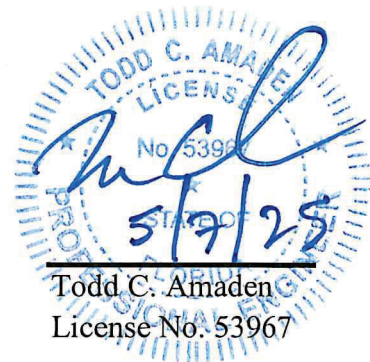

Tariese M. Pisciotto, Notary Public
Commission No. 560807



**WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$93,600.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$201,728.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
SCHEDULE E - OFF-SITE WATER DISTRIBUTION	\$0.00
SCHEDULE F - OFF-SITE SANITARY SEWER	\$36,540.00
SCHEDULE G - OFF-SITE STREET IMPROVEMENTS	\$84,040.00
TOTAL (SCHEDULES A - G)	\$415,908.00
10% WARRANTY BONDING	\$41,590.80



WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1,872	LF	6" CONCRETE SIDEWALK	\$50.00	\$93,600.00

TOTAL STREET IMPROVEMENTS **\$93,600.00**

WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST

TOTAL STORM DRAINAGE SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	32	LF	16" STEEL CASING FOR JACK & BORE	\$690.00	\$22,080.00
2	300	LF	6" DIP WATER MAIN	\$62.00	\$18,600.00
3	1150	LF	6" PVC C900 WATER MAIN	\$39.00	\$44,850.00
4	128	LF	4" PVC C900 WATER MAIN	\$26.00	\$3,328.00
5	1	LS	6" PVC FITTINGS	\$21,700.00	\$21,700.00
6	10	EA	6" GATE VALVE	\$2,300.00	\$23,000.00
7	1	LS	6" PVC FITTINGS	\$900.00	\$900.00
8	3	EA	FIRE HYDRANT ASSEMBLY	\$8,400.00	\$25,200.00
9	21	EA	SINGLE SHORT SERVICE	\$750.00	\$15,750.00
10	16	EA	SINGLE LONG SERVICE	\$970.00	\$15,520.00
11	3	EA	BLOW-OFF ASSEMBLY	\$3,600.00	\$10,800.00

TOTAL WATER DISTRIBUTION SYSTEM **\$201,728.00**

**WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE**

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST

TOTAL SANITARY SEWER SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE E - OFF-SITE WATER DISTRIBUTION

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$0.00**

WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	748	LF	4" C900 DR18 PVC FORCE MAIN	\$30.00	\$22,440.00
2	4	EA	4" PLUG VALVE & BOX	\$1,900.00	\$7,600.00
3	1	LS	4" FITTINGS	\$6,500.00	\$6,500.00
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM **\$36,540.00**

WENSE ROAD (PI# 7052)
WARRANTY ESTIMATE

SCHEDULE G - OFF-SITE STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1,100	SF	12" STABILIZED SUBGRADE	\$5.00	\$5,500.00
2	1,100	SF	6" CRUSHED CONCRETE BASE	\$5.00	\$5,500.00
3	1,100	SF	1.75" SP-12.5 ASPHALT	\$32.00	\$35,200.00
4	930	LF	MIAMI CURB	\$38.00	\$35,340.00
5	1	EA	SIGNAGE & STRIPING	\$2,500.00	\$2,500.00
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS **\$84,040.00**

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

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

Witnesseth

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

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

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

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within
Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____,
with _____ by
order of _____,
 - b. A Performance Bond, number US007468 dated, _____
May 16, 2025 with _____
HDP Wense Road, LLC as Principal, and _____
Euler Hermes North America Ins. Co. as Surety, or
 - c. Escrow agreement, dated _____, between,
_____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____,
which shall be deposited by the County into a non-interest bearing

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

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

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

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

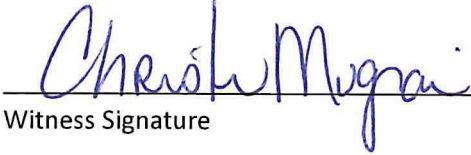
ATTEST:



Witness Signature

Jeffrey D. Thorson

Printed Name of Witness

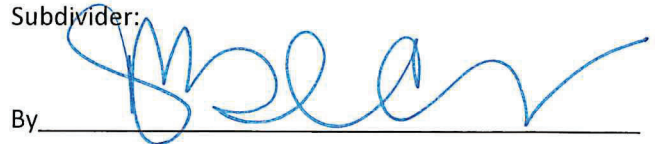


Witness Signature

Christine Mugnai

Printed Name of Witness

Subdivider:



By

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

Deborah Beaver

Name (typed, printed or stamped)

VP

Title



3925 Coconut Palm Dr, #117, TPA, FL 33619

Address of Signer

(813) 627-9040

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

21 day of May, 2025, by Deborah Beaver as
(day) (month) (year) (name of person acknowledging)

Vice President for HDP Wense Road, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Heather Keiper
(Signature of Notary Public - State of Florida)

Type of Identification Produced



Heather Keiper

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

HH 517691
(Commission Number)

4/18/28
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we HDP Wense Road, LLC
1316 Sherman Ave #215, EVANSTON, IL 60201 called the Principal, and Euler Hermes North America
Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Three Thousand Seven Hundred dollars 0/100----- (\$ 3,700.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

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

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Myers Estates subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL August 22, 2026.

SIGNED, SEALED AND DATED this 16th day of May, 2025.

ATTEST:



Jennifer J. McComb

HDP WENSE ROAD, LLC

BY:



PRINCIPAL (SEAL)

Euler Hermes North America Insurance Company

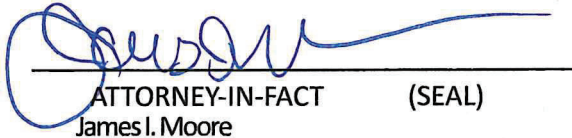
SURETY

(SEAL)

ATTEST:



Jennifer J. McComb



ATTORNEY-IN-FACT
James I. Moore

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.



Allianz
Trade

EULER HERMES NORTH AMERICA INSURANCE COMPANY
800 Red Brook Boulevard * Owings Mills, Maryland 21117

The number of persons authorized by this
Power of Attorney is not more than: **1**

POWER OF ATTORNEY

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

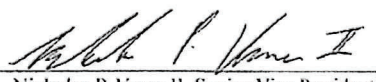
NAME	James I. Moore	ADDRESS	1411 Opus Place, Suite 450 Downers Grove, IL 60515	LIMIT OF POWER
PRINCIPAL	HDP WENSE ROAD, LLC	OBLIGEE	BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY	\$50,000,000.00

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

IN WITNESS WHEREOF, EULER HERMES has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunder affixed this 1st day of November, 20 22.

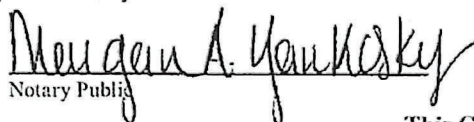



James Daly, President and CEO-The Americas


Nicholas P. Verna II, Senior Vice President
and Regional Head of Surety and
Guarantee, Americas

State of Maryland, County of Baltimore

On this 1st day of November, 20 22, before me personally appeared Nicholas P. Verna II, to me known, being duly sworn, deposes and says that he resides in Southeastern, PA; that he is Senior Vice President and Regional Head of Surety and Guarantee, Americas of Euler Hermes North America Insurance Company, the Company described herein and which executed the above instrument; that he know the seal of EULER HERMES; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of EULER HERMES; and that he signed his name thereto by like authority.


Morgan A. Yankovsky
Notary Public

Notarial Seal

This Commission Expires February 2, 2026

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of EULER HERMES NORTH AMERICA INSURANCE COMPANY (Company) by unanimous consent on October 1, 2015.

RESOLVED: That the President, Executive Vice President, Senior Vice President, Vice President, Secretary, and Assistant Vice Secretary, be and hereby are authorized from time to time to appoint one or more Attorneys-in-Fact to execute on behalf of the company, as surety, and any and all bonds, undertakings and contracts of suretyship, or other written obligation in the nature thereof; to proscribe their respective duties and all respective limits of their authority; and to revoke any such appointment at any time.

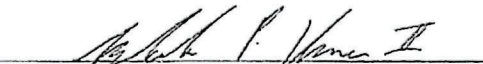
RESOLVED FURTHER: That the Company seal and signature of the aforesaid officers and may be affixed by facsimile to any Power of Attorney given for the execution of any bond, undertaking, contract of suretyship, or other written obligations in the nature thereof, such signature and seal when so used being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

CERTIFICATION

I, Nicholas P. Verna II, Senior Vice President and Regional Head of Surety & Guarantee, Americas of EULER HERMES NORTH AMERICA INSURANCE COMPANY, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of October 1, 2015, have not been revoked and are now in full force and effect.

Signed and sealed this 16th day of May, 20 25.




Nicholas P. Verna II, Senior Vice President and Regional
Head of Surety and Guarantee, Americas

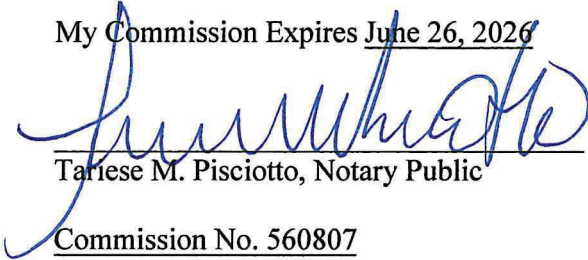
State of Illinois}
} ss.

County of DuPage }

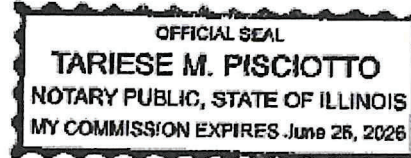
On May 16, 2025, before me, Tariese M. Pisciotto, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Euler Hermes North America Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires June 26, 2026


Tariese M. Pisciotto, Notary Public

Commission No. 560807



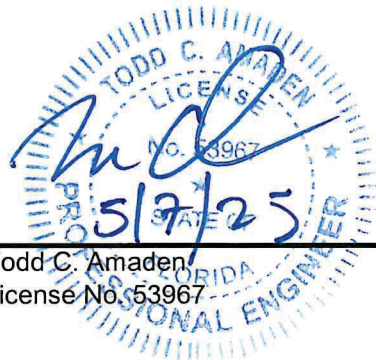
WENSE ROAD (PI# 7052)
PERFORMANCE ESTIMATE - LOT CORNERS

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	37	EA	LOT CORNERS	\$80.00	\$2,960.00

TOTAL LOT CORNERS **\$2,960.00**

125% PERFORMANCE BONDING **\$3,700.00**


Todd C. Amaden
License No. 53967

A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 5, MATTHEWS ADDITION TO SEFFNER, AS RECORDED IN PLAT BOOK 8, PAGE 66 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 2, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

The undersigned, as owner of the lands platted herein does hereby dedicate this plot of Myers Estates for record. Further, the owner does hereby dedicate to public use Tract "A" and all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in tracts "C", "D" and "E", is hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subordinate to the recording of this plot for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said tracts "B", "C", "D" and "E", and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, is reserved by the owner will be the responsibility of the owner, its assigns, and its successors in title.

The Private Drivage and Drivage Sewer Easements and Private Drivage Easements are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity, to be recorded at this point, for the benefit of the owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

The private roads and paths of way shown hereon as Tract "g" are not dedicated to the public but are hereby reserved by owner for the convenience to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners in this development as described hereon, as access for ingress and egress of lot owners and their guests and the right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, in this development.

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

Owner does hereby grant to Hillsborough County and all providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive easement over, across and under the Utility Easements as shown hereon for the construction, maintenance, and operation of underground utilities.

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

HDP WENSE ROAD LLC, a Delaware limited liability company

1

WITNESS

WITNESS:

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss:

THIS IS TO CERTIFY, THAT ON _____, APPEARED BEFORE ME BY MEANS OF _____, PHYSICAL PRESENCE OR _____ ONLINE IDENTIFICATION, AN OTHERS ALL AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE SAID AND COUNTRY PROCEEDS _____

_____ OF NEAR ROAD LLC, WHO IS NOT _____ PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO DECIDED THE FORDING DEPOSITION AND SERVEDLY ACKNOWLEDGED THE DEPOSITION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE ISSUES AND PURPOSES HEREIN EXPRESSED, AND DO NOT MAKE AN OATH.

NOTARY PUBLIC

STATE _____ (SEAL)

7205

TITLE OR NAME _____

SERIAL NUMBER, F AMT: _____

MY COMMISSION EXPIRES: _____

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

A portion of Lots 1 through 6, Block 5, MATHEWS ADDITION TO SEFFNER, as recorded in Plat Book 8, Page 66, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCEMENT of the Southwest corner of said Lot 1; thence S.68°34'.13"N., 233.65 feet along the Southern boundary line of said Lot 1, also being the Northern right-of-way line of WENSE AVENUE to the POINT OF BEGINNING; thence continue S.68°34'.13"N., 75.25 feet along said Southern boundary line and said Northern right-of-way line, thence N.00°04'.00"E., 159.73 feet; thence S.68°34'.13"N., 304.37 feet to the Eastern mentioned right-of-way line of S. KINGSWAY ROAD; thence along said Eastern mentioned right-of-way line the following six courses: N.00°02'.36"E., 314.28 feet; thence N.00°54'.09"E., 100.01 feet; thence N.00°14'.56"N., 100.00 feet; thence N.00°02'.36"E., 100.00 feet; thence N.00°19'.14"E., 100.00 feet; thence N.00°02'.36"E., 88.35 feet to the Northern boundary line of said Lot 1; thence N.89°59'.10"E., 4.00 feet along said Northern boundary line; thence S.00°02'.36"E., 159.60 feet; thence N.89°51'.59"E., 190.18 feet; thence S.00°00'.08"E., 159.60 feet to the said Northern boundary line of Lot 5; thence S.68°47'.37"E., 287.33 feet along said Northern boundary line; thence S.00°02'.45"N., 867.54 feet; thence S.68°47'.37"N., 124.88 feet; thence S.00°04'.00"N., 65.47 feet to the beginning of a non-bisecting curve concave to the Northeast having a radius of 25.00 feet; thence Southwesterly, 33.48 feet along said curve through a central angle of 90°29'27" (chord bears S.45°19'.40"E., 35.51 feet) to the POINT OF BEGINNING.

Containing 9.96 Acres, more or less

THIS PLAT HAS BEEN APPROVED FOR RECORDATION

CHURCH

DATE _____

THIS PLAN HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN REVERSED.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____,
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

FEDERAL COURT IN THE SUPERIOR COURT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177 PART 1 OF FLORIDA
 STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC
 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

By _____

By _____

THIS _____ DAY OF _____, 20____, TIME _____

CLERK FILE NUMBER _____

1. THE UNDERSIGNED SURETOR, HEREIN CERTIFY THAT THIS PLATED SUBMISSION IS CORRECT REPRESENTATION OF THE LAND BEING SUBMITTED. THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, PART I, LAND, LAND STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. THAT PERMANENT RESIDENCE ADJUDICATIONS (FRODO) WERE SET ON THE DAY OF _____, 20____, AS SHOWN HEREON. AND THAT PERMANENT COURT, RIGHTS (PROPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OF 19____, IN ACCORDANCE WITH CONDITIONS OF BIDDING.

SCOTT R. FOWLER, LS 5185

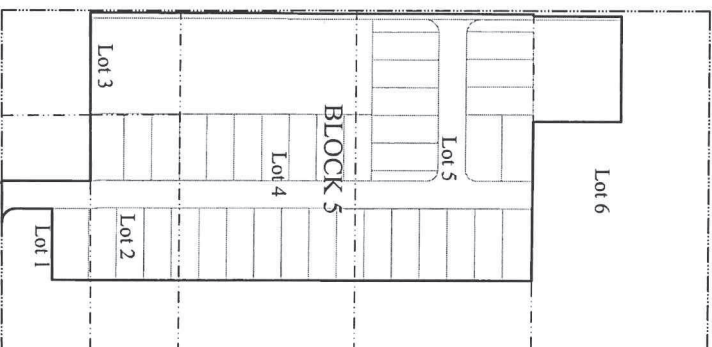
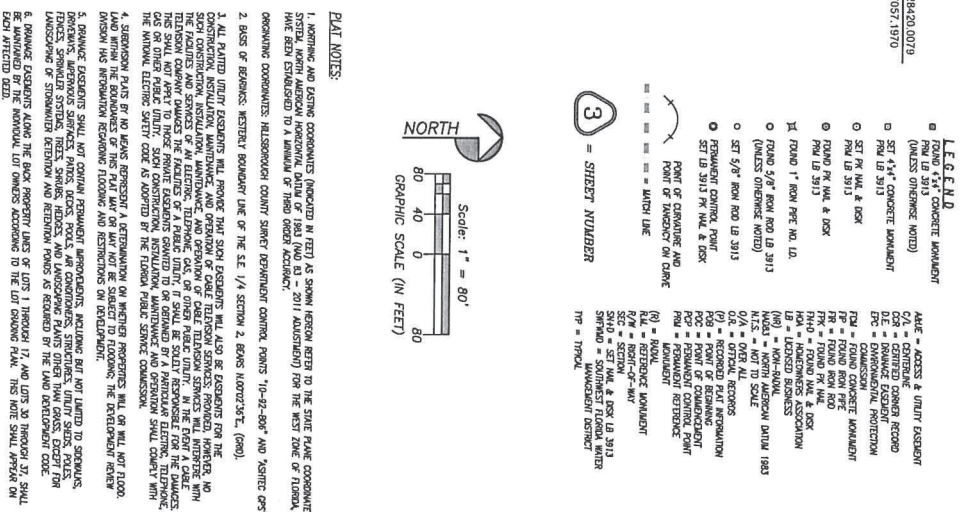
LANDMARK ENGINEERING & SURVEYING CORPORATION
6515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
COMPANY OF LANDMARK SURVEYING, INC.

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road
(813) 621-7841
www.jesc.com

Tampa, Florida 33619
(813) 664-1832 (fax)
LB # 3913

A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 5, MATHEWS ADDITION TO SEFFNER, AS RECORDED IN PLAT BOOK 8, PAGE 66 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 2, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

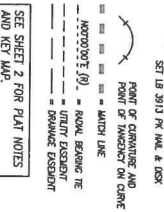
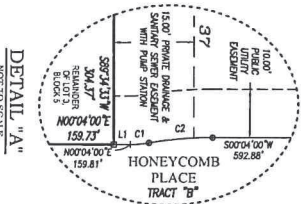
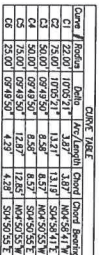


REPLAT DETAIL.
A PORTION OF LOTS 1 THROUGH 6, BLOCK 5
MATHEWS ADDITION TO SEFFNER
PLAT BOOK 8, PAGES 66
NOT TO SCALE

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.10sc.com L.B. # 3913

A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 5, MATHEWS ADDITION TO SEFFNER, AS RECORDED IN PLAT BOOK 8, PAGE 66 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 2, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



P.C.P. LOCATION

NOTE IN THE DIAGRAM WHERE THE LOCATION OF A P.C.P. IS SHOWN BY TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

(P.C. NAL & DSK
LB 3913 - TYPICAL)
REFERENCE POINTS

SANITARY WHOLE
TOP (APPROX)

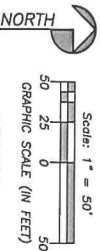
P.C.P. REFERENCE DIAGRAM

NOT TO SCALE

LANDMARK
Engineering & Surveying Corporation

A REPLAT OF LOTS 1 THROUGH 6, BLOCK 5, MATHEWS ADDITION TO SEFFNER, AS RECORDED IN PLAT BOOK 8, PAGE 86
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 2, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PAGE:



LANDMARK
Engineering & Surveying Corporation

Sheet 4 of 4



Certificate of School Concurrency

Project Name	Wense Road
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	7052
HCPS Project Number	1046
Parcel ID Number(s)	64010.0000; 64011.0000; 64012.0000; 64013.0000; 64014.0000;
Project Location	Euclid Avenue & S. Kingsway Road
Dwelling Units & Type	SFD: 37
Applicant	William Ryan Homes

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	8	4	5	17

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

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

Additional folios: 64015.0000; 64021.0000

Lori Belangia

Lori Belangia, M.S.
Manager, Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

Date 04/08/24