

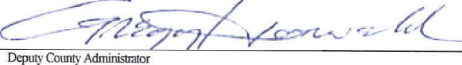



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date June 8, 2021

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: CDD 21-0587 PETITION TO EXPAND THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
 <small>Deputy County Administrator</small> Kevin Briskey <small>Business and Support Services – Approved as to Financial Impact Accuracy</small>		 <small>Department Director</small> Nancy J. Takemori <small>County Attorney – Approved as to Legal Sufficiency</small>	
5/21/2021 <small>Date</small>		5/20/2021 <small>Date</small>	
5/21/2021 <small>Date</small>		5/21/2021 <small>Date</small>	

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Hawkstone Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Of the approximate total of \$11,651,020 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) within the expansion area, it is estimated that \$6,142,884 (or about 53%) of total development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition.

BACKGROUND

On May 7, 2019 the Board of County Commissioners (Board) adopted Ordinance 2019-11 establishing the Hawkstone CDD. On March 29, 2021 Hawkstone CDD, petitioned Hillsborough County to expand the boundaries of the Hawkstone Community Development District (CDD). The applicant’s representatives are John M. Vericker and Dana C. Collier. The applicant filed revised information on April 15, 16 & 19 and May 4 & 15, 2021.

The area of expansion will be \pm 180.25 acres. The revised Hawkstone CDD will be \pm 371.44 acres. It is located on the east side of Balm-Boyette Road and the west side of Hobson Simmons Road, south of Boyette Road in Balm. See Attachment A for the proposed CDD’s location. The new expanded CDD area will consist of the following folios:

88519.0000	8848.0015		
88519.0200			
88480.0000			
08520.0151			

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

BACKGROUND - Continued:

The CDD expansion area is located in Planned Development (PD) zoning district PD 16-0635. PD 16-0635 permits a total of 571 single family homes (with minimum lot sizes of 4,000 and minimum lot width of 40 feet). The applicant proposes in the expansion area approximately 192 50' lots and 15 60' lots and 52 70' lots.

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

The petition identifies the total CDD-qualified common cost of improvements in the expansion as being approximately \$11,651,020. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change.

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

<u>Description</u>	<u>Projected CDD Bond- funded Costs</u>	<u>Projected Non- CDD Bond- funded Costs</u>	<u>Total Construction Budget</u>
Engineering Design/Permitting/Surveying/Testing	\$438,300	\$393,010	\$831,310
Roads	709,275	635,986	1,345,261
Potable Water Improvements	422,055	378,444	800,499
Sanitary Sewer Improvements	1,205,138	1,080,611	2,285,749
Stormwater Improvements	602,840	540,549	1,143,389
Dry Utilities Trenching	144,686	129,736	274,422
Landscaping/Irrigation/Hardscape/Recreation	1,496,660	1,342,009	2,838,669
Permit Fees and Impact Fees	19,332	17,335	36,667
Offsite Roads and Utilities	560,695	502,758	1,063,453
Contingency	<u>543,901</u>	<u>487,700</u>	<u>1,031,601</u>
Total Project Costs	\$6,142,882	\$5,508,138	\$11,651,020

Financing Summary:

The intent of the Petitioner is to use a mix of CDD bonds, bank loans and equity to fund construction of infrastructure improvements which will directly benefit landowners within the CDD expansion area boundaries. Long-term CDD bonds ("A bonds") are repaid over a period of 30 years via annual assessments levied on the landowners, which at different points in the project's life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. While the developer bears no long-term financial responsibility for repayment of A bond debt assessed on land owned by others, it does bear financial responsibility for the debt over the short-term and until such time as the indebted land is sold to a third party builder. At that point, the builder assumes responsibility for repayment of the affiliated A bond debt until such time as the land is sold to a homebuyer, at which point the homeowner assumes responsibility for repayment of the debt. Therefore, the financial capacity and willingness of the developer to assumed financial responsibility for the debt through the time of transfer of the land to unaffiliated third party buyers is of concern. Of the total \$11,651,020 budgeted for expansion area development costs, approximately \$6,142,884 (or about 53%) of total development costs will be financed with CDD bond financing. The developer will use loan proceeds and owner's equity to fund the remaining development costs. It is anticipated that the expansion area will consist of

BACKGROUND - Continued:

approximately 192 50' single-family detached lots, 15 60' single-family detached lots and 52 70' single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$1,563 (for a 50' lot) to \$2,188 (for a 70' lot). A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the par amount)	\$7,190,000
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Projected Uses of Funds Received:

Construction of Improvements (1)	\$6,142,884
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Cost of Issuance	200,000
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Debt Service Reserve Fund	415,716
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Capitalized Interest	287,600
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Underwriter's Discount (2% of Par)	<u>143,800</u>
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Total Projected Uses of Bond Proceeds	\$7,190,000
---------------------------------------	-------------

Lot Mix and Projected Assessments

The planned expansion area will consist of approximately 192 50' single-family detached lots, 15 60' single-family detached lots and 52 70' single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$1,563 (for a 50' lot) to \$2,188 (for a 70' lot).

Proposed Facilities Ownership and Maintenance

<u>Description</u>	<u>Ownership & Maintenance</u>
Stormwater Management	County/CDD
Utilities	County
Roads	County/CDD
Amenities	CDD
Off-site Improvements	County

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

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

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

BACKGROUND - Continued:

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

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

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

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the expanded District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the expanded District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the expanded District is amenable to separate special district government.

Review Performed by County

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

Review Performed by the District's Financial Consultant

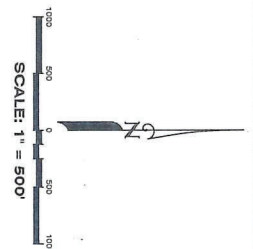
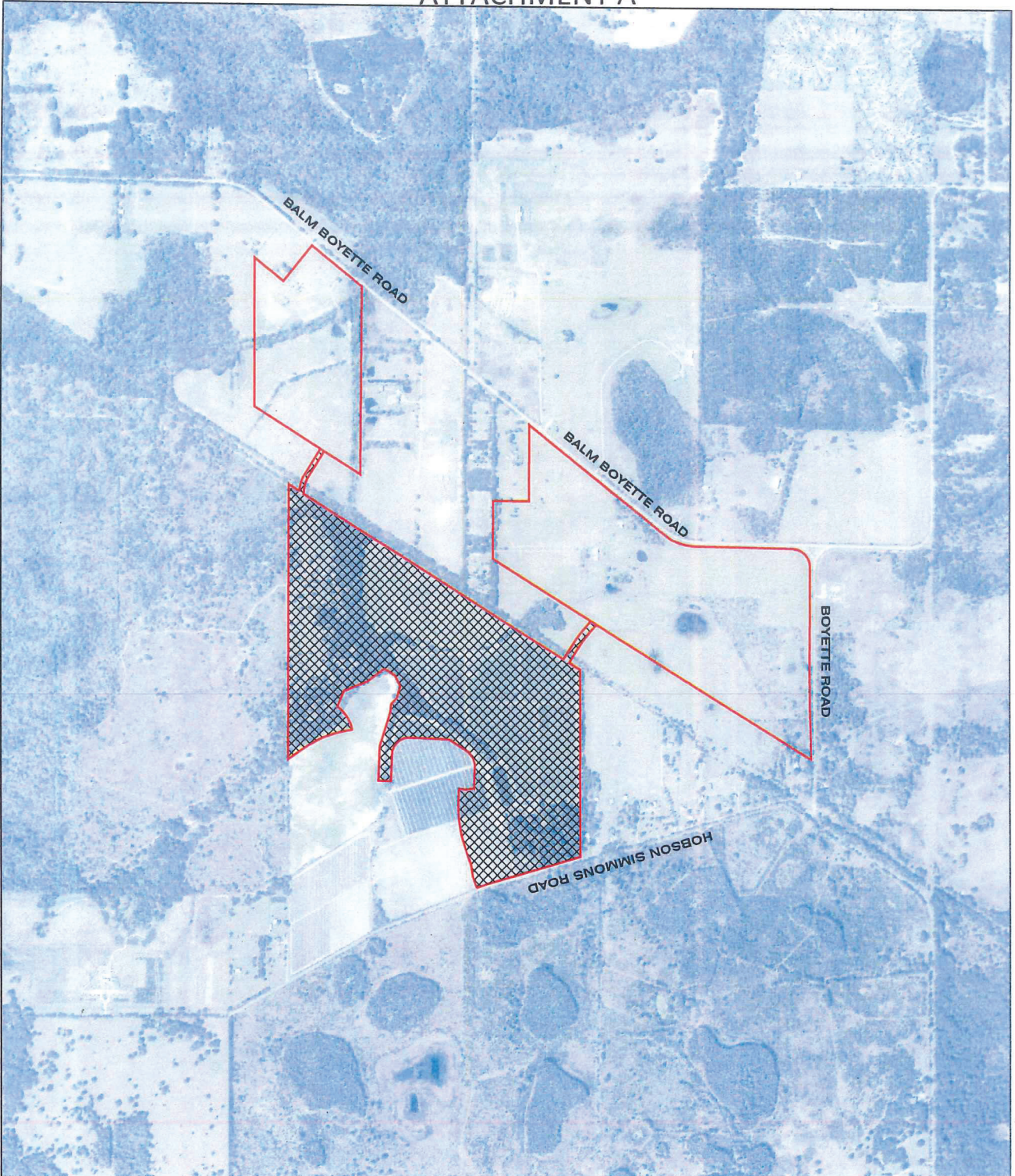
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information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

Role of the Underwriter

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

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

ATTACHMENT A



LEGEND

- EXISTING CDD BOUNDARY LIMITS
- CDD EXPANSION AREA

HAWKSTONE CDD BOUNDARY

PREPARED FOR:
HOMES BY WESTBAY

4065 Crescent Park Drive
Riverview, Florida 33578
Phone: (813) 999-4568

Revised 11-14-2020

PREPARED BY:

Clearview
LAND DESIGN, P.L.L.C.

Engineering Business C.A. No. 28856
1701 E. 6th Avenue, Tampa, Florida 33605
Office: (813) 999-5909 Fax: (813) 999-5978

ATTACHMENT B

CONSENT AND JOINDER OF LANDOWNERS TO THE EXPANSION OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described on Exhibit "A" attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that the Hawkstone Community Development District, (the "District"), intends to submit a petition to expand the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary expansion of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

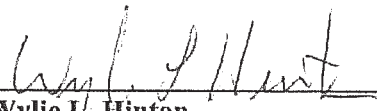
The undersigned hereby consents to the boundary expansion of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary expansion of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are expanded. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary expansion of the District in substantially this form.

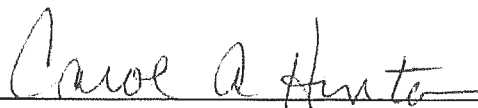
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 9th day of March, 2021.

RECEIVED


Wylie L. Hinton

BY: _____


Carol A. Hinton

TAX
PAID FOR Lawyers' Title Guaranty Fund, Orlando, Florida
SUR TAX
134.20
DOC. STAMP
REC. FEE
4.00
TOT. TAX
138.20
ACC. NUM.
REC. CLK.
4.00

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument was prepared by:
CASON AND HENDERSON
P.O. Box 2150
TAMPA, FLORIDA 33601
Thomas E. Henderson

OFF REC. 3548 PG 590

Warranty Deed. Made this 8th day of August 19 79, Between
HAROLD E. SIMMONS, a/k/a Harold E. Simmons, Sr.
of the County of **Hillsborough**, State of **Florida**, grantor*, and
WYLIE L. HINTON and wife, CAROL A. HINTON,
whose post office address is rt 4 Box 703, Plant City, Fla 33586
of the County of **Hillsborough**, State of **Florida**, grantee*,

Witnesseth. That said grantor, for and in consideration of the sum of
----- Ten and no/100 -----

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in **Hillsborough** County, Florida, to-wit:

PARCEL I:

That part of the S 1/4 of Section 5, Township 31 South, Range 21 East,
Hillsborough County, Florida, lying Easterly of the Easterly right of
way line of Seaboard Coastline Railroad and Westerly of the Westerly
right of way line of Hobson Simmons Road.

PARCEL II:

That part of the North 3/8 of Section 8, Township 31 South, Range 21
East, Hillsborough County, Florida, lying Easterly of the Easterly
right of way line of Seaboard Coastline Railroad and Westerly of the
Westerly right of way line of Hobson Simmons Road, less the East
2,966 feet thereof.

Subject to taxes for the year 1979 and subsequent years and
reservation and easement of record.

This is not homestead of the Grantor herein under Florida law.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Thomas E. Henderson Harold E. Simmons (Seal)
Edith Hinton Harold E. Simmons a/k/a
Harold E. Simmons, Sr. (Seal)

STATE OF **FLORIDA**
COUNTY OF **HILLSBOROUGH**

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
HAROLD E. SIMMONS a/k/a Harold E. Simmons, Sr.

to be known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of August

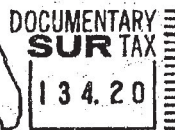
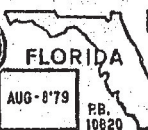
1979

My commission expires: 11-30-79



HILLSBOROUGH COUNTY

281058



11043225 RECORDED 0808058879

34925A
CK 504.20

**CONSENT AND JOINDER OF LANDOWNERS TO THE
EXPANSION OF THE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that the Hawkstone Community Development District, (the "District"), intends to submit a petition to expand the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary expansion of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary expansion of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary expansion of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are expanded. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary expansion of the District in substantially this form.

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

Executed this 8 day of March, 2021.

Hinton Family, LLC,
a Florida limited liability

By: Robert M Hinton
Name: Robert M Hinton
Title: Managing Member

RECEIVED

MAR 09 2021

BY: _____

EXHIBIT "A"

PREPARED BY AND RETURN TO:
Daniel M. Coton, Esquire
Trinkle, Redman, Coton & Davis, P. A.
121 N. Collins St.
Plant City, FL 33563-3311

Property Appraisers Parcel ID Number:
088534-0000 and 088519-0200

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED Executed this 18th day of November, 2008, by **Robert M. Hinton and Lisa T. Hinton**, whose post office address is **12802 Balm Boyette Rd., Riverview, FL 33579**, Grantors to **HINTON FAMILY L.L.C.**, a Florida limited liability company, whose post office address is **12801 Balm Boyette Rd., Riverview, FL 33579**, Grantee:

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

WITNESSETH: That the said Grantors, for and in consideration of the sum of \$10.00 in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

Parcel I

That part of the S ¼ of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, lying East of the Easterly right of way line of Seaboard Coastline Railroad and West of the Westerly right of way line of Hobson Simmons Road.

Parcel II

That part of the North 3/8 of Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, lying East of the Easterly right of way line of Seaboard Coastline Railroad and Westerly of the Westerly right of way line of Hobson Simmons Road, less the East 2,966 feet thereof.

THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO CORRECT THE COMPANY DESIGNATION FOR HINTON FAMILY, L.L.C. AS A FLORIDA LIMITED LIABILITY COMPANY IN THAT CERTAIN QUIT CLAIM DEED DATED NOVEMBER 18, 2008 AND RECORDED DECEMBER 12, 2008 IN OFFICIAL RECORDS BOOK 19003, PAGE 257, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written.

Witness
Melodi Apple
Printed Name

Witness
Margaret G. Carlisle
Printed Name MARGARET G. CARLISLE

Witness
Melodi Apple
Printed Name
Witness
Margaret G. Carlisle
Printed Name MARGARET G. CARLISLE

Robert M. Hinton (SEAL)
Signature: Robert M. Hinton

Lisa T. Hinton (SEAL)
Signature: Lisa T. Hinton

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of August, 2017 by Robert M. Hinton and Lisa T. Hinton [☒] who are personally known to me or [☐] who have produced a Driver's License as identification.



Margaret G. Carlisle
Notary Public
State of Florida at Large
My Commission Expires: April 3, 2021
MARGARET G. CARLISLE
Printed Name of Notary

**CONSENT AND JOINDER OF LANDOWNERS TO THE
EXPANSION OF THE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that the Hawkstone Community Development District, (the "District"), intends to submit a petition to expand the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary expansion of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary expansion of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary expansion of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are expanded. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary expansion of the District in substantially this form.

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

Executed this 16 day of March, 2021.

Homes by West Bay, LLC,
a Florida limited liability

By: 

Name: ~~XXXXXXXXXX~~

WILHELM NUNN

Title:

PRESIDENT

This instrument prepared by
and after recording return to:

David P. Barker, Esq.
Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A.
420 S. Orange Avenue, Suite 700
Orlando, Florida 32801
407-428-5118

Tax Identification Parcel No.
Part of 088520-0150 and 088484-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 1st day of March, 2019, between **TAMPA ELECTRIC COMPANY**, a Florida corporation, with an address of 702 N. Franklin Street, Tampa, Florida 33602 (hereinafter called the "Grantor"), to **HOMES BY WEST BAY, LLC**, a Florida limited liability company, with an address of 4065 Crescent Park Drive, Riverview, Florida 33578 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for no consideration, by these presents hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all of that certain Property (the "**Property**") situated, lying and being in Hillsborough County, Florida, described in **Exhibit "A"**, attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor hereby covenants with Grantee, that subject to public streets and highways, zoning ordinances and governmental regulations; and conditions, restrictions, reservations and easements of record; and the lien of real estate taxes and assessments not yet due and payable (the "**Permitted Exceptions**"), provided that reference herein shall not act to re-impose the same the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that except for the Permitted Exceptions, the Property is free from all encumbrances; and Grantor will warrant and defend the same against the lawful claims by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Witnesses:

Grantor:

TAMPA ELECTRIC COMPANY,
a Florida corporation

Janice Addison
Print Name: Janice Addison
Signature of First Witness

By: [Signature]
Name: Gerard R. Chasse
Title: VP, Electric Delivery

Susanna Fagan
Print Name: Susanna Fagan
Signature of Second Witness

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Before me, the undersigned Notary Public, this 1st day of March, 2019, personally appeared Gerard R. Chasse, the VP-Electric Delivery of TAMPA ELECTRIC COMPANY, a Florida corporation (the "Company"), who executed this foregoing instrument on behalf of and for the benefit of the Company by authority duly vesting in him so to do. He is personally known to me or has produced a valid Florida Driver's license as identification.



[Signature]
Notary Public - State of Florida
Print Name: CHERYL JOHNSON
Commission Number: _____
My commission expires: _____

EXHIBIT "A"**TECO PURCHASE PARCELS
DESCRIPTION SKETCH****TAMPA ELECTRIC COMPANY CROSSING #1**

DESCRIPTION: A parcel of land lying in Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records Book 6116, Page 1813 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeast boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeast boundary N.32°13'39"E., 1339.79 feet for a **POINT OF BEGINNING**; thence N.57°46'21"W., 200.00 feet to a point of curvature; thence Northwest, 332.28 feet along the arc of a curve to the right having a radius of 1637.00 feet and a central angle of 11°37'47" (chord bearing N.51°57'27"W., 331.71 feet) to the Northwest boundary of property deeded to Tampa Electric Company in said Official Records Book 6116, Page 1813; thence along said Northwest boundary, N.32°13'39"E., 75.63 feet to a point on a curve; thence Southeast, 332.50 feet along the arc of said curve to the left having a radius of 1563.00 feet and a central angle of 12°11'19" (chord bearing S.51°40'41"E., 331.88 feet) to a point of tangency; thence S.57°46'21"E., 200.00 feet to said Southeast boundary of the former CSX railroad property, S.32°13'39"W., 74.00 feet along said boundary to the **POINT OF BEGINNING**.

Containing 0.904 acres, more or less.

TAMPA ELECTRIC COMPANY CROSSING #2

DESCRIPTION: A parcel of land lying in Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records Book 6391, Page 1539 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeast boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeast boundary S.32°13'39"W., 2142.74 feet for a **POINT OF BEGINNING**; thence continue along said Southeast boundary, S.32°13'39"W., 57.80 feet to a point on a curve; thence West, 208.43 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 28°05'57" (chord bearing N.71°49'19"W., 206.35 feet) to a point of tangency; thence N.57°46'21"W., 329.83 feet to the Northwest boundary of property deeded to Tampa Electric Company in said Official Records Book 6391, Page 1539; thence along said Northwest boundary, N.32°13'39"E., 50.00 feet; thence S.57°46'21"E., 329.83 feet to a point of curvature; thence East, 211.16 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 32°15'44" (chord bearing S.73°54'13"E., 208.38 feet) to said Southeast boundary of the former CSX railroad property and the **POINT OF BEGINNING**.

Containing 0.619 acres, more or less.

NOTES

1) Bearings are based on the South boundary of Section 5, T. 31 S., R. 21 E., having a grid bearing of N.89°42'37"W. The grid bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida.

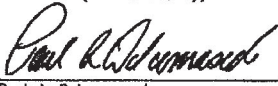

LEGEND

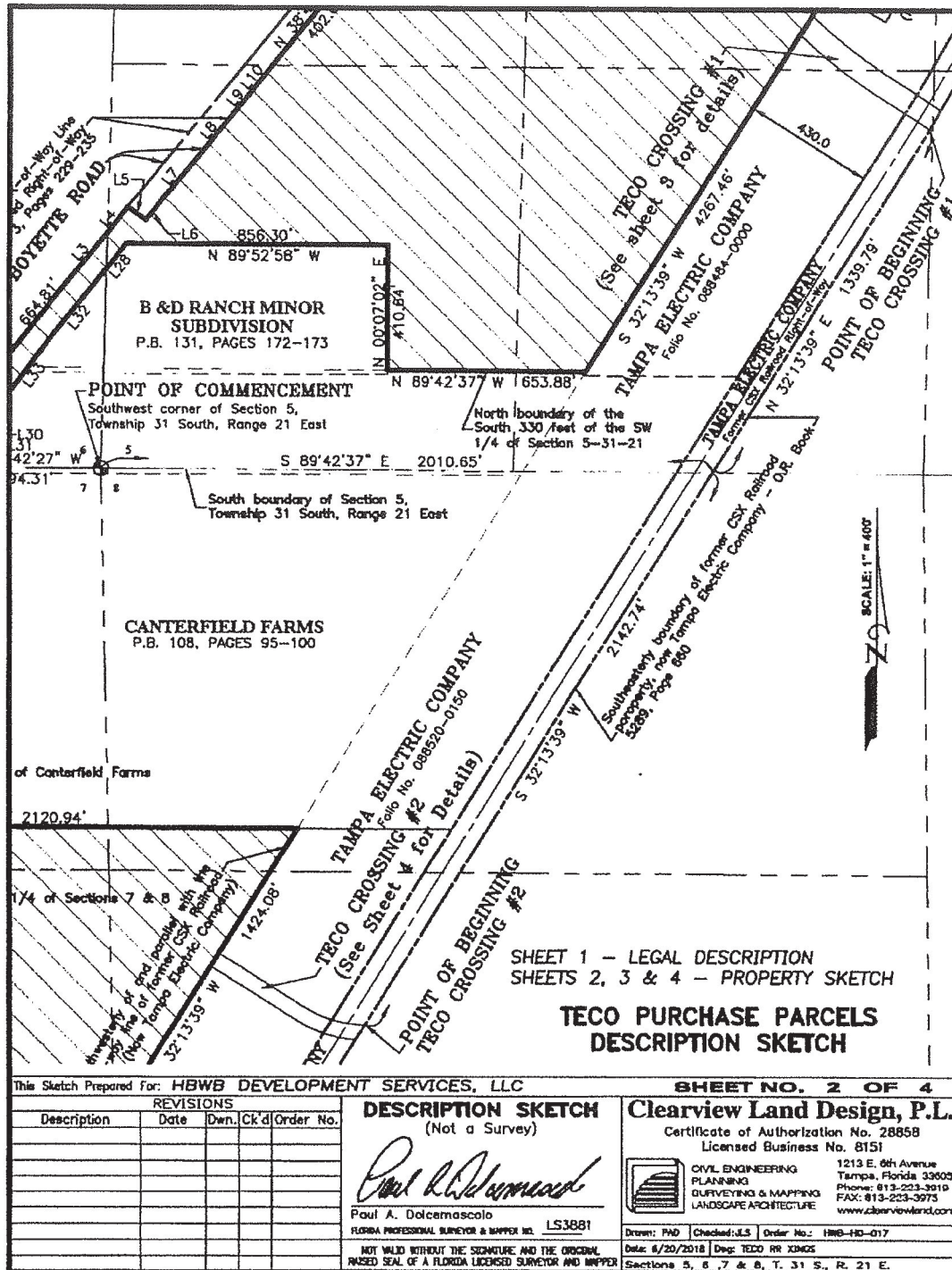
P.B. = Plat Book

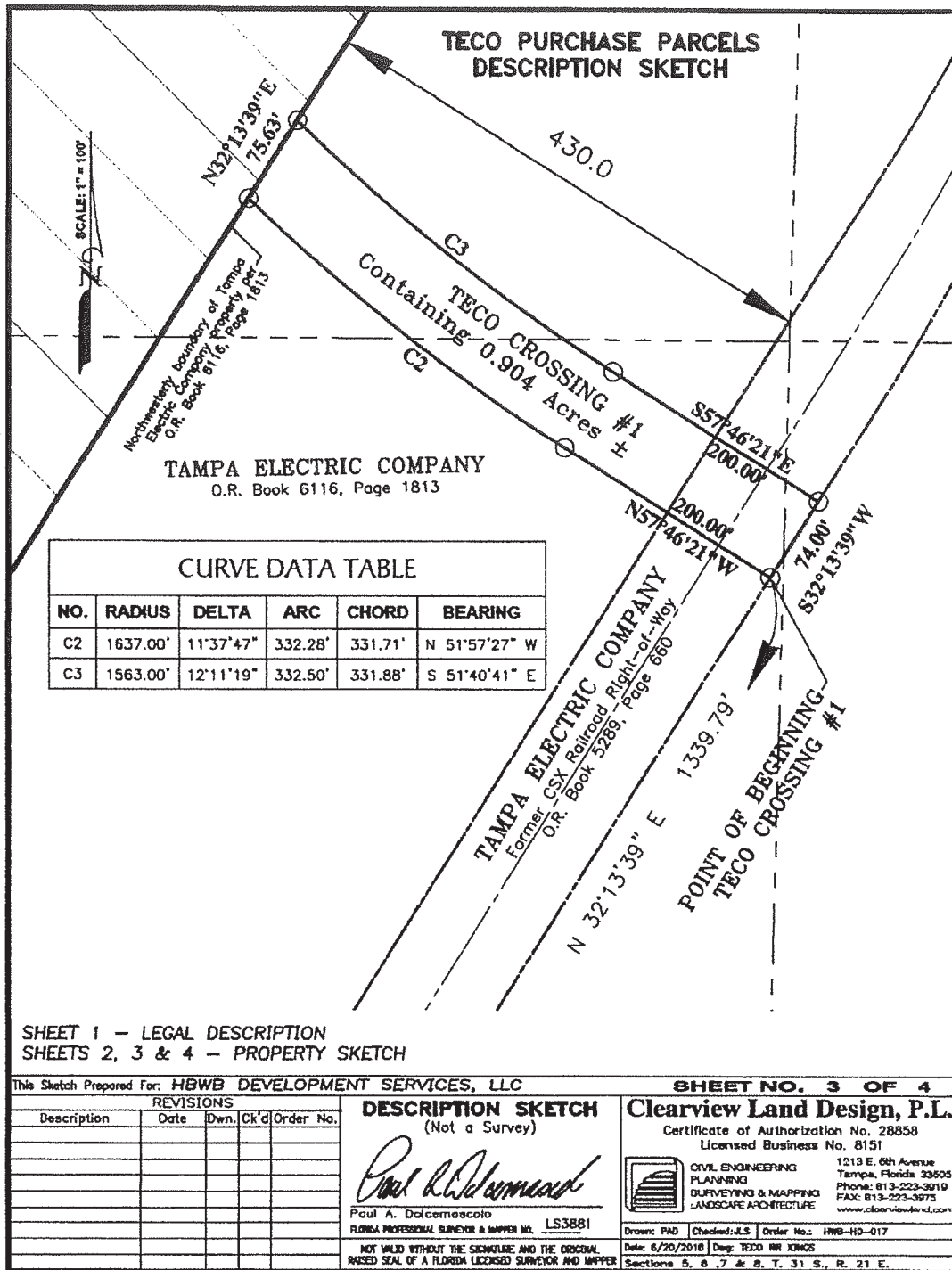
O.R. Book = Official Records Book

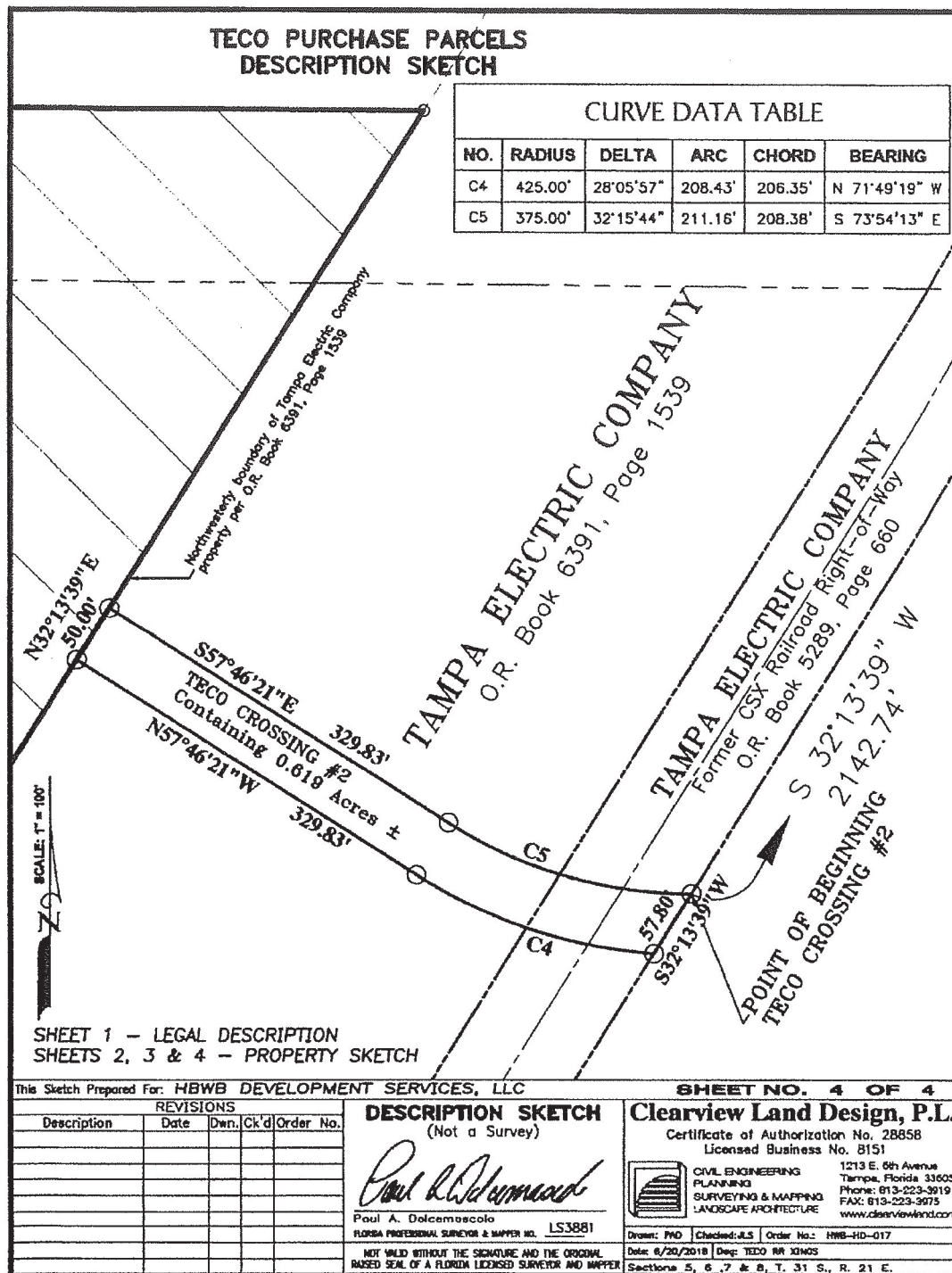
SHEET 1 - LEGAL DESCRIPTION

SHEETS 2, 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: HBWB DEVELOPMENT SERVICES, LLC					SHEET NO. 1 OF 4																																																	
<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>Description</th> <th>Date</th> <th>Dwn.</th> <th>Ch'd/Order No.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					REVISIONS				Description	Date	Dwn.	Ch'd/Order No.																																									DESCRIPTION SKETCH (Not a Survey)  Paul A. Dolcemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881	
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Clearview Land Design, P.L. Certificate of Authorization No. 28858 Licensed Business No. 8151  CIVIL ENGINEERING PLANNING SURVEYING & MAPPING LANDSCAPE ARCHITECTURE 1213 E. 8th Avenue Tampa, Florida 33605 Phone: 813-223-3019 FAX: 813-223-3975 www.clearviewland.com					Drawn: PWD Checked: JLS Order No.: HBWB-017 Date: 6/20/2018 Dwg: TEOO RR XONGS Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.																																																	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER																																																						







ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 19-11 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT THE TIME FOR GENERAL ELECTION OF SUPERVISORS SHALL BE CALCULATED FROM THE DATE OF THE INITIAL APPOINTMENT OF SUPERVISORS; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 19-11 SHALL REMAIN IN EFFECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawkstone Community Development District was created by Hillsborough County Ordinance No. 19-11, approved by the Hillsborough County Board of County Commissioners on May 7, 2019 (effective date May 8, 2019), and encompasses 191.190 acres, more or less; and

WHEREAS, Hawkstone Community Development District (the "**District**"), has petitioned the Board of County Commissioners of Hillsborough County (the "**County**") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 180.25 acres to the District; and

WHEREAS, the real property constituting the approximately 180.25 acres is described in the attached **Exhibit "A"**; and

WHEREAS, the owners of the approximately 180.25 acres to be added to the District, as described in Exhibit "A," have consented in writing to the inclusion of such property within the boundaries of the District; and

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

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

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(f), Fla. Stats.; and

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS ____ DAY OF _____, 2021 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the expanded District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the expanded community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the expanded District is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No. 19-11 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(f), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 371.44 acres, more or less, is now designated as land within the District. Expansion of the boundaries shall not affect the time for transition to the general election of supervisors by qualified electors of the District, in accordance with Section 190.006(3)(a)2, Florida Statutes, which time shall be calculated from the date of the initial appointment of the supervisors.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 19-11 shall remain in effect.

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

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of _____, 2021, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2021.

CINDY STUART, CLERK

BY: _____
Deputy Clerk

**APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY**

BY: _____
Nancy Y. Takemori
Assistant County Attorney

1. Exhibit “AA” (Legal Description of Expansion Parcel)

HINTON RANCH SUBDIVISION TAKEDOWN AREA 1

DESCRIPTION SKETCH

Exhibit "AA"

DESCRIPTION: A parcel of land lying in Sections 5 and 8, Township 31 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 8, Township 31 South, Range 21 East, and run thence along the North boundary of said Section 8, N.89°42'12"W., 31.37 feet to the Westerly maintained Right-of-Way of Hobson Simmons Road, per maintained Right-of-Way Map Book 3, Page 243, of the Public Records of Hillsborough County, Florida; thence along said Westerly maintained right-of-way line, N.21°43'21"W., 168.46 feet to the **POINT OF BEGINNING**; thence S.70°33'50"W., 138.47 feet; thence S.81°38'19"W., 84.65 feet; thence S.79°03'52"W., 59.13 feet; thence S.70°46'12"W., 198.34 feet; thence S.74°06'52"W., 95.70 feet to a point on a curve; thence Westerly, 200.57 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 07°32'08" (chord bearing S.79°40'49"W., 200.42 feet); thence S.85°07'52"W., 89.57 feet to a point on a curve; thence Westerly, 198.27 feet along the arc of a curve to the right having a radius of 1717.47 feet and a central angle of 06°36'52" (chord bearing N.89°40'12"W., 198.16 feet); thence N.87°31'48"W., 88.64 feet; thence N.06°24'36"E., 77.39 feet to a point on a curve; thence Northerly, 95.36 feet along the arc of a curve to the left having a radius of 363.00 feet and a central angle of 15°03'06" (chord bearing N.09°59'09"W., 95.09 feet); thence N.87°30'00"W., 269.64 feet; thence S.71°17'30"W., 78.04 feet; thence S.53°41'30"W., 78.04 feet; thence S.32°29'00"W., 268.87 feet; thence S.02°37'37"W., 451.19 feet; thence S.08°46'21"E., 50.03 feet; thence S.23°46'21"E., 51.34 feet; thence S.38°46'21"E., 51.34 feet; thence S.53°46'21"E., 51.34 feet; thence S.68°46'21"E., 57.83 feet; thence S.87°30'00"E., 337.66 feet; thence S.02°30'00"W., 143.00 feet; thence N.87°30'00"W., 387.37 feet; thence N.72°39'05"W., 405.38 feet; thence N.84°33'45"W., 91.82 feet; thence N.49°33'13"W., 99.74 feet; thence N.73°46'11"W., 134.38 feet; thence S.62°58'55"W., 138.88 feet; thence S.32°16'19"W., 137.18 feet; thence S.37°28'13"E., 237.41 feet; thence S.21°19'49"E., 284.94 feet; thence S.67°21'09"E., 195.47 feet to a point on a curve; thence Northeasterly, 318.97 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 38°28'31" (chord bearing N.57°59'01"E., 313.01 feet); thence S.07°31'11"E., 50.24 feet; thence S.11°00'00"E., 82.50 feet; thence S.14°18'00"E., 66.00 feet; thence S.17°36'00"E., 66.00 feet; thence S.20°54'00"E., 66.00 feet; thence S.24°12'00"E., 66.00 feet; thence S.29°09'00"E., 131.94 feet; thence S.34°06'00"E., 285.04 feet to the South boundary of the North 3/8 of said Section 8; thence along said South boundary, N.89°47'49"W., 3103.84 feet to the Southeasterly boundary of former CSX Railroad property, now Tampa Electric Company - O.R. Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary, N.32°13'39"E., 3911.02 feet to the North boundary of the South 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; thence along said North boundary, S.89°53'53"E., 2122.05 feet to the aforesaid Westerly maintained right-of-way line of Hobson Simmons Road; thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) S.16°02'54"E., 90.20 feet; 2) S.16°39'34"E., 300.00 feet; 3) S.16°07'29"E., 300.00 feet; 4) S.16°00'36"E., 100.00 feet; 5) S.15°58'53"E., 200.00 feet; 6) S.16°24'40"E., 100.00 feet; 7) S.19°09'31"E., 67.44 feet to a point on a curve; 8) Southerly, 48.81 feet along the arc of a curve to the left having a radius of 534.27 feet and a central angle of 05°14'03" (chord bearing S.19°49'10"E., 48.79 feet); 9) S.21°43'21"E., 25.55 feet to the **POINT OF BEGINNING**.

Containing 178.73 acres, more or less.

NOTES

TOGETHER WITH

1) Bearings are based on the North boundary of Section 8, T. 31 S., R. 21 E., having a grid bearing of N.89°42'12"W. The grid bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida.

SHEET 1 — LEGAL DESCRIPTION
SHEET 2 — CURVE AND LINE TABLES
SHEETS 3 & 4 — DETAIL SHEETS

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 1 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH

(Not a Survey)



Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. **LS3881**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Clearview Land Design, P.L.

Certificate of Authorization No. 28858
Licensed Business No. 8151



CIVIL ENGINEERING
PLANNING
SURVEYING & MAPPING
LANDSCAPE ARCHITECTURE

1213 E. 6th Avenue
Tampa, Florida 33605
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 10-07-2020 Dwg: TAKEDOWN AREA 1

Sections 5 & 8, Township 31 South, Range 21 East

HINTON RANCH SUBDIVISION TAKEDOWN AREA 1 DESCRIPTION SKETCH

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 16°02'54" E	90.20'
L2	S 16°39'34" E	300.00'
L3	S 16°07'29" E	300.00'
L4	S 16°00'36" E	100.00'
L5	S 15°58'53" E	200.00'
L6	S 16°24'40" E	100.00'
L7	S 19°09'31" E	67.44'
L9	S 21°43'21" E	25.55'
L10	S 70°33'50" W	138.47'
L11	S 81°38'19" W	84.65'
L12	S 79°03'52" W	59.13'
L13	S 70°46'12" W	198.34'
L14	S 74°06'52" W	95.70'
L16	S 85°07'52" W	89.57'
L18	N 87°31'48" W	88.64'
L19	N 06°24'36" E	77.39'
L21	N 87°30'00" W	269.64'
L22	S 71°17'30" W	78.04'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	S 53°41'30" W	78.04'
L24	S 32°29'00" W	268.87'
L25	S 02°37'37" W	451.19'
L26	S 08°46'21" E	50.03'
L27	S 23°46'21" E	51.34'
L28	S 38°46'21" E	51.34'
L29	S 53°46'21" E	51.34'
L30	S 68°46'21" E	57.83'
L31	S 87°30'00" E	337.66'
L32	S 02°30'00" W	143.00'
L33	N 87°30'00" W	387.37'
L34	N 72°39'05" W	405.38'
L35	N 84°33'45" W	91.82'
L36	N 49°33'13" W	99.74'
L37	N 73°46'11" W	134.38'
L38	S 62°58'55" W	138.88'
L39	S 32°16'19" W	137.18'
L40	S 37°28'13" E	237.41'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	S 21°19'49" E	284.94'
L42	S 67°21'09" E	195.47'
L44	S 07°31'11" E	50.24'
L45	S 11°00'00" E	82.50'
L46	S 14°18'00" E	66.00'
L47	S 17°36'00" E	66.00'
L48	S 20°54'00" E	66.00'
L49	S 24°12'00" E	66.00'
L50	S 29°09'00" E	131.94'
L52	S 34°06'00" E	285.04'
L56	N 89°42'12" W	31.37'
L57	N 21°43'21" W	168.46'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	534.27'	5°14'03"	48.81'	48.79'	S 19°49'10" E
C2	1525.00'	7°32'08"	200.57'	200.42'	S 79°40'49" W
C3	1717.47'	6°36'52"	198.27'	198.16'	N 89°40'12" W
C4	363.00'	15°03'06"	95.36'	95.09'	N 09°59'09" W
C5	475.00'	38°28'31"	318.97'	313.01'	N 57°59'01" E

SHEET 1 – LEGAL DESCRIPTION
SHEET 2 – CURVE AND LINE TABLES
SHEETS 3 & 4 – DETAIL SHEETS

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 2 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)



Paul A. Dolcemascio
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
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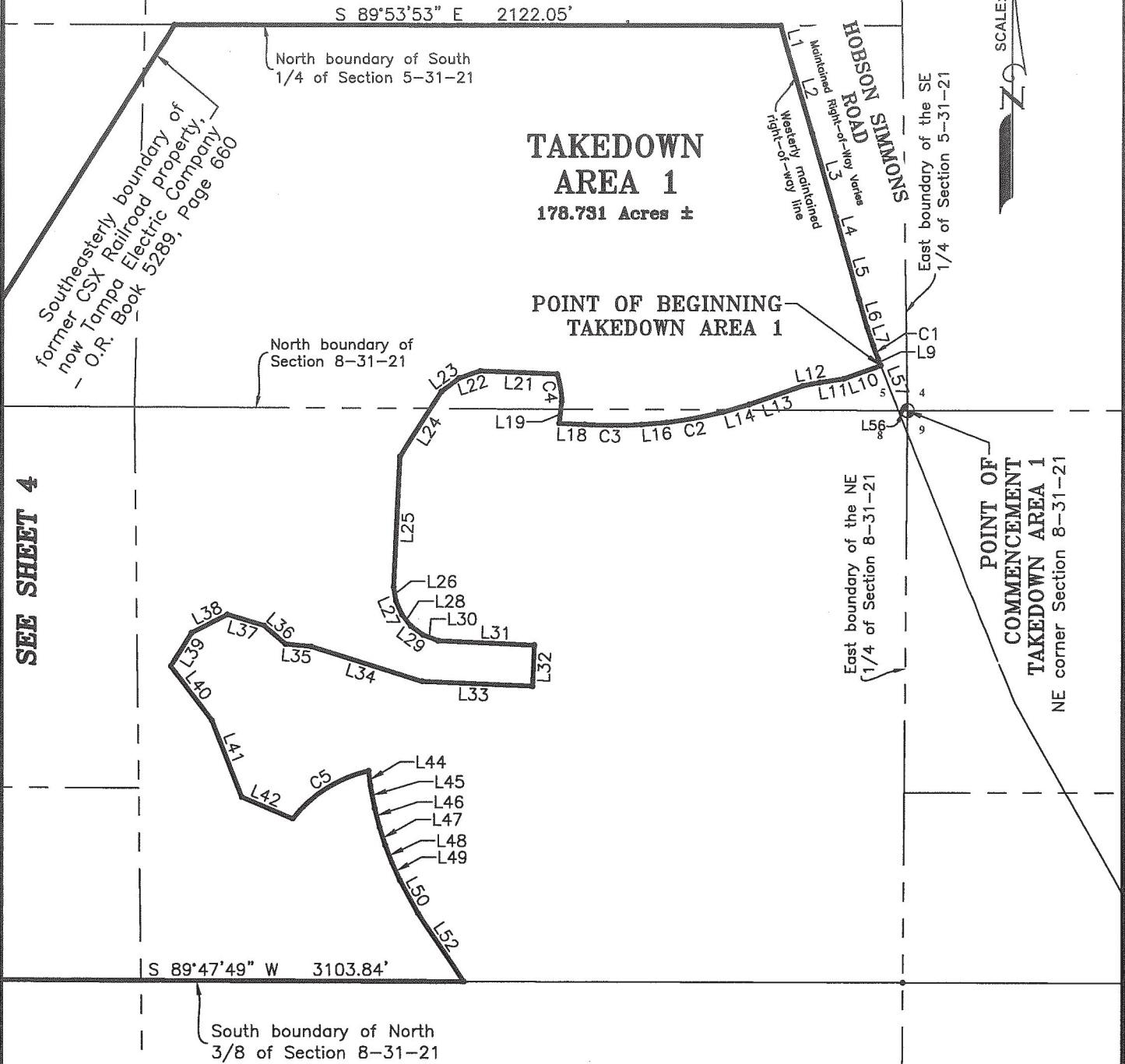
Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 10-07-2020 Dwg: TAKEDOWN AREA 1

Sections 5 & 8, Township 31 South, Range 21 East

HINTON RANCH SUBDIVISION TAKEDOWN AREA 1 DESCRIPTION SKETCH

SCALE: 1" = 400'



SHEET 1 - LEGAL DESCRIPTION
SHEET 2 - CURVE AND LINE TABLES
SHEETS 3 & 4 - DETAIL SHEETS

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 3 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascio
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Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 10-07-2020 Dwg: TAKEDOWN AREA 1

Sections 5 & 8, Township 31 South, Range 21 East

HINTON RANCH SUBDIVISION TAKEDOWN AREA 1 DESCRIPTION SKETCH

SCALE: 1" = 400'

S 89°53'53" E 2122.05'

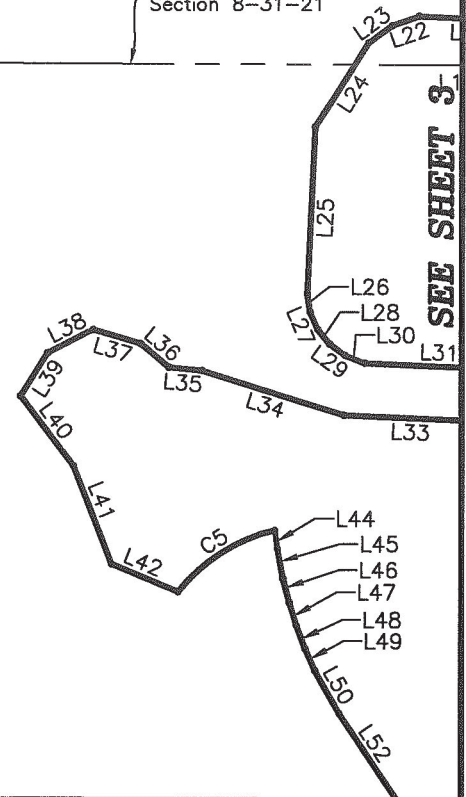
North boundary of South
1/4 of Section 5-31-21

TAMPA ELECTRIC COMPANY
(Former CSX Railroad Corridor)
N 32°13'39" E 3911.02'
Southeasterly boundary of
former CSX Railroad property,
- O.R. Book 5289, Page 660

North boundary of
Section 8-31-21

**TAKEDOWN
AREA 1**
178.731 Acres ±

South boundary of North
3/8 of Section 8-31-21



SHEET 1 - LEGAL DESCRIPTION
SHEET 2 - CURVE AND LINE TABLES
SHEETS 3 & 4 - DETAIL SHEETS

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 4 OF 4

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
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Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 10-07-2020 Dwg: TAKEDOWN AREA 1

Sections 5 & 8, Township 31 South, Range 21 East

TECO PURCHASE PARCELS DESCRIPTION SKETCH

TAMPA ELECTRIC COMPANY CROSSING #1

DESCRIPTION: A parcel of land lying in Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records Book 6116, Page 1813 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeasterly boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary N.32°13'39"E., 1339.79 feet for a **POINT OF BEGINNING**; thence N.57°46'21"W., 200.00 feet to a point of curvature; thence Northwesterly, 332.28 feet along the arc of a curve to the right having a radius of 1637.00 feet and a central angle of 11°37'47" (chord bearing N.51°57'27"W., 331.71 feet) to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6116, Page 1813; thence along said Northwesterly boundary, N.32°13'39"E., 75.63 feet to a point on a curve; thence Southeasterly, 332.50 feet along the arc of said curve to the left having a radius of 1563.00 feet and a central angle of 12°11'19" (chord bearing S.51°40'41"E., 331.88 feet) to a point of tangency; thence S.57°46'21"E., 200.00 feet to said Southeasterly boundary of the former CSX railroad property, S.32°13'39"W., 74.00 feet along said boundary to the **POINT OF BEGINNING**.

Containing 0.904 acres, more or less.

TAMPA ELECTRIC COMPANY CROSSING #2

DESCRIPTION: A parcel of land lying in Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records Book 6391, Page 1539 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeasterly boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary S.32°13'39"W., 2142.74 feet for a **POINT OF BEGINNING**; thence continue along said Southeasterly boundary, S.32°13'39"W., 57.80 feet to a point on a curve; thence Westerly, 208.43 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 28°05'57" (chord bearing N.71°49'19"W., 206.35 feet) to a point of tangency; thence N.57°46'21"W., 329.83 feet to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6391, Page 1539; thence along said Northwesterly boundary, N.32°13'39"E., 50.00 feet; thence S.57°46'21"E., 329.83 feet to a point of curvature; thence Easterly, 211.16 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 32°15'44" (chord bearing S.73°54'13"E., 208.38 feet) to said Southeasterly boundary of the former CSX railroad property and the **POINT OF BEGINNING**.

Containing 0.619 acres, more or less.

NOTES

1) Bearings are based on the South boundary of Section 5, T. 31 S., R. 21 E., having a grid bearing of N.89°42'37"W. The grid bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida.

LEGEND

P.B. = Plat Book

O.R. Book - Official Records Book

SHEET 1 - LEGAL DESCRIPTION

SHEETS 2, 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 1 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)



Paul A. Dolcemascolo

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS3881**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Clearview Land Design, P.L.

Certificate of Authorization No. 28858
Licensed Business No. 8151



CIVIL ENGINEERING
PLANNING
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1213 E. 6th Avenue
Tampa, Florida 33605
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: HWB-HD-017

Date: 6/20/2018 Dwg: TECO RR XINGS

Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

TECO PURCHASE PARCELS DESCRIPTION SKETCH

SCALE: 1" = 100'

Northwesterly boundary of Tampa
Electric Company property per
O.R. Book 6116, Page 1813

TAMPA ELECTRIC COMPANY
O.R. Book 6116, Page 1813

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C2	1637.00'	11°37'47"	332.28'	331.71'	N 51°57'27" W
C3	1563.00'	12°11'19"	332.50'	331.88'	S 51°40'41" E

TAMPA ELECTRIC COMPANY
Former CSX Railroad Right-of-Way
O.R. Book 5289, Page 660

POINT OF BEGINNING
TECO CROSSING #1

SHEET 1 - LEGAL DESCRIPTION
SHEETS 2, 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 3 OF 4

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

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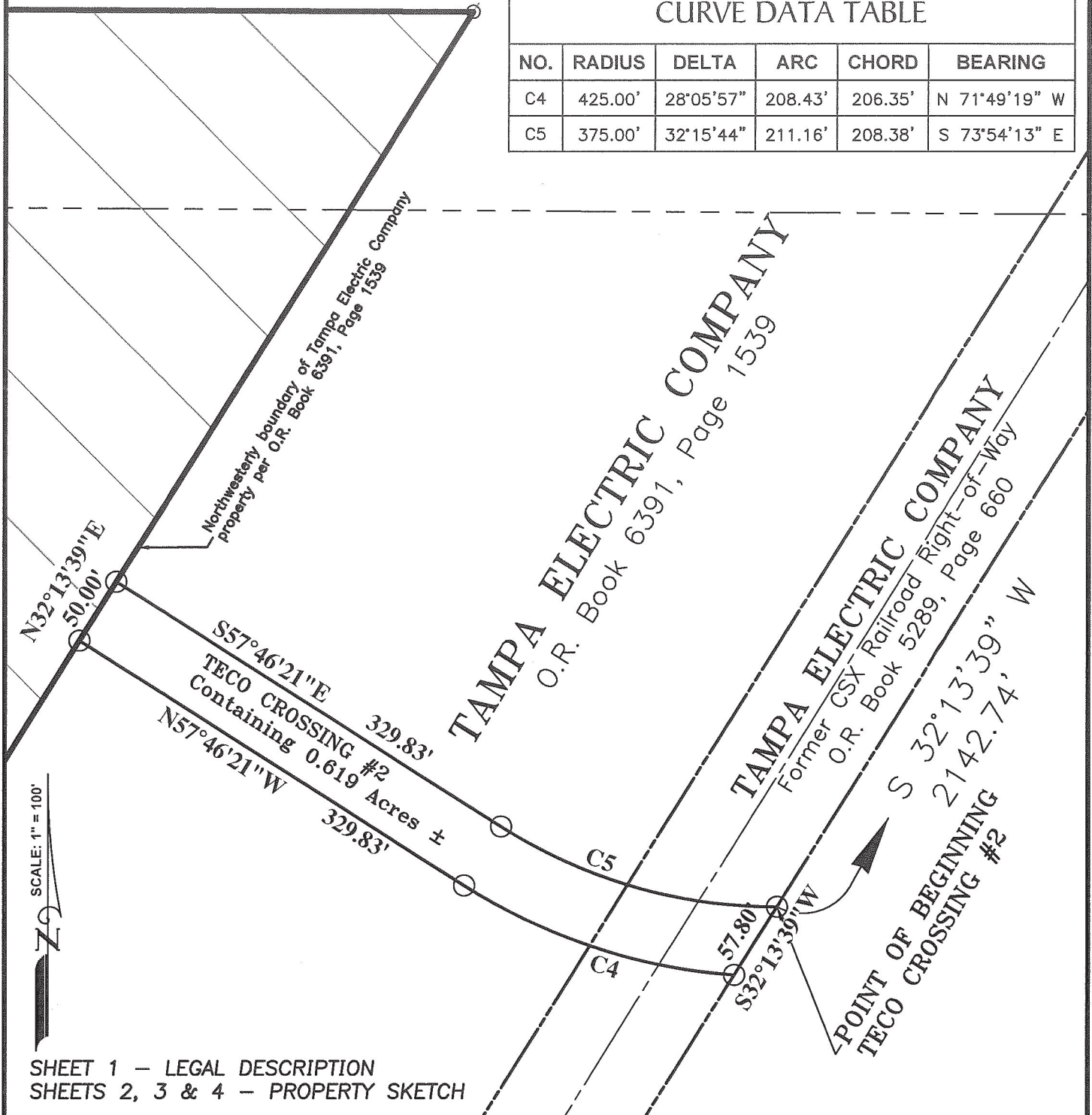
Date: 6/20/2018 Dwg: TECO RR XINGS

Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

TECO PURCHASE PARCELS DESCRIPTION SKETCH

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	425.00'	28°05'57"	208.43'	206.35'	N 71°49'19" W
C5	375.00'	32°15'44"	211.16'	208.38'	S 73°54'13" E



SHEET 1 - LEGAL DESCRIPTION
SHEETS 2, 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 4 OF 4

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

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Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

**2. Exhibit “BB” (Overall Legal Description of CDD
Boundaries after expansion)**

OVERALL CDD BOUNDARY DESCRIPTION SKETCH

Exhibit "BB"

DESCRIPTION: A parcel of land lying in Sections 5, 6, 7 and 8, Township 31 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 7, Township 31 South, Range 21 East, and run thence along the North boundary of said Section 7, N.89°42'27"W., 494.31 feet to the Easterly maintained right-of-way line of Balm Boyette Road according to Maintained Right-of-Way Book 3, Pages 229 thru 235, as recorded in the Public Records of Hillsborough County, Florida; thence along said Southeasterly maintained right-of-way line the following six (6) courses: 1) N.24°17'15"E., 39.41 feet; 2) N.41°46'24"E., 70.65 feet; 3) N.38°43'49"E., 200.04 feet; 4) N.37°13'58"E., 218.59 feet; 5) N.39°22'56"E., 272.40 feet; 6) N.38°43'39"E., 135.72 feet to the **POINT OF BEGINNING**; thence continue along said Easterly maintained right-of-way line per Maintained Right-of-Way Book 3, Pages 229 through 235, inclusive, Public Records of Hillsborough County, Florida, the following twenty-five (25) courses: 1) N.38°43'49"E., 175.29 feet; 2) N.39°30'43"E., 197.80 feet; 3) N.38°32'15"E., 199.66 feet; 4) N.38°58'22"E., 49.13 feet; 5) N.38°58'13"E., 150.86 feet; 6) N.38°48'43"E., 402.60 feet; 7) N.38°23'34"E., 192.13 feet; 8) N.38°40'03"E., 208.02 feet; 9) N.39°16'26"E., 323.41 feet; 10) N.36°47'52"E., 170.93 feet to a point on a curve; 11) Northerly, 314.40 feet along the arc of a curve to the left having a radius of 737.97 feet and a central angle of 24°24'35" (chord bearing N.13°39'18"E., 312.03 feet); 12) N.01°03'56"E., 402.55 feet; 13) N.01°21'16"E., 117.87 feet; 14) N.01°21'18"E., 92.04 feet; 15) N.01°54'20"E., 184.22 feet; 16) N.01°31'19"E., 259.25 feet; 17) N.04°04'20"E., 39.81 feet; 18) N.15°20'53"E., 38.49 feet; 19) N.25°48'00"E., 25.69 feet; 20) N.34°21'00"E., 44.99 feet; 21) N.41°18'54"E., 21.89 feet; 22) N.51°34'04"E., 23.05 feet; 23) N.59°42'19"E., 49.83 feet; 24) N.69°02'21"E., 26.54 feet; 25) N.80°16'28"E., 40.23 feet to the Southerly maintained right-of-way line of Boyette Road per Maintained Right-of-Way Book 3, Pages 270 through 275, inclusive, Public Records of Hillsborough County, Florida; thence along said Southerly maintained right-of-way the following five (5) courses: 1) N.89°48'43"E., 565.28 feet; 2) S.89°21'01"E., 524.00 feet; 3) N.89°51'06"E., 523.99 feet; 4) N.87°49'50"E., 261.99 feet; 5) N.89°17'28"E., 326.98 feet to the Westerly boundary of property owned by Tampa Electric Company lying in part 430 feet Westerly of and parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company) and in part 380 feet Westerly of said former railroad right-of-way, S.32°13'39"W., 2876.92 feet to a point on a curve; thence Southeasterly, 332.50 feet along the arc of said curve to the left having a radius of 1563.00 feet and a central angle of 12°11'19" (chord bearing S.51°40'41"E., 331.88 feet) to a point of tangency; thence S.57°46'21"E., 200.00 feet to said Southeasterly boundary of the former CSX railroad property; thence along said Southeasterly boundary, N.32°13'39"E., 150.00 feet to the North boundary of the South 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; thence along said North boundary, S.89°53'53"E., 2122.05 feet to the aforesaid Westerly maintained right-of-way line of Hobson Simmons Road; thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) S.16°02'54"E., 90.20 feet; 2) S.16°39'34"E., 300.00 feet; 3) S.16°07'29"E., 300.00 feet; 4) S.16°00'36"E., 100.00 feet; 5) S.15°58'53"E., 200.00 feet; 6) S.16°24'40"E., 100.00 feet; 7) S.19°09'31"E., 67.44 feet to a point on a curve; 8) Southerly, 48.81 feet along the arc of a curve to the left having a radius of 534.27 feet and a central angle of 05°14'03" (chord bearing S.19°49'10"E., 48.79 feet); 9) S.21°43'21"E., 25.55 feet; thence S.70°33'50"W., 138.47 feet; thence S.81°38'19"W., 84.65 feet; thence S.79°03'52"W., 59.13 feet; thence S.70°46'12"W., 198.34 feet; thence S.74°06'52"W., 95.70 feet to a point on a curve; thence Westerly, 200.57 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 07°32'08" (chord bearing S.79°40'49"W., 200.42 feet); thence S.85°07'52"W., 89.57 feet to a point on a curve; thence Westerly, 198.27 feet along the arc of a curve to the right having a radius of 1717.47 feet and a central angle of 06°36'52" (chord bearing N.89°40'12"W., 198.16 feet); thence N.87°31'48"W., 88.64 feet; thence N.06°24'36"E., 77.39 feet to a point on a curve; thence Northerly, 95.36 feet along the arc of a curve to the left having a radius of 363.00 feet and a central angle of 15°03'06" (chord bearing N.09°59'09"W., 95.09 feet); thence N.87°30'00"W., 269.64 feet; thence S.71°17'30"W., 78.04 feet; thence S.53°41'30"W., 78.04 feet; thence S.32°29'00"W., 268.87 feet; thence S.02°37'37"W., 451.19 feet; thence

CONTINUED ON SHEET 2

SHEETS 1 & 2 - LEGAL DESCRIPTION
SHEETS 3 & 4 - LINE & CURVE TABLES
SHEETS 5 - 10 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 1 OF 10

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revisions per comments	3/2/2021	PAD	---	----

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascolo

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Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 11/18/20 Dwg: HAWKSTONE CDD EXPANSION

Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

OVERALL CDD BOUNDARY DESCRIPTION SKETCH

CONTINUED FROM SHEET 1

S.08°46'21"E., 50.03 feet; thence S.23°46'21"E., 51.34 feet; thence S.38°46'21"E., 51.34 feet; thence S.53°46'21"E., 51.34 feet; thence S.68°46'21"E., 57.83 feet; thence S.87°30'00"E., 337.66 feet; thence S.02°30'00"W., 143.00 feet; thence N.87°30'00"W., 387.37 feet; thence N.72°39'05"W., 405.38 feet; thence N.84°33'45"W., 91.82 feet; thence N.49°33'13"W., 99.74 feet; thence N.73°46'11"W., 134.38 feet; thence S.62°58'55"W., 138.88 feet; thence S.32°16'19"W., 137.18 feet; thence S.37°28'13"E., 237.41 feet; thence S.21°19'49"E., 284.94 feet; thence S.67°21'09"E., 195.47 feet to a point on a curve; thence Northeasterly, 318.97 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 38°28'31" (chord bearing N.57°59'01"E., 313.01 feet); thence S.07°31'11"E., 50.24 feet; thence S.11°00'00"E., 82.50 feet; thence S.14°18'00"E., 66.00 feet; thence S.17°36'00"E., 66.00 feet; thence S.20°54'00"E., 66.00 feet; thence S.24°12'00"E., 66.00 feet; thence S.29°09'00"E., 131.94 feet; thence S.34°06'00"E., 285.04 feet to the South boundary of the North 3/8 of said Section 8; thence along said South boundary, N.89°47'49"W., 3103.84 feet to the Southeasterly boundary of former CSX Railroad property, now Tampa Electric Company - O.R. Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary, N.32°13'39"E., 146.69 feet to a point on a curve; thence Westerly, 208.43 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 28°05'57" (chord bearing N.71°49'19"W., 206.35 feet) to a point of tangency; thence N.57°46'21"W., 329.83 feet to a line 430 feet Westerly of and parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company); thence along said Westerly line, S.32°13'39"W., 890.27 feet; thence S.89°55'44"W., 1678.95 feet; thence N.39°00'36"E., 419.31 feet; thence N.50°59'24"W., 520.00 feet to a point on the Southeasterly maintained right-of-way line of said Balm Boyette Road; thence along said maintained right-of-way, N.39°00'36"E., 726.98 feet to the Southwest corner of the plat of Canterfield Farms, according to the plat thereof as recorded in Plat Book 108, Pages 95 through 100, inclusive, Public Records of Hillsborough County, Florida, thence S.89°41'45"E., 2120.94 feet along the South boundary of said Canterfield Farms; thence along a line 430 feet Westerly of and parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company), S.32°13'39"W., 483.81 feet; thence S.57°46'21"E., 329.83 feet to a point of curvature; thence Easterly, 211.16 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 32°15'44" (chord bearing S.73°54'13"E., 208.38 feet) to said Southeasterly boundary of the former CSX railroad property; thence along said Southeasterly boundary, N.32°13'39"E., 3482.53 feet; thence N.57°46'21"W., 200.00 feet to a point of curvature; thence Northwesterly, 332.28 feet along the arc of a curve to the right having a radius of 1637.00 feet and a central angle of 11°37'47" (chord bearing N.51°57'27"W., 331.71 feet) to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6116, Page 1813; thence along said Northwesterly boundary, S.32°13'39"W., 1314.91 feet; thence along the North boundary of the South 330 feet of the Southwest 1/4 of aforesaid Section 5, N.89°42'37"W., 653.88 feet; thence along the East and North boundaries of B & D Ranch Minor Subdivision according to the plat thereof as recorded in Plat Book 131, Pages 172 through 173, inclusive, Public Records of Hillsborough County, Florida, the following two (2) courses: 1) N.00°07'02"E., 410.64 feet; 2) N.89°52'58"W., 856.30 feet to a point on the Easterly maintained right-of-way line of said Balm Boyette Road and the **POINT OF BEGINNING**.

Containing 371.446 acres, more or less.

NOTES

1) Bearings are based on the North boundary of Section 7, T. 31 S., R. 21 E., having a grid bearing of N.89°42'27"W. The grid bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida.

SHEETS 1 & 2 - LEGAL DESCRIPTION
SHEETS 3 & 4 - LINE & CURVE TABLES
SHEETS 5 - 10 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 2 OF 10

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revisions per comments	3/2/2021	PAD	--	----

DESCRIPTION SKETCH (Not a Survey)



Paul A. Dolcemascio

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Drawn: PAD Checked: JLS Order No.: HWB-HD-081

Date: 11/18/20 Dwg: HAWKSTONE CDD EXPANSION

Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

OVERALL CDD BOUNDARY DESCRIPTION SKETCH

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 65°57'16" W	46.49'
L2	N 38°12'19" E	127.11'
L3	N 39°31'07" E	201.02'
L4	N 38°15'13" E	124.26'
L5	S 52°45'37" E	72.53'
L6	N 38°43'49" E	175.29'
L7	N 39°30'43" E	197.80'
L8	N 38°32'15" E	199.66'
L9	N 38°58'22" E	49.13'
L10	N 38°58'13" E	150.86'
L11	N 38°23'34" E	192.13'
L12	N 38°40'03" E	208.02'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L13	N 36°47'52" E	170.93'
L15	N 01°21'16" E	117.87'
L16	N 01°21'18" E	92.04'
L17	N 01°54'20" E	184.22'
L18	N 01°31'19" E	259.25'
L19	N 04°04'20" E	39.81'
L20	N 15°20'53" E	38.49'
L21	N 25°48'00" E	25.69'
L22	N 34°21'00" E	44.99'
L23	N 41°18'54" E	21.89'
L24	N 51°34'04" E	23.05'
L25	N 59°42'19" E	49.83'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L26	N 69°02'21" E	26.54'
L27	N 80°16'28" E	40.23'
L28	N 38°43'39" E	135.72'
L29	N 38°43'49" E	200.04'
L30	N 41°46'24" E	70.65'
L31	N 24°17'15" E	39.41'
L32	N 39°22'56" E	272.40'
L33	N 37°13'58" E	218.59'
L39	S 57°46'21" E	200.00'
L40	N 32°13'39" E	150.00'
L41	N 57°46'21" W	200.00'
L43	S 16°02'54" E	90.20'
L44	S 16°39'34" E	300.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	737.97'	24°24'35"	314.40'	312.03'	N 13°39'18" E
C2	1563.00'	12°11'19"	332.50'	331.88'	S 51°40'41" E
C3	1637.00'	11°37'47"	332.28'	331.71'	N 51°57'27" W
C4	534.27'	5°14'03"	48.81'	48.79'	S 19°49'10" E
C5	1525.00'	7°32'08"	200.57'	200.42'	S 79°40'49" W
C6	1717.47'	6°36'52"	198.27'	198.16'	N 89°40'12" W
C7	363.00'	15°03'06"	95.36'	95.09'	N 09°59'09" W
C8	475.00'	38°28'31"	318.97'	313.01'	N 57°59'01" E
C9	375.00'	32°15'44"	211.16'	208.38'	S 73°54'13" E
C10	425.00'	28°05'57"	208.43'	206.35'	N 71°49'19" W

LEGEND

P.B. = Plat Book

SHEETS 1 & 2 - LEGAL DESCRIPTION
SHEETS 3 & 4 - LINE & CURVE TABLES
SHEETS 5 - 10 - PROPERTY SKETCH

This Sketch Prepared For: **HBWB DEVELOPMENT SERVICES, LLC**

SHEET NO. 3 OF 10

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revisions per comments	3/2/2021	PAD	--	----

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Sections 5, 6, 7 & 8, T. 31 S., R. 21 E.

ATTACHMENT D

ATTACHMENT E

ATTACHMENT D

ATTACHMENT E