

SUBJECT: The Brooke **PI#6615**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 10, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for The Brooke, located in Section 26, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (paving, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,535,014.95, a Warranty Bond in the amount of \$3,747.12 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency has adequate capacity for this project.

BACKGROUND:

On July 11, 2024, Permission to Construct Prior to Platting was issued for The Brooke, after construction plan review was completed on February 12, 2024. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Brightland Homes of Florida, LLC and the engineer is LevelUp Consulting, LLC.

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 Brightland Homes of Florida, 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 Brooke Townhomes (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the 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:

Water – Off Site Only: 85 LF of 6" Class 50 DIP water main (17 LF w/ 16" Steel Casing) & (3) 6" Gate Valves (from the point of connection to a proposed 6" master meter). Wastewater – Off Site Only: 5 LF of 4"

PVC force main & (3) 4" Plug Valves (from point of connection to plug valve at ROW line). Paving - Off Site Only: 873 SY 1.5" Asphalt & 6" Crushed Concrete, 1,048 SY, 68 LF Miami Curb, 20 SF 6" Thick Sidewalk, 2 ADA Ramps

(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 800171202 dated, June 6th, 2024 with _____
Brightland Homes of Florida, LLC as Principal, and _____
Atlantic Specialty Insurance Company as Surety, or
A Warranty Bond, number 800171200 dated, June 26th, 2024 with _____
Brightland Homes of Florida, LLC as Principal, and _____
Atlantic Specialty Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

Rosa Lau

Printed Name of Witness



Witness Signature

Nina Lozano

Printed Name of Witness

Subdivider:

By 

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

Chris Lynch

Name (typed, printed or stamped)

Corporate President of Land Operations

Title

3815 S Capital of Texas Hwy, STE 210 Austin TX 78704

Address of Signer

(512) 583-9810

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

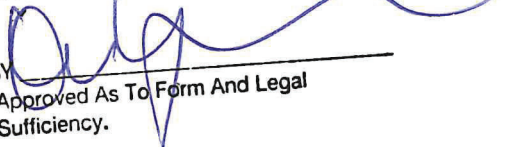
CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA Texas
COUNTY OF HILLSBOROUGH Travis

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of August, 2024, by Chris Lynch as President of Land Ops for Brightland Homes of FL, LLC

Personally Known OR Produced Identification

[Signature]
(Signature of Notary Public - State of ~~Florida~~ Texas)

Type of Identification Produced

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



133518031
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

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

KNOW ALL MEN BY THESE PRESENTS, That we Brightland Homes of Florida, LLC
_____ called the Principal, and Atlantic Specialty Insurance Company
_____ called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
one million, five hundred thirty five thousand, fourteen dollars and ninety five cents (\$ 1,535,014.95) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting of the Brooke Townhomes _____ subdivision; and

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

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

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

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

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

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


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


THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 10, 2025.

SIGNED, SEALED AND DATED this 6th day of June, 2024.

ATTEST:

Brightland Homes of Florida, LLC



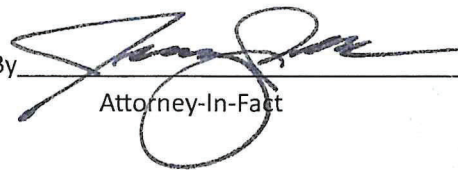
By 
Principal Seal

Atlantic Specialty Insurance Company

Surety Seal

ATTEST:


Irma Aguilar

By 
Jeremy Polk
Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal Sufficiency.



Power of Attorney

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

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

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

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

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

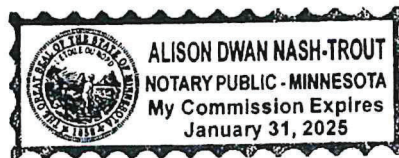
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

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




Notary Public

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

Signed and sealed. Dated 26th day of June, 2024.



This Power of Attorney expires
January 31, 2025


Kara L.B. Barrow, Secretary

Brooke Townhomes

Performance Bond Calculation

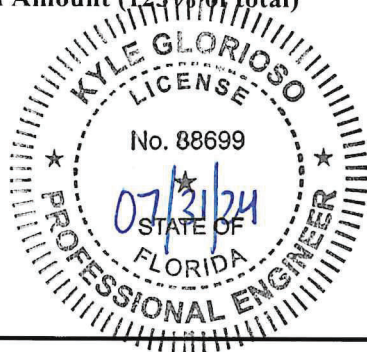
Construction costs for the streets, drainage, potable water and sanitary sewer system

SUMMARY

Paving	\$402,493.21
Water	\$211,720.75
Wastewater	\$349,648.00
Drainage	\$264,150.00
Total	\$1,228,011.96

Performance Bond Amount (125% of total)

\$1,535,014.95



Kyle Glorioso, P.E.
Florida License # 88699

PAVING

Item	Quantity	Unit	Unit Price	Total
1.5" Type SP-9.5 Asphalt (1 Lift)	3,346	SY	\$ 23.00	\$ 76,958.00
6" Crushed Concrete Base (min. 150 LBR)	3,346	SY	\$ 22.00	\$ 73,612.00
12" Stabilized Subgrade (LBR 40)	4,015	SY	\$ 22.00	\$ 88,334.40
Miami Curb	3,210	LF	\$ 22.00	\$ 70,620.00
Type D Curb	163	LF	\$ 29.21	\$ 4,761.23
Type F Curb	233	LF	\$ 29.31	\$ 6,829.23
6" Concrete Sidewalk (5' wide)	75	SF	\$ 22.50	\$ 1,687.50
4" Concrete Sidewalk (5' wide)	3,925	SF	\$ 15.00	\$ 58,875.00
Sod Behind Curbs (2ft)	801	SY	\$ 2.89	\$ 2,315.85
ADA Ramps	10	EA	\$ 850.00	\$ 8,500.00
Signage & Striping	1	LS	\$ 10,000.00	\$ 10,000.00
		TOTAL	\$	402,493.21

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
6" Master Meter Assembly	1	LS	\$ 45,000.00	\$ 45,000.00
4" PVC Water Main	470	LF	\$ 28.00	\$ 13,160.00
6" PVC Water Main	913	LF	\$ 35.25	\$ 32,183.25
6" DIP Water Main	85	LF	\$ 84.50	\$ 7,182.50
16" Steel Casing	47	LF	\$ 125.00	\$ 5,875.00
Jack and Bore	28	LF	\$ 950.00	\$ 26,600.00
6" Gate Valve	6	EA	\$ 2,000.00	\$ 12,000.00
6" x 6" Tapping Valve and Sleeve	1	EA	\$ 8,500.00	\$ 8,500.00
3/4" PE Water Main	37	LF	\$ 20.00	\$ 740.00
Water Service for Lift Station	1	EA	\$ 8,000.00	\$ 8,000.00
6" Tee	2	EA	\$ 725.00	\$ 1,450.00
4" Reducer	1	EA	\$ 280.00	\$ 280.00
4" Permanent Blowoff	1	EA	\$ 2,000.00	\$ 2,000.00
6" Permanent Blowoff	1	EA	\$ 2,000.00	\$ 2,000.00
Short Side Water Service	32	EA	\$ 700.00	\$ 22,400.00
Long Side Water Service	16	EA	\$ 900.00	\$ 14,400.00
Fire Hydrant Assembly	1	EA	\$ 9,950.00	\$ 9,950.00
			TOTAL	\$ 211,720.75

SANITARY SEWER

Item	Quantity	Unit	Unit Price	Total
GRAVITY				
8" PVC Sewer (6'-8')	386	LF	\$ 49.00	\$ 18,914.00
8" PVC Sewer (10'-12')	774	LF	\$ 75.00	\$ 58,050.00
Manhole (0'-6')	2	EA	\$ 6,050.00	\$ 12,100.00
Manhole (8'-10')	2	EA	\$ 10,000.00	\$ 20,000.00
Manhole (10'-12')	2	EA	\$ 11,000.00	\$ 22,000.00
Single Sewer Service	24	EA	\$ 1,550.00	\$ 37,200.00
Double Sewer Service	12	EA	\$ 1,900.00	\$ 22,800.00
Lift Station	1	EA	\$ 110,000.00	\$ 110,000.00
FORCE MAIN				
4" PVC Forcemain	1,378	LF	\$ 28.00	\$ 38,584.00
4"x4" Tapping Sleeve	1	EA	\$ 6,000.00	\$ 6,000.00
4" Gate Valve	2	EA	\$ 2,000.00	\$ 4,000.00
			TOTAL	\$ 349,648.00

STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
18" RCP	1,226	LF	\$ 75.00	\$ 91,950.00
24" RCP	342	LF	\$ 100.00	\$ 34,200.00
24" MES w/ RIP-RAP Sump	1	EA	\$ 4,000.00	\$ 4,000.00
Type I Curb Inlet	6	EA	\$ 8,000.00	\$ 48,000.00
Type C Grate Top Inlet	3	EA	\$ 9,000.00	\$ 27,000.00
Type C Box Control Structure	1	EA	\$ 15,000.00	\$ 15,000.00
End Wall w/ RIP-RAP Sump per FDOT Detail	1	EA	\$ 5,000.00	\$ 5,000.00
Storm Manhole	6	EA	\$ 5,500.00	\$ 33,000.00
Soil Tracking Prevention Device	1	EA	\$ 6,000.00	\$ 6,000.00
			TOTAL	\$ 264,150.00

SUBDIVISION WARRANTY BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, that we Brightland Homes of Florida, LLC

called the Principal, and _____

Atlantic Specialty Insurance Company

called the Surety, are held and firmly bound unto the

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

Three thousand, seven hundred forty seven dollars, and twelve cents (\$ 3,747.12) 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 land development regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this warranty bond; and

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

WHEREAS, the Principal has requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site Water and Wastewater connections, sidewalk, and roadway connection. hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Brooke Townhomes (hereafter, the "Subdivision"); and

WHEREAS, the subdivision regulations require as a condition of acceptance of the aforementioned Off-Site Improvement Facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting said Off-Site Improvement Facilities in an amount prescribed by said 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 Off-Site Improvement Facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the Subdivision 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 October 10, 2027.

SIGNED, SEALED AND DATED this 26th day of June, 2024.

ATTEST:



Principal Signature


(Seal)



Surety Signature Irma Aguilar

(Seal)

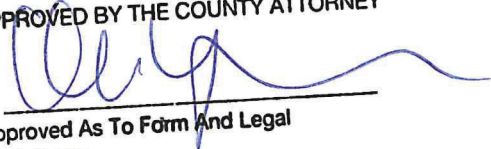
ATTEST:



Attorney-in-fact Signature Jeremy Polk

(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.



Power of Attorney

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

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

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

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

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

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

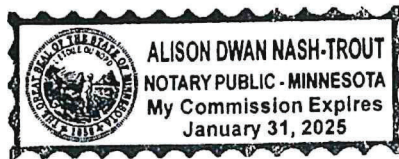
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

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



Notary Public

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

Signed and sealed. Dated 26th day of June, 2024.



Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Brooke Townhomes

Warranty Bond Calculation

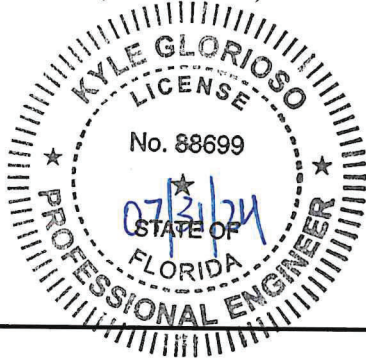
Construction costs for the streets, drainage, potable water and sanitary sewer system

SUMMARY

Paving	\$4,189.67
Water	\$23,057.50
Wastewater	\$10,224.00
Total	\$37,471.17

Warranty Bond Amount (10% of total)

\$3,747.12



Kyle Glorioso, P.E.
Florida License # 88699

PAVING

Item	Quantity	Unit	Unit Price	Total
1.5" Type SP-9.5 Asphalt (1 Lift)	873	SY	\$ 23.00	\$ 20,079.00
6" Crushed Concrete Base (min. 150 LBR)	873	SY	\$ 22.00	\$ 19,206.00
12" Stabilized Subgrade (LBR 40)	1,048	SY	\$ 22.00	\$ 23,047.20
Miami Curb	68	LF	\$ 22.00	\$ 1,496.00
6" Concrete Sidewalk (5' wide)	20	SF	\$ 22.50	\$ 450.00
ADA Ramps	2	EA	\$ 850.00	\$ 1,700.00
Signage & Striping	1	LS	\$ 500.00	\$ 500.00
Sod Behind Curbs (2ft)	15	SY	\$ 2.89	\$ 43.67
		TOTAL	\$	4,189.67

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
6" DIP Water Main	85	LF	\$ 84.50	\$ 7,182.50
16" Steel Casing	47	LF	\$ 125.00	\$ 5,875.00
6" Gate Valve	5	EA	\$ 2,000.00	\$ 10,000.00
			TOTAL	\$ 23,057.50

SANITARY SEWER

Item	Quantity	Unit	Unit Price		Total
Force Main					
4" PVC Forcemain	8	LF	\$	28.00	\$ 224.00
4"x4" Tapping Sleeve	1	EA	\$	6,000.00	\$ 6,000.00
4" Gate Valve	2	EA	\$	2,000.00	\$ 4,000.00
				TOTAL	\$ 10,224.00

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Brightland Homes of Florida, 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 Brooke Townhomes (hereafter referred to as the "Subdivision"); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within 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 800171201 dated, June 26th, 2024 with _____ Brightland Homes of Florida, LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

Subdivider:

Tina Lozano
Witness Signature

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

Nina Lozano
Printed Name of Witness

Chris Lynch
Name (typed, printed or stamped)

Jackie Bueno
Witness Signature

President of Land Operations
Title

Jackie Bueno
Printed Name of Witness

3815 South Capital of Texas Highway, Suite 210, Austin, Texas, 78704
Address of Signer

512-583-9810
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

STATE OF ~~FLORIDA~~ Texas
COUNTY OF ~~HILLSBOROUGH~~ Travis

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

2 day of April, 2024, by Chris Lynch as
(day) (month) (year) (name of person acknowledging)

President of Land Ops for Brightland Homes of FL.
(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

[Handwritten Signature]

(Signature of Notary Public - State of ~~Florida~~ TX)

Type of Identification Produced

Laura Dillon

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



133518031
(Commission Number)

1/5/26

(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 Brightland Homes of Florida, LLC

_____ called the Principal, and _____
Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
SIX THOUSAND TWO HUNDRED FIFTY DOLLARS (\$ 6,250.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Brooke Townhomes subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 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 October 10, 2025.

SIGNED, SEALED AND DATED this 26th day of June, 2024.

ATTEST:



Brightland Homes of Florida, LLC

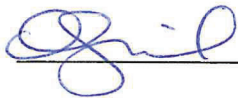
BY: 


PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company

SURETY (SEAL)


ATTEST:


_____ Irma Aguilar


_____ Jeremy Polk

ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY



By _____
Approved As To Form And Legal
Sufficiency.



Power of Attorney

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

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


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

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

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

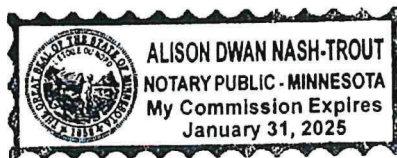
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

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




Notary Public

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

Signed and sealed. Dated 26th day of June, 2024.



This Power of Attorney expires
January 31, 2025


Kara L.B. Barrow, Secretary

Brooke Townhomes

Performance Bond Calculation

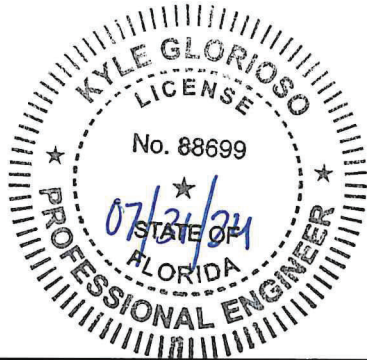
Construction costs for setting Lot Corners

SUMMARY

Lot Corners	\$5,000.00
Total	\$5,000.00

Performance Bond Amount (125% of total)

\$6,250.00



Kyle Glorioso, P.E.
Florida License # 88699

Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$5,000.00	\$5,000.00
			TOTAL =	\$5,000.00

BROOKE TOWNHOMES

LYING IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 26 AND RUN THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N00°06'02"W, A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID WEST BOUNDARY N89°53'58"E, A DISTANCE OF 300.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRUNA ROAD AND THE EDGELADE BEARING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°06'02"W, A DISTANCE OF 284.01 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S89°41'29"E, A DISTANCE OF 622.17 FEET TO A POINT ON THE WEST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID WEST BOUNDARY N40°08'10"W, A DISTANCE OF 134.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID NORTH BOUNDARY S89°29'29"E, A DISTANCE OF 134.20 FEET TO A POINT ON THE WEST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID WEST BOUNDARY S07°01'07"E, A DISTANCE OF 160.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 16.00 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID SOUTH BOUNDARY S07°01'07"E, A DISTANCE OF 16.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID EAST BOUNDARY OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 450.68 FEET TO A POINT ON THE NORTH BOUNDARY OF LAND DEEDED TO HILLSBOROUGH COUNTY PER OFFICIAL RECORDS BOOK 1944 PAGE 275; THENCE ALONG THE NORTH AND WEST BOUNDARIES OF SAID LAND THE FOLLOWING TWO (2) COURSES: 1) N89°41'15"W, A DISTANCE OF 16.24 FEET; 2) S07°04'5"W, A DISTANCE OF 51.96 FEET; THENCE LEAVING SAID WEST BOUNDARY S89°34'36"W, A DISTANCE OF 315.03 FEET TO A POINT ON THE NORTHEAST WEST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG SAID WEST BOUNDARY N07°08'10"W, A DISTANCE OF 286.70 FEET; THENCE LEAVING SAID WEST BOUNDARY N89°41'29"W, A DISTANCE OF 622.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.14 ACRES, MORE OR LESS.

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 172.081 FOR CHAPTER CONFORMANCE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

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

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND AS SHOWN ON SAID PLAT. I HAVE PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON _____ 2024, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BIDDING.

DAVID W. MAXWELL, (LICENSE NO. L57311)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
10000 W. GULF BLVD., SUITE 200
213 HOBBS STREET, TAMPA, FL 33619
LICENSED BUSINESS NUMBER 19 7788

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (1980 ADJUSTMENT), BEING THE WEST HANING A BEARING OF "NAD83/07M".
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION AS DESCRIBED HEREON AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN RECORDS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM, THE BASIS OF GRID BEARINGS IS THE LEITCHMAN L-NET GPS NETWORK, NORTH AMERICAN DATUM OF 1983 (NAD), NATIONAL SPATIAL REFERENCE SYSTEM 1980 ADJUSTMENT), AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION 1A, 0' (PD A69912). THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FUNCTIONING OF STRENGTHS, DIMENSIONS, IMPROVED SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION SERVICES, STAIRS, HERRIES, HORSES, AND LANDSCAPING PLANTS OTHER THAN TREES, SHRUBS, PALMS, AND PLANTS, OR STORMWATER DETENTION AND RETENTION POUNDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. 7) THIS SUBDIVISION CONTAINS DRAINAGE, LANDSCAPING, WALL, FENCE, PARK, AND OPEN SPACE AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

CLERK OF THE CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA

I, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM AND MATTER, OF THE FLORIDA STATUTES, CHAPTER 177, PART I, AS RECORDED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: _____
CLERK OF CIRCUIT COURT

BY: _____
DEPUTY CLERK

THIS: _____ DAY OF _____ 2024, TIME _____

CLERK FILE NUMBER _____

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____ DATE _____

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREON DO HEREBY DEDICATE THIS PLAT OF BROOKE TOWNHOMES FOR RECORD, FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE THE AREAS SHOWN ON THIS PLAT AS PUBLIC. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESTRICTIONS:

1. THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON AS TRACT R ARE NOT DEDICATED TO THE PUBLIC, AND ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTOMER, AND MAINTENANCE ENTRY SUBJECT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF OWNERS AND THEIR GUESTS AND INVITEES SAID RIGHT OF ACCESS FOR INGRESS AND EGRESS SHALL BE LIMITED TO THE AREAS WITHIN LOT PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT.
 2. THE OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROGRESS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOUND WASTE/MAINTENANCE, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT R AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.
 3. THE OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT R AND THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREON.
 4. THE INTEREST IN TRACTS D-1, D-2, D-3, U-1, AND P ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTOMER, AND MAINTENANCE ENTRY SUBJECT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS SHALL BE LIMITED TO THE AREAS WITHIN LOT PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT.
 5. PRIVATE DAMAGE EASEMENTS AND PRIVATE SHARED DRIVEWAY AND ACCESS EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTOMER, AND MAINTENANCE ENTRY SUBJECT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS SHALL BE LIMITED TO THE AREAS WITHIN LOT PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT.
 6. SAID TRACTS D-1, D-2, D-3, U-1, AND P, AND ALL PRIVATE EASEMENTS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND TRACTS DEDICATED TO THE PUBLIC USE AS SHOWN ON THIS PLAT.
 7. THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND EASEMENTS RESERVED BY THE OWNER AS "PRIVATE" WILL BE THE RESPONSIBILITY OF THE OWNER, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.
 8. OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, AND TO HILLSBOROUGH COUNTY, ALL OF THE UTILITY EASEMENTS DESIGNATED AS PUBLIC AND SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INDICATED THEREON.
- BY: BRIGHTLAND HOMES OF FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: BRIGHTLAND HOMES 1, INC., A TEXAS CORPORATION,
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

TOOD FITZGERALD, DIVISION PRESIDENT

WITNESS SIGN:
PRINT NAME: _____

ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF _____

SIGNED TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2024, _____, AS DIVISION PRESIDENT OF BRIGHTLAND HOMES 1, INC., A TEXAS CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Notary Public

My Comm. No.: _____ Expires: _____



213 Hobbs Street, Tampa, FL 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Business Number 19 7788

SHEET 1 OF 5 SHEETS

BROOKE TOWNHOMES

BOUNDARY AND KEY SHEET

LYING IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°53'58"E	30.00'

TRACT TABULATION:

TRACT D-1 -- DRAINAGE, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT D-2 -- DRAINAGE, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT D-3 -- DRAINAGE, LANDSCAPE, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT P -- PARK, DRAINAGE, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

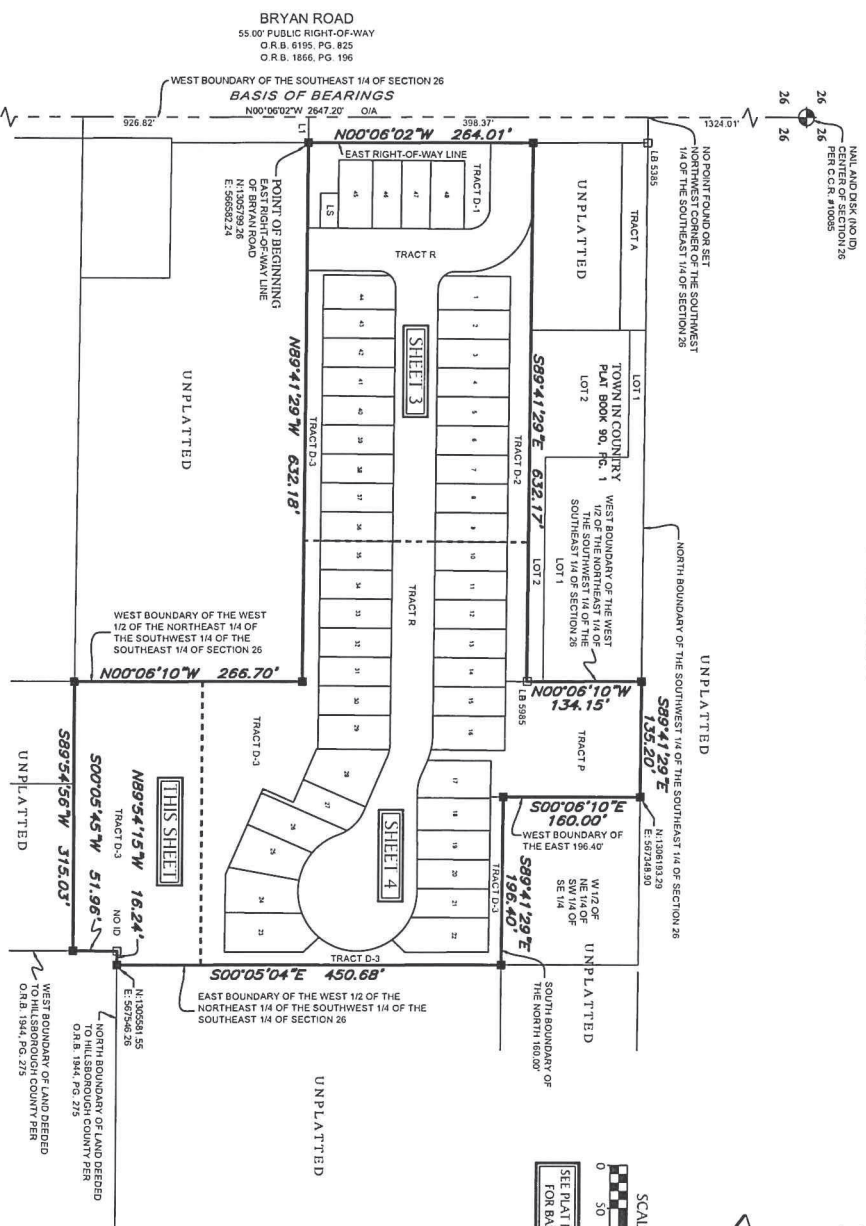
TRACT LS -- LIFT STATION (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT R -- ROADWAY (PRIVATE), ACCESS INGRESS/EGRESS (PUBLIC), AND UTILITY EASEMENT (PUBLIC)

LEGEND:

- SET (P.A.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LB7768
- SET (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
- SET (P.C.P.) CONCRETE MONUMENT AS NOTED
- (IR) --- NON-RAILROAD LINE
- O.R.B. --- OFFICIAL RECORDS BOOK
- P.G. --- PAGE
- P.L. --- PLAT
- P.U.E. --- PRIVATE UTILITY EASEMENT
- P.D.E. --- PRIVATE DRAINAGE EASEMENT
- O.A. --- OVERALL
- C.C.R. --- CARRIED CORNER RECORD
- C.C.P. --- CORNER POINT
- C.C.E. --- CORNER EASEMENT
- C.C.A. --- CORNER ACCESS
- C.C.S. --- CORNER SPLIT
- C.C.D. --- CORNER DITCH
- C.C.F. --- CORNER FENCE
- C.C.G. --- CORNER GRASS
- C.C.H. --- CORNER HEDGEBED
- C.C.I. --- CORNER INTERSECTION
- C.C.J. --- CORNER JUNCTION
- C.C.K. --- CORNER KNOT
- C.C.L. --- CORNER LINE
- C.C.M. --- CORNER MARK
- C.C.N. --- CORNER NAIL
- C.C.O. --- CORNER OAK
- C.C.P. --- CORNER PINE
- C.C.Q. --- CORNER QUAIL
- C.C.R. --- CORNER RAILROAD
- C.C.S. --- CORNER SIGN
- C.C.T. --- CORNER TOWER
- C.C.U. --- CORNER UTILITY
- C.C.V. --- CORNER VALVE
- C.C.W. --- CORNER WALL
- C.C.X. --- CORNER X-MARK
- C.C.Y. --- CORNER Y-MARK
- C.C.Z. --- CORNER Z-MARK
- --- SHARED DRIVEWAY DETAIL-SEE SHEETS 5

PARALLEL GRESSET NOTE EASEMENTS SURFERS AND OTHER SIGHT LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND UTILITY EASEMENTS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST LESSER VALUE (E.G., 50.01 IN. IS 50').



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

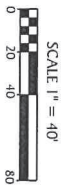
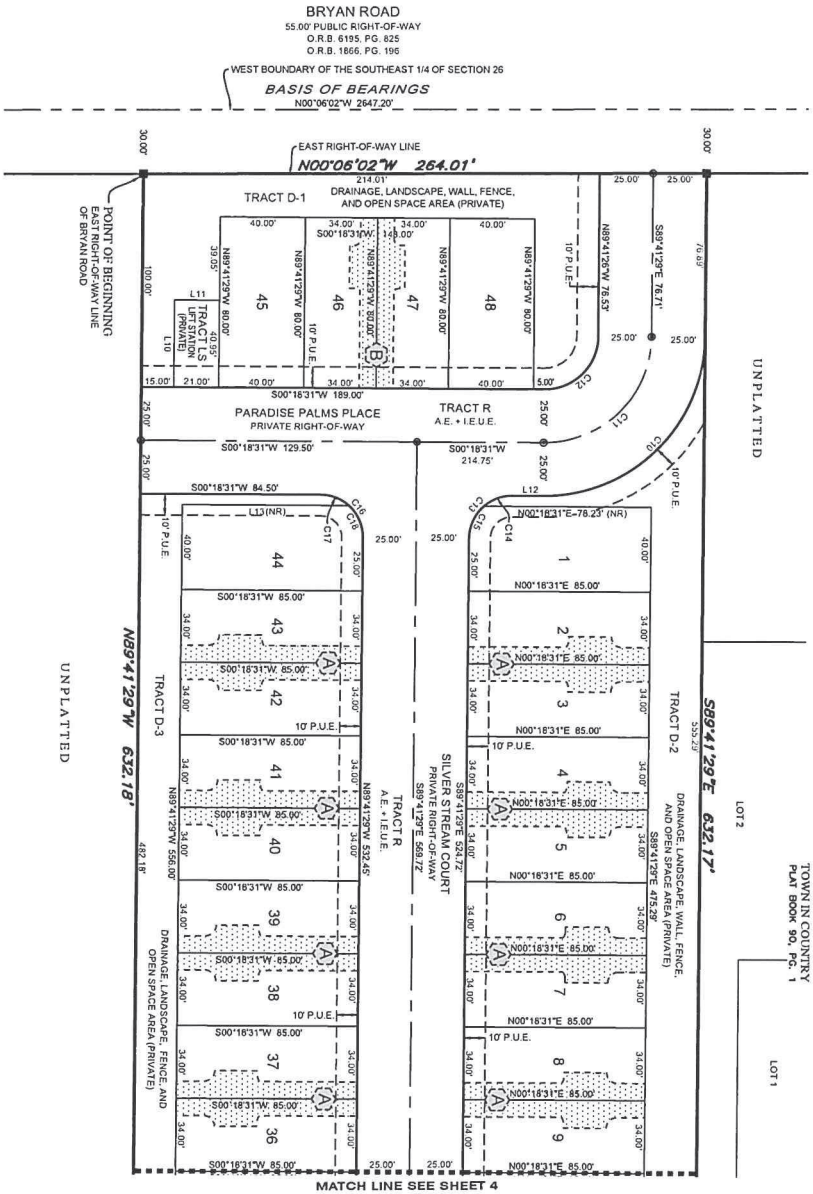
Phone: (813) 245-8888
Fax: (813) 245-2266
Licenced Professional Surveyor 187768

SHEET 2 OF 5 SHEETS

BROOKE TOWNHOMES

LYING IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

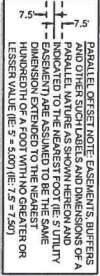


SEE DETAIL SHEET 5 FOR SHARED DRIVEWAY AND ACCESS EASEMENTS DETAILS A, B, C, D, AND E

SEE PLAT NOTE I ON SHEET 1 FOR BASIS OF BEARINGS

LEGEND:

- SET (P, R, A, I) PERMANENT REFERENCE MONUMENT "P" CONCRETE MONUMENT WITH DISK, LB7768
- SET (P, C, P) PERMANENT CONTROL POINT, MAG NAIL & DISK, LB7768
- MONUMENT CONTROL POINT MONUMENT AS NOTED
- NON-RADIAL LINE
- OFFICIAL RECORDS BOOK
- PAGE
- UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- OVERALL
- CERTIFIED CORNER RECORD
- ACCESS EASEMENT AND/ OR INGRESS/EGRESS AND UTILITY EASEMENT
- SHARED DRIVEWAY DETAIL-SEE SHEETS 5



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	75.00'	90°00'00"	117.81'	106.07'	S44°41'29"E
C11	50.00'	90°00'00"	78.54'	70.71'	S44°41'29"E
C12	25.00'	90°00'00"	39.27'	35.36'	N44°41'29"W
C13	20.00'	90°00'00"	31.42'	28.28'	S44°41'29"E
C14	20.00'	113°24'35"	14.45'	14.14'	S20°23'47"E
C15	20.00'	48°35'25"	16.96'	16.46'	S85°23'47"E
C16	20.00'	90°00'00"	31.42'	28.28'	S45°18'31"W
C17	20.00'	41°24'35"	14.45'	14.14'	S21°00'48"W
C18	20.00'	48°35'25"	16.96'	16.46'	S66°00'48"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	S88°41'29"E	41.00'
L11	S00°26'20"W	21.00'
L12	S00°18'31"W	14.50'
L13	S00°18'31"W	78.23'

213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurveying.com
 Phone: (813) 248-8888
 Fax: (813) 248-2366
 Licensed Professional Surveyor 017798

SHEET 3 OF 5 SHEETS

BROOKE TOWNHOMES

LYING IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

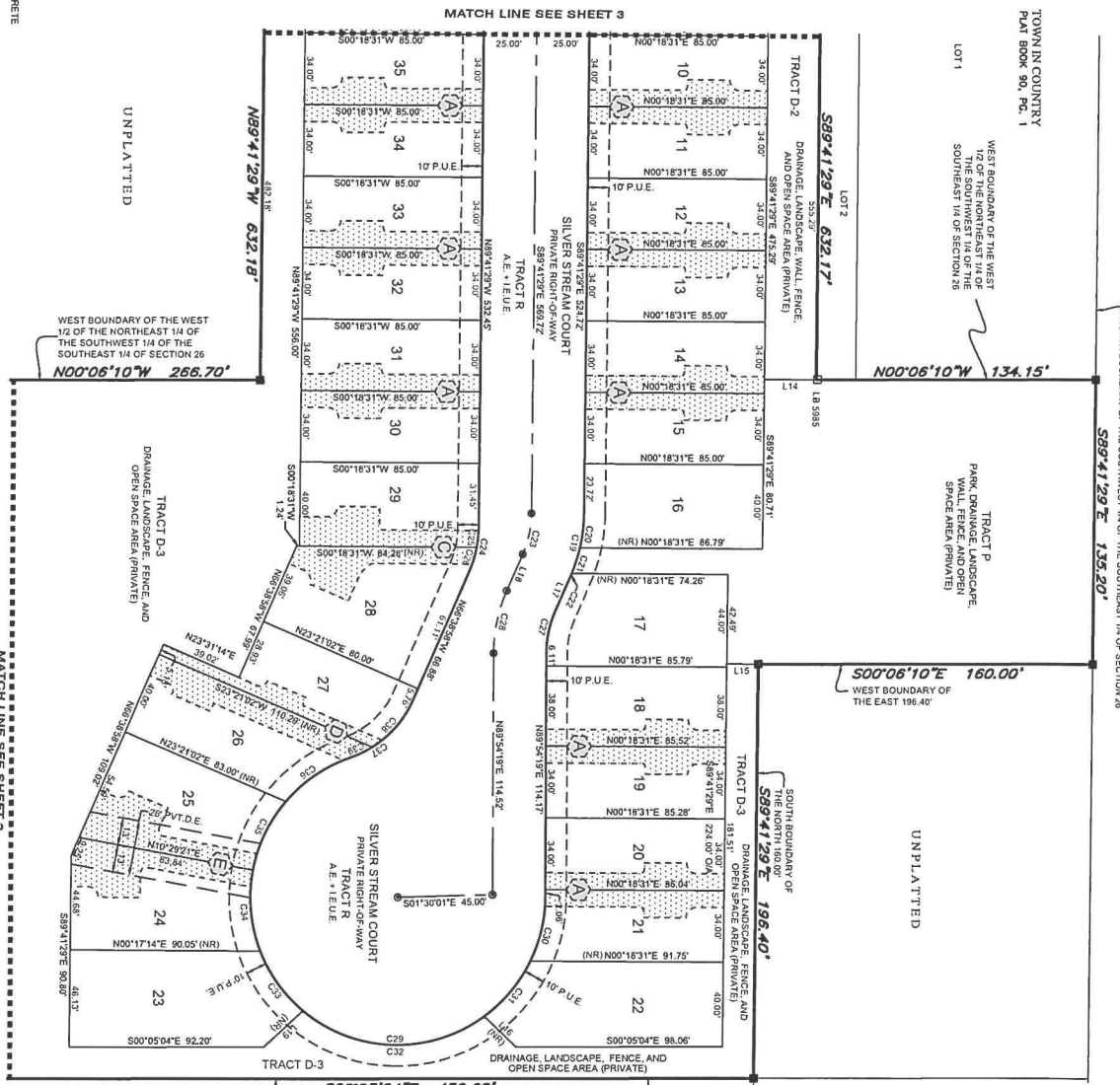
UNPLATTED



SEE DETAIL SHEET 5 FOR SHARED DRIVEWAY AND ACCESS EASEMENTS DETAILS A, B, C, D, AND E

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C08	75.00'	225.336°	29.97'	29.77'	N78°14'42"W
C09	75.00'	123.208°	16.41'	16.38'	N83°29'25"W
C10	75.00'	9.4606°	12.79'	12.77'	N72°16'19"W
C11	75.00'	0.73522°	0.77'	0.77'	N87°05'35"W
C12	50.00'	223.336°	20.11'	19.97'	N78°10'13"W
C13	50.00'	131.136°	11.51'	11.49'	N72°14'46"W
C14	50.00'	231.748°	20.33'	20.19'	S78°28'48"E
C15	70.00'	232.1228°	30.813'	30.29'	S78°28'48"E
C16	70.00'	26.5802°	32.88'	32.84'	N77°47'57"W
C17	70.00'	28.0216°	34.25'	33.91'	N50°17'48"W
C18	70.00'	76.0218°	92.90'	86.23'	N01°44'29"E
C19	70.00'	31.5714°	39.04'	38.53'	N84°30'14"E
C20	70.00'	29.4524°	38.35'	35.95'	S84.37.52"E
C21	70.00'	30.4046°	37.48'	37.04'	S34.24.52"E
C22	50.00'	4.73428°	41.52'	40.33'	N42.51.44"W
C23	50.00'	34.2254°	30.00'	29.56'	N49.22.31"W
C24	50.00'	137.1134°	11.51'	11.49'	N23.40.17"W

NO.	BEARING	LENGTH
L14	S00°18'31"W	24.50'
L15	S00°18'31"W	15.00'
L16	S43°51'05"W	21.00'
L17	S66°47'54"E	18.88'
L18	S66°47'54"E	18.88'
L19	N43°13'44"W	28.32'



- LEGEND:
- SET (P, R, M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LB778.
 - SET (P, C, P) PERMANENT CONTROL POINT, MAG NAIL & DISK LB778.
 - NON-ADJACENT CONCRETE MONUMENT AS NOTED
 - OFFICIAL RECORDS BOOK
 - OR-B----- PAGE UTILITY EASEMENT
 - OR-C----- PRIVATE DRAINAGE EASEMENT
 - OR-D----- CERTIFIED CORNER RECORD
 - OR-E----- ACCESS EASEMENT AND NON-EGRESS AND UTILITY EASEMENT
 - OR-F----- SHARED DRIVEWAY DETAIL SEE SHEET 5

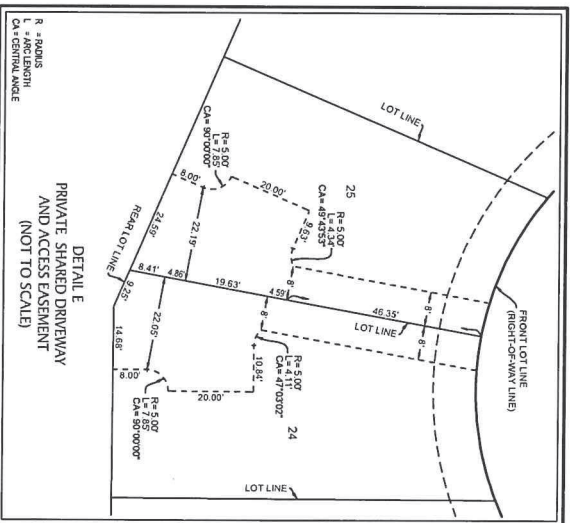
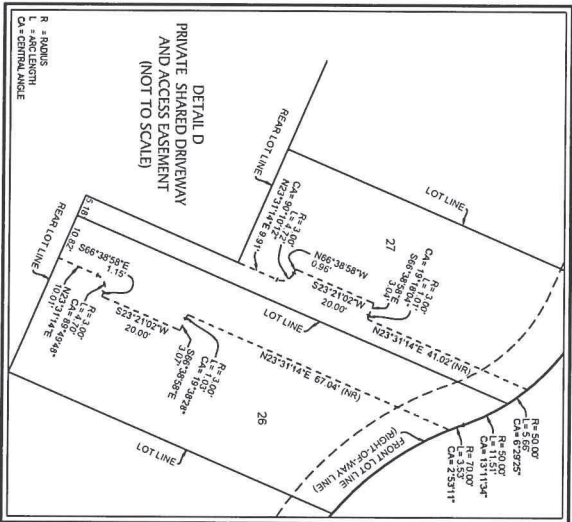
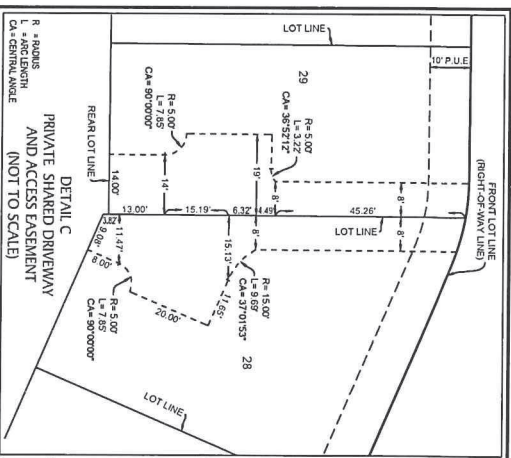
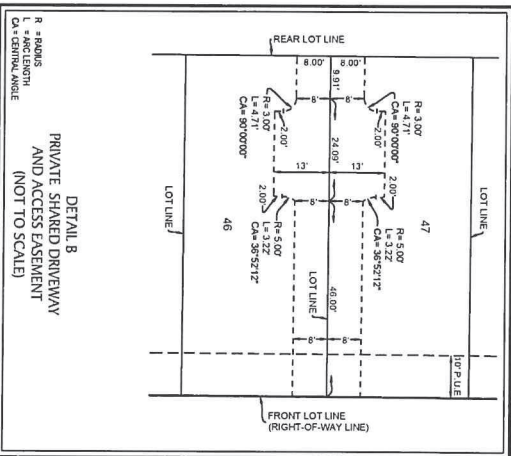
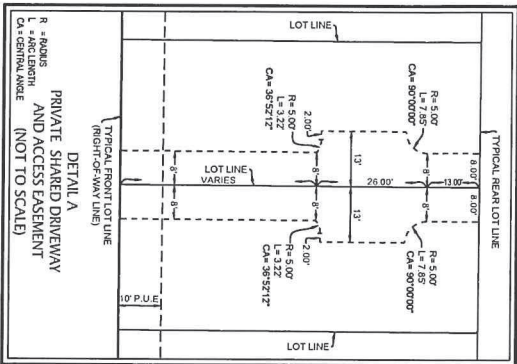
PARALLEL OFFSET NOTE EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PROPERTY ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST LESSER VALUE OF 0.00' (0.00' IN 1/4" = 1/8" = 1/16")

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number 0177048

SHEET 4 OF 5 SHEETS

BROOKE TOWNHOMES



LEGEND:

- SET (P.R.A.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LB7768
- SET (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK LB7768
- SET (P.C.P.) PERMANENT MONUMENT AS NOTED
- (N) NONADJACENT LINE
- OR B OFFICIAL RECORDS BOOK
- PLG PAGE UTILITY EASEMENT
- PE PRIVATE EASEMENT
- PTD PRIVATE DRAINAGE EASEMENT
- OK OVERALL CORNER RECORD
- A E ACCESS EASEMENT AND/INGRESS AND UTILITY EASEMENT
- SHARED DRIVEWAY DETAIL-SEE SHEETS

- 7.5" PARALLEL OFFSET LINE EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A DIMENSION EXTENDED TO THE NEAREST LESSER VALUE (E.G. 4.00" (E.G. 4.00" (E.G. 4.00"))

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number 10 77148

SHEET 5 OF 5 SHEETS



Certificate of School Concurrency

Project Name The Brooke
Jurisdiction Hillsborough
Jurisdiction Project ID Number RZ-PD-22-1229
HCPS Project Number 976
Parcel ID Number(s) 070655.0000, 070641.0200
Project Location 813 Bryan Road, Brandon FL 33511
Dwelling Units & Type SFA: 48
Applicant Onyx and East

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	6	3	4	13

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.

Lori Belangia

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

Date 4/25/2023