

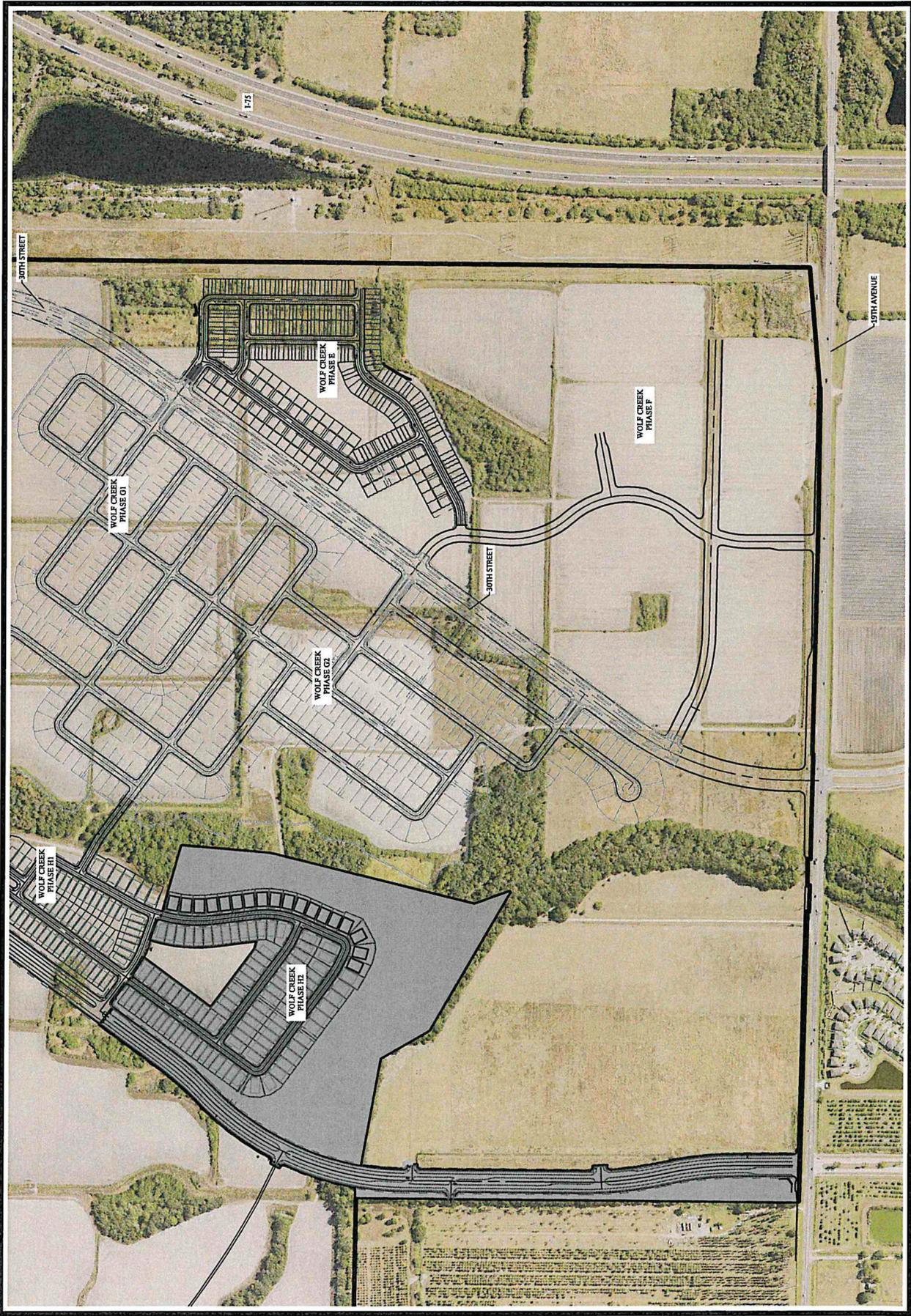
SUBJECT: Waterset Wolf Creek Phase H2 **HC-FINPLAT-25-0000013**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 10, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase H2, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 \$11,939,906.24, a Warranty Bond in the amount of \$906,658.85 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 \$14,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On May 12, 2025, Permission to Construct Prior to Platting was issued for Waterset Wolf Creek Phase H2, after construction plan review was completed on February 21, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are NNP-Southbend II, LLC and the engineer Heidt Design.



NOT TO SCALE
0 400 800

HEIDT DESIGN
9904 S. WINDY HOLLOW WAY
TAMPA, FL 33619
PHONE: (813) 253-5311
WWW.HEIDTDESIGN.COM

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	02/02/2020	XXX-XXX-XXXX

Note: This is a preliminary conceptual site plan and is subject to change. Final design and construction shall be based on the approved final site plan. Additional drainage, floodplain and grade area analysis is required and may affect final unit totals and layout.

NNP SOUTHBEND II, LLC
Hillsborough County

Waterset - Wolf Creek Phase H2
Location Map

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between NNP-Southbend II, LLC, a Delaware limited liability company, 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 Waterset Wolf Creek Phase H2, hereafter referred to as 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 such improvements will be installed; and

WHEREAS, the improvements required by the LDC in 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 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, 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 improvements in the platted area; and

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Roads/Streets | <input checked="" type="checkbox"/> Water Mains/Services | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input checked="" type="checkbox"/> Sanitary Gravity Sewer Systems | <input checked="" type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges |
| <input checked="" type="checkbox"/> Reclaimed Water Mains/Services | <input checked="" type="checkbox"/> Sidewalks | |
| <input type="checkbox"/> Other: _____ | | |

hereafter referred to as the "County Improvements"; and

WHEREAS, the County required 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 required 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 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 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems 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 Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements 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 County Improvements so that said 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 PB03010410923 dated, December 23, 2025 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
 A Warranty Bond, number PB03010410925 dated, December 23, 2025 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity 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 the Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

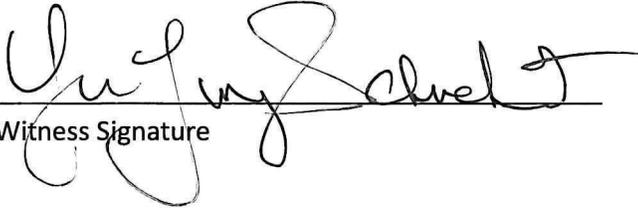
An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

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 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 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 County Improvement facilities 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 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 years from the date of 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 Review Division of the 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.

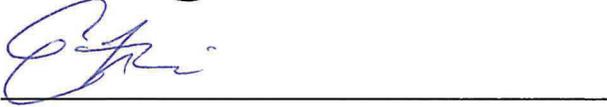
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:


Witness Signature

Yuling Schuchert
Printed Name of Witness


Witness Signature

Eric Francis
Printed Name of Witness

Subdivider:

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

Len Jaffe
Name (typed, printed or stamped)

Vice President
Title

3162 S. Falkenburg Rd., Riverview, FL 33578
Address of Signer

813-620-3555
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

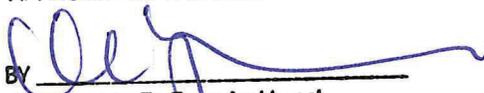
VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

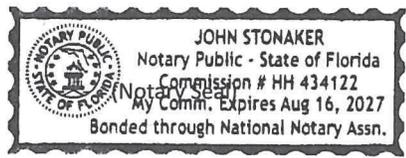
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

29 day of December, 2025, by Lea Jaffe as
(day) (month) (year) (name of person acknowledging)
Vice President for NNP - Southbend II, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced



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

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

HH434122 8/16/27
(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 _____.
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

(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 NNP-Southbend II, LLC, a Delaware limited liability company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of eleven million nine hundred thirty-nine thousand nine hundred six dollars and 24/100. (\$11,939,906.24) 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 Waterset Wolf Creek Phase H2 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 Waterset Wolf Creek Phase H2 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 March 10, 2027.

SIGNED, SEALED AND DATED this 23rd day of December, 2025.

ATTEST:

Yu Ling Schughert
Yu Ling Schughert

NNP-Southbend II, LLC, a Delaware limited liability company

By *[Signature]*
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal



ATTEST:

Rachel A. Mullen
Rachel A. Mullen, Witness

By *Michelle Haase*
Michelle Haase, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

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



ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On DEC 23 2025 before me, Marina Tapia, Notary Public,
(Here insert name and title of the officer)

personally appeared Michelle Haase,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

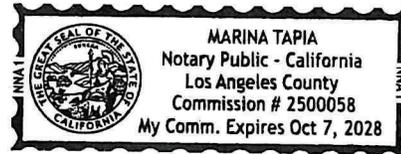
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

_____ (Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

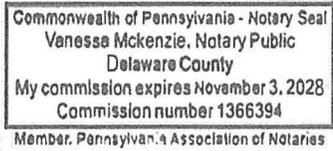


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

DEC 23 2025

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

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 March 10, 2029

SIGNED, SEALED AND DATED this 23rd day of December, 2025

ATTEST:

Yu Ling Schuchert
Yu Ling Schuchert

NNP-Southbend II, LLC, a Delaware limited liability company

By *[Signature]*
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal



ATTEST:

Rachel A. Mullen
Rachel A. Mullen, Witness

By *Michelle Haase*
Michelle Haase, Attorney-In-Fact Seal



APPROVED BY THE COUNTY ATTORNEY

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

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On DEC 23 2025 before me, Marina Tapia, Notary Public
(Here insert name and title of the officer)

personally appeared Michelle Haase,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

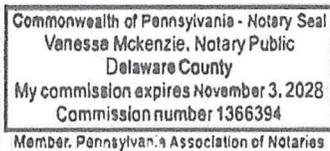
(Seal)



John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

DEC 23 2025

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____.

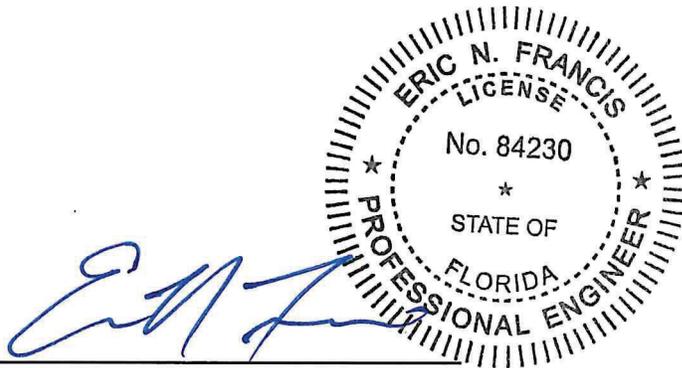


Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Summary For Performance Bond
WATERSET WOLF CREEK PHASE H2
FOLIO # 54244.0000, 52444.0100, 54172.0000

Streets and Drainage Facilities	\$5,670,255.00
Water Distribution System	\$1,030,510.00
Sewage Collection System	\$2,118,464.99
Reclaimed Water Distribution System	\$732,695.00
Total Amount	\$9,551,924.99
Performance Bond Amount (125% of Total)	\$11,939,906.24



Eric N. Francis, P.E. # 84230

Date Prepared: November 25, 2025

<R:\Waterset\Wolf Creek\Phase H\Construction\Ph 2\Qtys\Wolf Creek Ph H2 Bond Comps.xlsx>



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Streets & Drainage Facilities

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LS	1	Signing & Pavement Marking	\$4,400.00	\$4,400.00
SY	8,320	1-3/4" SP 12.5 Asphaltic Surface Course	\$18.50	\$153,920.00
SY	8,320	7" Soil-Cement Base	\$22.00	\$183,040.00
SY	8,320	12" Compacted Subgrade	\$2.75	\$22,880.00
LF	7,340	Stabilized Curb Pad	\$3.75	\$27,525.00
LF	7,340	Miami Curb & Gutter	\$21.50	\$157,810.00
SF	1,230	6" Concrete Sidewalk	\$9.00	\$11,070.00
LF	4100	Underdrain	\$20.00	\$82,000.00
EA	26	Underdrain Cleanout	\$375.00	\$9,750.00
LF	300	15" HP Storm	\$52.00	\$15,600.00
LF	1195	18" HP Storm	\$58.00	\$69,310.00
LF	1000	24" HP Storm	\$80.00	\$80,000.00
LF	310	30" HP Storm	\$120.00	\$37,200.00
LF	450	36" HP Storm	\$135.00	\$60,750.00
LF	445	48" HP Storm	\$225.00	\$100,125.00
LF	275	60" HP Storm	\$330.00	\$90,750.00
EA	15	Type 1 Curb Inlet	\$7,550.00	\$113,250.00
EA	4	Type 1 Curb Inlet w/ J Bottom	\$12,000.00	\$48,000.00
EA	4	Type 2 Curb Inlet	\$9,050.00	\$36,200.00
EA	2	Type 2 Curb Inlet w/ J Bottom	\$14,000.00	\$28,000.00
EA	1	Type D Grate Top Inlet	\$4,650.00	\$4,650.00
EA	5	Type P Manhole	\$5,200.00	\$26,000.00
EA	2	Type J Manhole	\$13,000.00	\$26,000.00
EA	3	Control Structure	\$10,000.00	\$30,000.00
EA	2	18" MES	\$2,500.00	\$5,000.00
EA	1	36" MES	\$6,900.00	\$6,900.00
EA	2	60" MES	\$18,500.00	\$37,000.00
EA	1	24" Endwall	\$4,900.00	\$4,900.00
CY	180	Rip Rap Spillway	\$180.00	\$32,400.00
EA	2	Rip Rap at End Section	\$700.00	\$1,400.00
EA	3	Concrete Sump	\$3,800.00	\$11,400.00
EA	3935	Dewatering	\$7.00	\$27,545.00



Streets & Drainage Facilities (Continued)

Waterset Blvd Phase H2				
LS	1	Existing Striping Removal	\$5,400.00	\$5,400.00
LS	1	Signing & Pavement Marking	\$107,585.00	\$107,585.00
SY	20,200	1" FC 9.5 Asphaltic Friction Course	\$14.50	\$292,900.00
SY	20,200	2" SP 12.5 Asphaltic Surface Course	\$22.00	\$444,400.00
SY	20,200	8" Crushed Concrete Base	\$20.00	\$404,000.00
SY	20,200	12" Stabilized Subgrade	\$6.75	\$136,350.00
LF	17,035	Stabilized Curb Pad	\$2.50	\$42,587.50
LF	16,855	Type F Curb & Gutter	\$24.50	\$412,947.50
LF	180	Miami Curb & Gutter	\$21.50	\$3,870.00
SF	43,125	6" Concrete Sidewalk	\$9.00	\$388,125.00
EA	8	ADA Ramps (5')	\$885.00	\$7,080.00
LF	150	15" HP Storm	\$52.00	\$7,800.00
LF	2015	18" HP Storm	\$58.00	\$116,870.00
LF	1490	24" HP Storm	\$80.00	\$119,200.00
LF	750	30" HP Storm	\$120.00	\$90,000.00
LF	105	36" HP Storm	\$135.00	\$14,175.00
EA	1	Type 1 Curb Inlet	\$7,550.00	\$7,550.00
EA	1	Type 2 Curb Inlet	\$9,050.00	\$9,050.00
EA	16	FDOT Type 5 Curb Inlet	\$8,200.00	\$131,200.00
EA	1	FDOT Type 5 Curb Inlet w/ J Bottom	\$9,900.00	\$9,900.00
EA	8	FDOT Type 6 Curb Inlet	\$9,000.00	\$72,000.00
EA	2	FDOT Type 6 Curb Inlet w/ J Bottom	\$12,500.00	\$25,000.00
EA	2	Type D Grate Top Inlet	\$4,650.00	\$9,300.00
EA	2	Type P Manhole	\$5,200.00	\$10,400.00
EA	3	24" MES	\$2,900.00	\$8,700.00
EA	1	36" MES	\$6,900.00	\$6,900.00
EA	1	24" Endwall	\$4,900.00	\$4,900.00
LF	167	Double 9' x 5' Box Culvert	\$6,600.00	\$1,102,200.00
EA	2	GeoWeb Spillway	\$5,875.00	\$11,750.00
EA	6	Rip Rap at End Section	\$700.00	\$4,200.00
EA	4955	Dewatering	\$7.00	\$34,685.00
EA	4955	Storm Sewer TV & Testing	\$9.50	\$47,072.50
		Total Street & Drainage System		\$5,670,255.00



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LS	1	Temporary Construction Meter Assembly	\$24,000.00	\$24,000.00
LF	3,550	6" PVC Water Main	\$26.50	\$94,075.00
LF	350	6" DIP Water Main	\$82.00	\$28,700.00
LF	1,050	2" HDPE Water Main	\$15.00	\$15,750.00
EA	14	6" Gate Valve	\$1,900.00	\$26,600.00
EA	2	2" Gate Valve	\$1,400.00	\$2,800.00
EA	57	6" MJ Fitting	\$375.00	\$21,375.00
EA	8	Fire Hydrant Assembly	\$7,850.00	\$62,800.00
EA	26	Single Service (Short)	\$440.00	\$11,440.00
EA	49	Single Service (Long)	\$580.00	\$28,420.00
EA	20	Double Service (Short)	\$640.00	\$12,800.00
EA	1	Water Service to Lift Station	\$1,100.00	\$1,100.00
LS	1	Water Pressure Testing & Chlorination	\$10,680.00	\$10,680.00
Waterset Blvd Phase H2				
EA	1	Temporary Construction BFP Assembly	\$24,000.00	\$24,000.00
LF	135	24" Steel Casing	\$250.00	\$33,750.00
LF	60	20" Steel Casing	\$245.00	\$14,700.00
LF	4,230	12" DIP Water Main	\$105.00	\$444,150.00
LF	160	8" DIP Water Main	\$82.00	\$13,120.00
LF	50	6" DIP Water Main	\$82.00	\$4,100.00
EA	13	12" Gate Valve	\$4,850.00	\$63,050.00
EA	2	8" Gate Valve	\$2,750.00	\$5,500.00
EA	1	6" Gate Valve	\$1,900.00	\$1,900.00
EA	13	12" MJ Fitting	\$985.00	\$12,805.00
EA	2	8" MJ Fitting	\$540.00	\$1,080.00
EA	2	6" MJ Fitting	\$375.00	\$750.00
EA	5	Fire Hydrant Assembly	\$7,850.00	\$39,250.00
EA	4	Blowoff Assembly	\$705.00	\$2,820.00
LS	1	Water Pressure Testing & Chlorination	\$12,495.00	\$12,495.00
LS	1	Sleeving	\$16,500.00	\$16,500.00
Total Water Distribution System				\$1,030,510.00



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Sewage Collection System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LF	3,732	8" PVC Gravity Main	\$43.48	\$162,267.36
LF	1,130	10" PVC Gravity Main	\$137.43	\$155,295.90
EA	16	Sanitary Manhole	\$9,312.50	\$149,000.00
EA	3	Drop Manhole	\$10,700.00	\$32,100.00
EA	1	8" Stub & Plug	\$840.00	\$840.00
EA	28	Single Sanitary Service	\$1,350.00	\$37,800.00
EA	58	Double Sanitary Service	\$1,750.00	\$101,500.00
LF	4,862	Dewatering	\$15.50	\$75,361.00
LF	4,862	Sanitary Testing & TV	\$12.50	\$60,775.00
SY	1,350	Stabilized Access to Pump Station	\$7.50	\$10,125.00
EA	1	Pump Station, 8' Diameter	\$700,000.00	\$700,000.00
LF	1,065	6" PVC Force Main	\$24.00	\$25,560.00
EA	3	6" Plug Valve Assembly	\$2,050.00	\$6,150.00
EA	18	6" Fittings	\$815.00	\$14,670.00
EA	2	Temp Blowoff Assembly	\$705.00	\$1,410.00
LS	1,065	Pressure Testing	\$2.50	\$2,662.50
Waterset Blvd Phase H2				
LF	2,451	8" PVC Gravity Main	\$101.73	\$249,340.23
EA	9	Sanitary Manhole	\$12,250.00	\$110,250.00
EA	2	8" Stub & Plug	\$840.00	\$1,680.00
LF	2,451	Dewatering	\$15.50	\$37,990.50
LF	2,451	Sanitary Testing & TV	\$12.50	\$30,637.50
LF	91	14" Steel Casing	\$185.00	\$16,835.00
LF	2,980	6" PVC Force Main	\$24.00	\$71,520.00
EA	6	6" Plug Valve Assembly	\$2,000.00	\$12,000.00
EA	16	6" Fittings	\$815.00	\$13,040.00
EA	1	Temp Blowoff Assembly	\$705.00	\$705.00
EA	3	Air Release Valve Assembly	\$10,500.00	\$31,500.00
LS	2,980	Pressure Testing	\$2.50	\$7,450.00
Total Sewage Collection System				\$2,118,464.99



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Reclaimed Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LF	3,630	6" PVC Reclaimed Water Main	\$26.50	\$96,195.00
EA	7	6" Gate Valve	\$1,900.00	\$13,300.00
EA	32	6" MJ Fitting	\$375.00	\$12,000.00
EA	11	Single Service (Short)	\$440.00	\$4,840.00
EA	66	Single Service (Long)	\$565.00	\$37,290.00
EA	19	Double Service (Short)	\$525.00	\$9,975.00
LS	3,630	Pressure Testing	\$2.50	\$9,075.00
Waterset Blvd Phase H2				
LF	70	16" Steel Casing	\$190.00	\$13,300.00
LF	115	20" Steel Casing	\$230.00	\$26,450.00
LF	50	24" Steel Casing	\$250.00	\$12,500.00
LF	2,110	12" DIP Water Main	\$105.00	\$221,550.00
LF	2,295	8" DIP Water Main	\$70.00	\$160,650.00
LF	195	6" DIP Water Main	\$60.00	\$11,700.00
EA	6	12" Gate Valve	\$4,800.00	\$28,800.00
EA	7	8" Gate Valve	\$2,750.00	\$19,250.00
EA	3	6" Gate Valve	\$1,900.00	\$5,700.00
EA	22	12" MJ Fitting	\$985.00	\$21,670.00
EA	17	8" MJ Fitting	\$540.00	\$9,180.00
EA	6	6" MJ Fitting	\$375.00	\$2,250.00
EA	4	Blowoff Assembly	\$705.00	\$2,820.00
EA	1	Common Area Service	\$2,700.00	\$2,700.00
LS	4,600	Pressure Testing	\$2.50	\$11,500.00
Total Reclaimed Water Distribution System				\$732,695.00



Summary For Warranty Bond
WATERSET WOLF CREEK PHASE H2
FOLIO # 54244.0000, 52444.0100, 54172.0000

Streets and Drainage Facilities	\$5,518,170.00
Water Distribution System	\$942,835.00
Sewage Collection System	\$1,893,463.49
Reclaimed Water Distribution System	\$712,120.00
Total Amount	\$9,066,588.49
Warranty Bond Amount (10% of Total)	\$906,658.85



Eric N. Francis, P.E. # 84230

Date Prepared: November 25, 2025

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Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Streets & Drainage Facilities

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LS	1	Signing & Pavement Marking	\$4,400.00	\$4,400.00
SY	8,320	1-3/4" SP 12.5 Asphaltic Surface Course	\$18.50	\$153,920.00
SY	8,320	7" Soil-Cement Base	\$22.00	\$183,040.00
SY	8,320	12" Compacted Subgrade	\$2.75	\$22,880.00
LF	7,340	Stabilized Curb Pad	\$3.75	\$27,525.00
LF	7,340	Miami Curb & Gutter	\$21.50	\$157,810.00
SF	1,230	6" Concrete Sidewalk	\$9.00	\$11,070.00
LF	4100	Underdrain	\$20.00	\$82,000.00
EA	26	Underdrain Cleanout	\$375.00	\$9,750.00
LF	300	15" HP Storm	\$52.00	\$15,600.00
LF	1195	18" HP Storm	\$58.00	\$69,310.00
LF	1000	24" HP Storm	\$80.00	\$80,000.00
LF	310	30" HP Storm	\$120.00	\$37,200.00
LF	450	36" HP Storm	\$135.00	\$60,750.00
LF	445	48" HP Storm	\$225.00	\$100,125.00
LF	275	60" HP Storm	\$330.00	\$90,750.00
EA	15	Type 1 Curb Inlet	\$7,550.00	\$113,250.00
EA	4	Type 1 Curb Inlet w/ J Bottom	\$12,000.00	\$48,000.00
EA	4	Type 2 Curb Inlet	\$9,050.00	\$36,200.00
EA	2	Type 2 Curb Inlet w/ J Bottom	\$14,000.00	\$28,000.00
EA	1	Type D Grate Top Inlet	\$4,650.00	\$4,650.00
EA	5	Type P Manhole	\$5,200.00	\$26,000.00
EA	2	Type J Manhole	\$13,000.00	\$26,000.00
EA	3	Control Structure	\$10,000.00	\$30,000.00
EA	2	18" MES	\$2,500.00	\$5,000.00
EA	1	36" MES	\$6,900.00	\$6,900.00
EA	2	60" MES	\$18,500.00	\$37,000.00
EA	1	24" Endwall	\$4,900.00	\$4,900.00
CY	180	Rip Rap Spillway	\$180.00	\$32,400.00
EA	2	Rip Rap at End Section	\$700.00	\$1,400.00
EA	3	Concrete Sump	\$3,800.00	\$11,400.00



Streets & Drainage Facilities (Continued)

Waterset Blvd Phase H2				
LS	1	Signing & Pavement Marking	\$107,585.00	\$107,585.00
SY	20,200	1" FC 9.5 Asphaltic Friction Course	\$14.50	\$292,900.00
SY	20,200	2" SP 12.5 Asphaltic Surface Course	\$22.00	\$444,400.00
SY	20,200	8" Crushed Concrete Base	\$20.00	\$404,000.00
SY	20,200	12" Stabilized Subgrade	\$6.75	\$136,350.00
LF	17,035	Stabilized Curb Pad	\$2.50	\$42,587.50
LF	16,855	Type F Curb & Gutter	\$24.50	\$412,947.50
LF	180	Miami Curb & Gutter	\$21.50	\$3,870.00
SF	43,125	6" Concrete Sidewalk	\$9.00	\$388,125.00
EA	8	ADA Ramps (5')	\$885.00	\$7,080.00
LF	150	15" HP Storm	\$52.00	\$7,800.00
LF	2015	18" HP Storm	\$58.00	\$116,870.00
LF	1490	24" HP Storm	\$80.00	\$119,200.00
LF	750	30" HP Storm	\$120.00	\$90,000.00
LF	105	36" HP Storm	\$135.00	\$14,175.00
EA	1	Type 1 Curb Inlet	\$7,550.00	\$7,550.00
EA	1	Type 2 Curb Inlet	\$9,050.00	\$9,050.00
EA	16	FDOT Type 5 Curb Inlet	\$8,200.00	\$131,200.00
EA	1	FDOT Type 5 Curb Inlet w/ J Bottom	\$9,900.00	\$9,900.00
EA	8	FDOT Type 6 Curb Inlet	\$9,000.00	\$72,000.00
EA	2	FDOT Type 6 Curb Inlet w/ J Bottom	\$12,500.00	\$25,000.00
EA	2	Type D Grate Top Inlet	\$4,650.00	\$9,300.00
EA	2	Type P Manhole	\$5,200.00	\$10,400.00
EA	3	24" MES	\$2,900.00	\$8,700.00
EA	1	36" MES	\$6,900.00	\$6,900.00
EA	1	24" Endwall	\$4,900.00	\$4,900.00
LF	167	Double 9' x 5' Box Culvert	\$6,600.00	\$1,102,200.00
EA	2	GeoWeb Spillway	\$5,875.00	\$11,750.00
EA	6	Rip Rap at End Section	\$700.00	\$4,200.00
		Total Street & Drainage System		\$5,518,170.00



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LF	3,550	6" PVC Water Main	\$26.50	\$94,075.00
LF	350	6" DIP Water Main	\$82.00	\$28,700.00
LF	1,050	2" HDPE Water Main	\$15.00	\$15,750.00
EA	14	6" Gate Valve	\$1,900.00	\$26,600.00
EA	2	2" Gate Valve	\$1,400.00	\$2,800.00
EA	57	6" MJ Fitting	\$375.00	\$21,375.00
EA	8	Fire Hydrant Assembly	\$7,850.00	\$62,800.00
EA	26	Single Service (Short)	\$440.00	\$11,440.00
EA	49	Single Service (Long)	\$580.00	\$28,420.00
EA	20	Double Service (Short)	\$640.00	\$12,800.00
EA	1	Water Service to Lift Station	\$1,100.00	\$1,100.00
Waterset Blvd Phase H2				
LF	135	24" Steel Casing	\$250.00	\$33,750.00
LF	60	20" Steel Casing	\$245.00	\$14,700.00
LF	4,230	12" DIP Water Main	\$105.00	\$444,150.00
LF	160	8" DIP Water Main	\$82.00	\$13,120.00
LF	50	6" DIP Water Main	\$82.00	\$4,100.00
EA	13	12" Gate Valve	\$4,850.00	\$63,050.00
EA	2	8" Gate Valve	\$2,750.00	\$5,500.00
EA	1	6" Gate Valve	\$1,900.00	\$1,900.00
EA	13	12" MJ Fitting	\$985.00	\$12,805.00
EA	2	8" MJ Fitting	\$540.00	\$1,080.00
EA	2	6" MJ Fitting	\$375.00	\$750.00
EA	5	Fire Hydrant Assembly	\$7,850.00	\$39,250.00
EA	4	Blowoff Assembly	\$705.00	\$2,820.00
Total Water Distribution System				\$942,835.00



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Sewage Collection System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LF	3,732	8" PVC Gravity Main	\$43.48	\$162,267.36
LF	1,130	10" PVC Gravity Main	\$137.43	\$155,295.90
EA	16	Sanitary Manhole	\$9,312.50	\$149,000.00
EA	3	Drop Manhole	\$10,700.00	\$32,100.00
EA	1	8" Stub & Plug	\$840.00	\$840.00
EA	28	Single Sanitary Service	\$1,350.00	\$37,800.00
EA	58	Double Sanitary Service	\$1,750.00	\$101,500.00
EA	1	Pump Station, 8' Diameter	\$700,000.00	\$700,000.00
LF	1,065	6" PVC Force Main	\$24.00	\$25,560.00
EA	3	6" Plug Valve Assembly	\$2,050.00	\$6,150.00
EA	18	6" Fittings	\$815.00	\$14,670.00
EA	2	Temp Blowoff Assembly	\$705.00	\$1,410.00
Waterset Blvd Phase H2				
LF	2,451	8" PVC Gravity Main	\$101.73	\$249,340.23
EA	9	Sanitary Manhole	\$12,250.00	\$110,250.00
EA	2	8" Stub & Plug	\$840.00	\$1,680.00
LF	91	14" Steel Casing	\$185.00	\$16,835.00
LF	2,980	6" PVC Force Main	\$24.00	\$71,520.00
EA	6	6" Plug Valve Assembly	\$2,000.00	\$12,000.00
EA	16	6" Fittings	\$815.00	\$13,040.00
EA	1	Temp Blowoff Assembly	\$705.00	\$705.00
EA	3	Air Release Valve Assembly	\$10,500.00	\$31,500.00
		Total Sewage Collection System		\$1,893,463.49



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Reclaimed Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase H2 Subdivision				
LF	3,630	6" PVC Reclaimed Water Main	\$26.50	\$96,195.00
EA	7	6" Gate Valve	\$1,900.00	\$13,300.00
EA	32	6" MJ Fitting	\$375.00	\$12,000.00
EA	11	Single Service (Short)	\$440.00	\$4,840.00
EA	66	Single Service (Long)	\$565.00	\$37,290.00
EA	19	Double Service (Short)	\$525.00	\$9,975.00
Waterset Blvd Phase H2				
LF	70	16" Steel Casing	\$190.00	\$13,300.00
LF	115	20" Steel Casing	\$230.00	\$26,450.00
LF	50	24" Steel Casing	\$250.00	\$12,500.00
LF	2,110	12" DIP Water Main	\$105.00	\$221,550.00
LF	2,295	8" DIP Water Main	\$70.00	\$160,650.00
LF	195	6" DIP Water Main	\$60.00	\$11,700.00
EA	6	12" Gate Valve	\$4,800.00	\$28,800.00
EA	7	8" Gate Valve	\$2,750.00	\$19,250.00
EA	3	6" Gate Valve	\$1,900.00	\$5,700.00
EA	22	12" MJ Fitting	\$985.00	\$21,670.00
EA	17	8" MJ Fitting	\$540.00	\$9,180.00
EA	6	6" MJ Fitting	\$375.00	\$2,250.00
EA	4	Blowoff Assembly	\$705.00	\$2,820.00
EA	1	Common Area Service	\$2,700.00	\$2,700.00
Total Reclaimed Water Distribution System				\$712,120.00

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between NNP-Southbend II, LLC, a Delaware limited liability company, 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 Waterset Wolf Creek Phase H2 (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 twenty-four (24) 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 PB03010410924 dated, December 23, 2025 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity 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

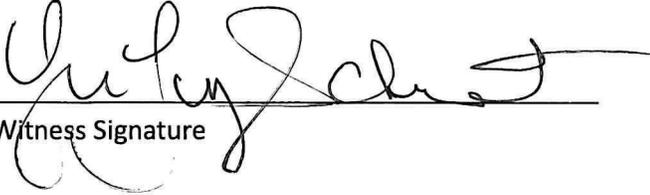
escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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:


Witness Signature

Yuling Schuchert
Printed Name of Witness


Witness Signature

Eric Francis
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

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

Len Jaffe
Name (typed, printed or stamped)

Vice President
Title

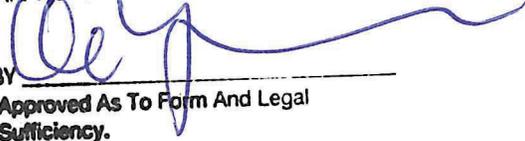
3162 S. Falkenburg Rd., Riverview, FL 33578
Address of Signer

813-620-3555
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

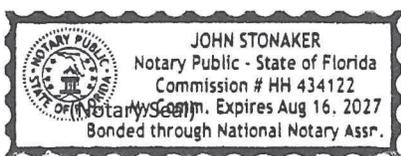
29 day of December, 2025, by Len Jaffe as
(day) (month) (year) (name of person acknowledging)

Vice President for NNP - South bend II, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

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

Type of Identification Produced



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

HH434122 8/16/27
(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 _____.
(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 NNP-Southbend II, LLC,
a Delaware limited liability company called the Principal, and Philadelphia
Indemnity Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of fourteen
thousand three hundred seventy five and 00/100 (\$ 14,375.00) 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
Waterset Wolf Creek Phase H2 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

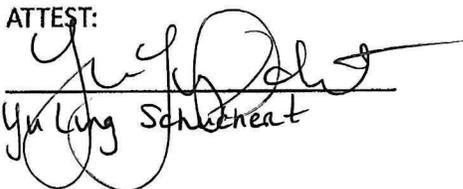
WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and
made a part of this Subdivision Performance Bond.

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 Waterset Wolf Creek Phase H2 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 twenty-four (24) 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 March 10, 2028.

SIGNED, SEALED AND DATED this 23rd day of December, 2025.

ATTEST:

Yu Ling Schuchert

NNP Southbend II, LLC, a Delaware limited liability company
BY:  _____
PRINCIPAL (SEAL)

Philadelphia Indemnity Insurance Company
SURETY (SEAL)

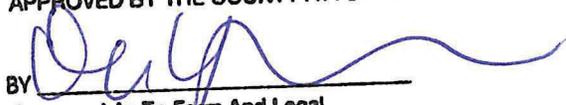
ATTEST:

Rachel A. Mullen, Witness


Michelle Haase, ATTORNEY-IN-FACT (SEAL)



APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On DEC 23 2025 before me, Marina Tapia, Notary Public,
(Here insert name and title of the officer)

personally appeared Michelle Haase,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

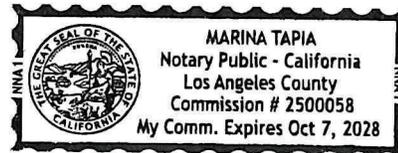
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

_____ (Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC_ its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

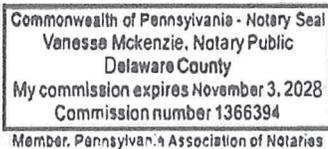


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

DEC 23 2025

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____.

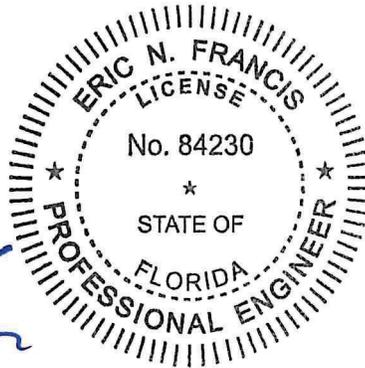


Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Summary For Performance Bond
WATERSET WOLF CREEK PHASE H2
FOLIO # 54244.0000, 52444.0100, 54172.0000

Set All Lot Corners	\$11,500.00
Performance Bond Amount (125% of Total) (This Bond will be in place for a period of 2 years)	\$14,375.00



Eric N. Francis, P.E. # 84230
Date Prepared: November 25, 2025

<R:\Waterset\Wolf Creek\Phase H\Construction\Ph 2\Qtys\Wolf Creek Ph H2 Bond Comps.xlsx>



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE H2

Schedule: Lot Corners

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Set All Lot Corners	\$11,500.00	\$11,500.00
		Total Lot Corners		\$11,500.00

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



PARALLEL OFFSET DIMENSIONS NOTE:
 EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE (AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT), ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

DEDICATION: The undersigned, NNP-SOUTHBEND II, LLC, a Delaware limited liability company ("Owner"), as the fee simple owner of the lands platted herein does hereby dedicate this plat of WATERSET WOLF CREEK PHASE H2 for record. Owner does hereby state and declare the following:

Owner does hereby dedicate to the public in general and to Hillsborough County, Florida (the "County"), all (Public) streets, roads, and rights-of-way and the Additional (Public) right-of-way for 19th Avenue Northeast, as shown hereon.

Fee Interest in TRACTS "B-14", "B-32" and "B-33", as shown hereon is hereby reserved by the Owner for conveyance by separate instrument to the Waterset South Community Development District (the "District"), or other custodial and maintenance entity subsequent to the recording of this plat.

Said TRACTS "B-14", "B-32" and "B-33", are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said TRACTS "B-14", "B-32" and "B-33", will be the responsibility of the Owner, its assigns and its successors in title, which may include the District, for the benefit of the Lot owners within this subdivision.

Owner further does hereby dedicate the (Public) Drainage Easements as shown hereon, to the County for the benefit of the public, for access and drainage purposes, and for other purposes incidental thereto.

Owner further does hereby dedicate the Utility Easements as shown hereon, to the County for the benefit of the public, for access and utility purposes, and for other purposes incidental thereto.

Owner hereby reserves unto Owner, its assigns and successors in title, a perpetual non-exclusive easement over, across and under all (Public) streets, roads and rights-of-way, (Public) Drainage Easements and Utility Easements shown hereon for the purpose of installing, constructing, operating, maintaining, repairing and replacing streets and related facilities, drainage lines and drainage facilities, water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations and other sewer, water and fire protection facilities, underground utility conduits, sidewalks, and related facilities, as applicable, to accommodate whatever facilities and improvements that the Owner or its successors and assigns elects to install, subject to permitting requirements, if any, until such time as the ownership, operation and maintenance of said facilities is assumed by the County.

Owner hereby reserves the right to grant and convey by separate instrument to the District and/or other custodial and maintenance entity subsequent to the recording of this plat, a perpetual non-exclusive easement over and across all areas shown on this plat as (CDD) Drainage and Access Easements, for purposes incidental thereto.

Owner hereby reserves the right to grant and convey to the District, by separate instrument, a perpetual non-exclusive easement over, across and under all (CDD) Drainage Areas as shown hereon for the purpose of ingress and egress and for the purpose of installing, constructing, operating, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities, subject to permitting requirements, if applicable.

Easements and tracts reserved by the Owner will be maintained by the Owner, its assigns, or successors in title, and will be subject to all easements dedicated to public use as shown on this plat.

NNP-SOUTHBEND II, LLC, a Delaware limited liability company - OWNER

Len Jaffe, Vice President

Witness

Witness

Printed Name

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20____ day of _____, 20____, by Len Jaffe, Vice President of NNP-SOUTHBEND II, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ as Identification.

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

WETLAND CONSERVATION AREA NOTE:

The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of Hillsborough County Environmental Protection Commission (EPC). In addition, a Wetland (Conservation/Preservation) Area shall be retained pursuant to the rules required and shall conform to the boundaries stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area, are subject to review and modification by the EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

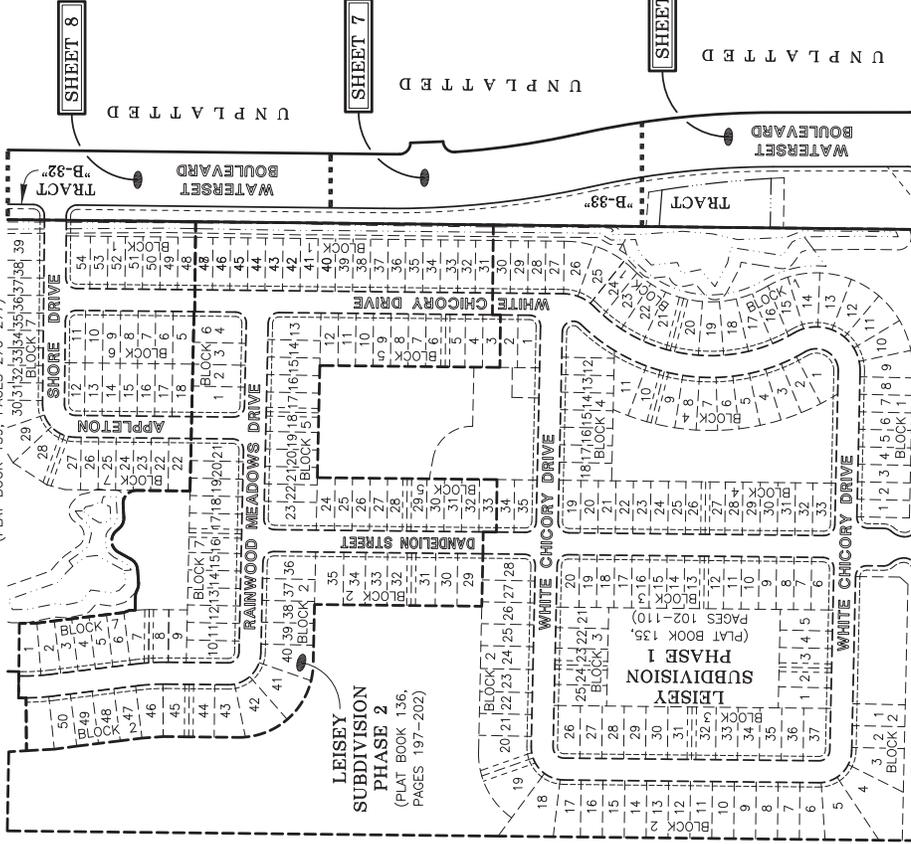
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

SEE NORTH
KEY SHEET
ON SHEET 5

LEISEY SUBDIVISION PHASE 8A
(PLAT BOOK 139, PAGES 270-277)



ADDITIONAL (PUBLIC)
RIGHT-OF-WAY FOR
19TH AVENUE NORTHEAST

TOWNSHIP 31 SOUTH
TOWNSHIP 32 SOUTH



SCALE: 1" = 200'
SCALE IN FEET

SEE SHEET 2 OF 18
FOR WETLAND
CONSERVATION AREA NOTE

SOUTH

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

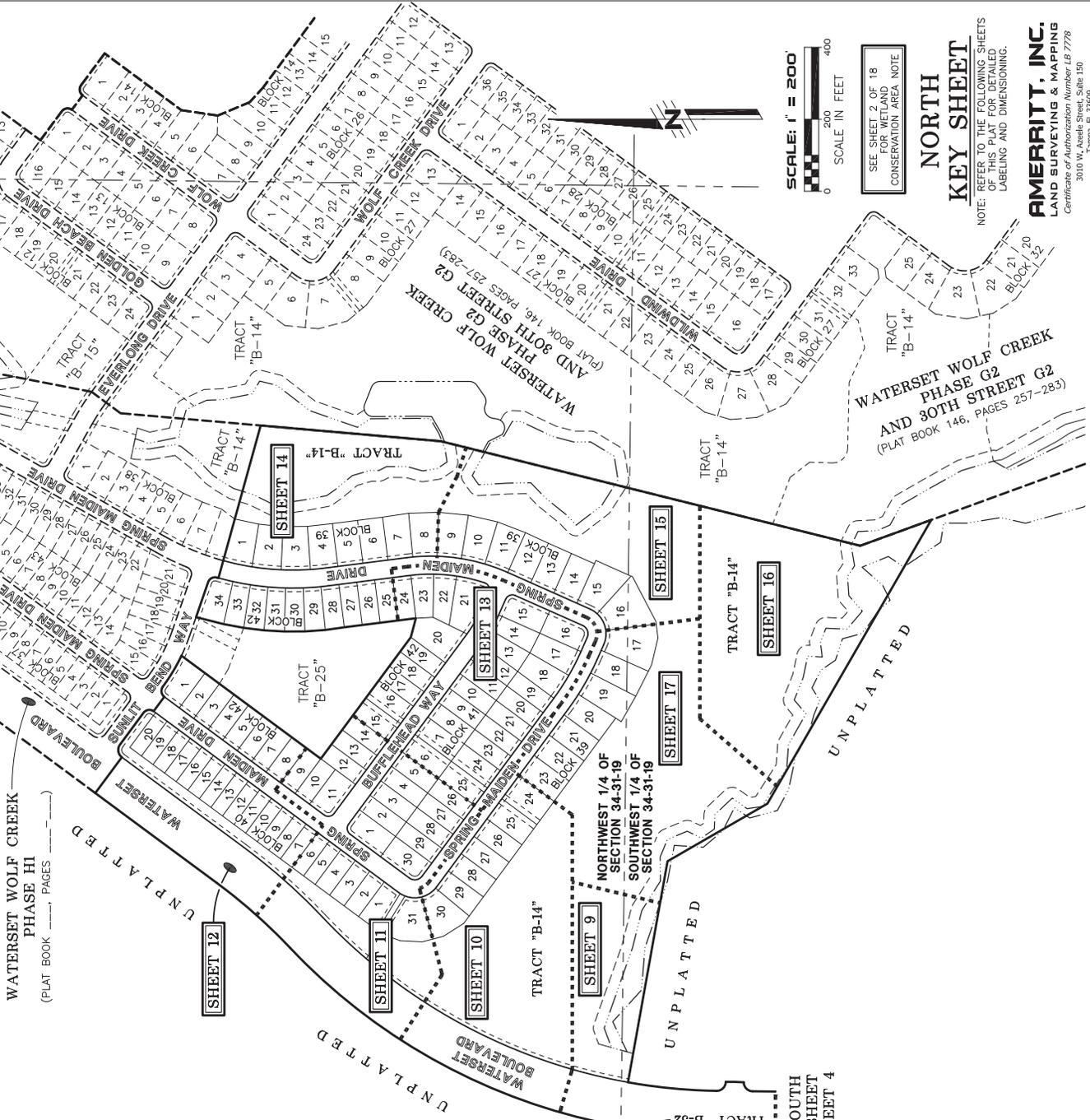
SHEET 4 OF 18 SHEETS

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 34-31-19
Record No. 106116
Net and Disk 187265

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

WATERSET WOLF CREEK
PHASE H1
(PLAT BOOK 146, PAGES 257-283)



SCALE: 1" = 200'
SCALE IN FEET

SEE SHEET 2 OF 18
FOR WETLAND
CONSERVATION AREA NOTE

NORTH KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7728
3010 W. Analee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

NORTHEAST CORNER OF
THE SUBDIVISION PHASE 3B AND
THE NORTHWEST CORNER OF THE
SOUTHWEST CORNER RECORD No. 114738
5/8" IRON ROD WITH CAP
ELEMENT LB 7837-CA-P

LEISEY SUBDIVISION
PHASE 3B
(PLAT BOOK 140,
PAGES 190-193)

AMARYLLIS GARDEN STREET
BLOCK 7
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25

LEISEY SUBDIVISION PHASE 3A
(PLAT BOOK 138, PAGES 270-277)
SEE SOUTH
KEY SHEET
ON SHEET 4

UNPLATTED

UNPLATTED

UNPLATTED

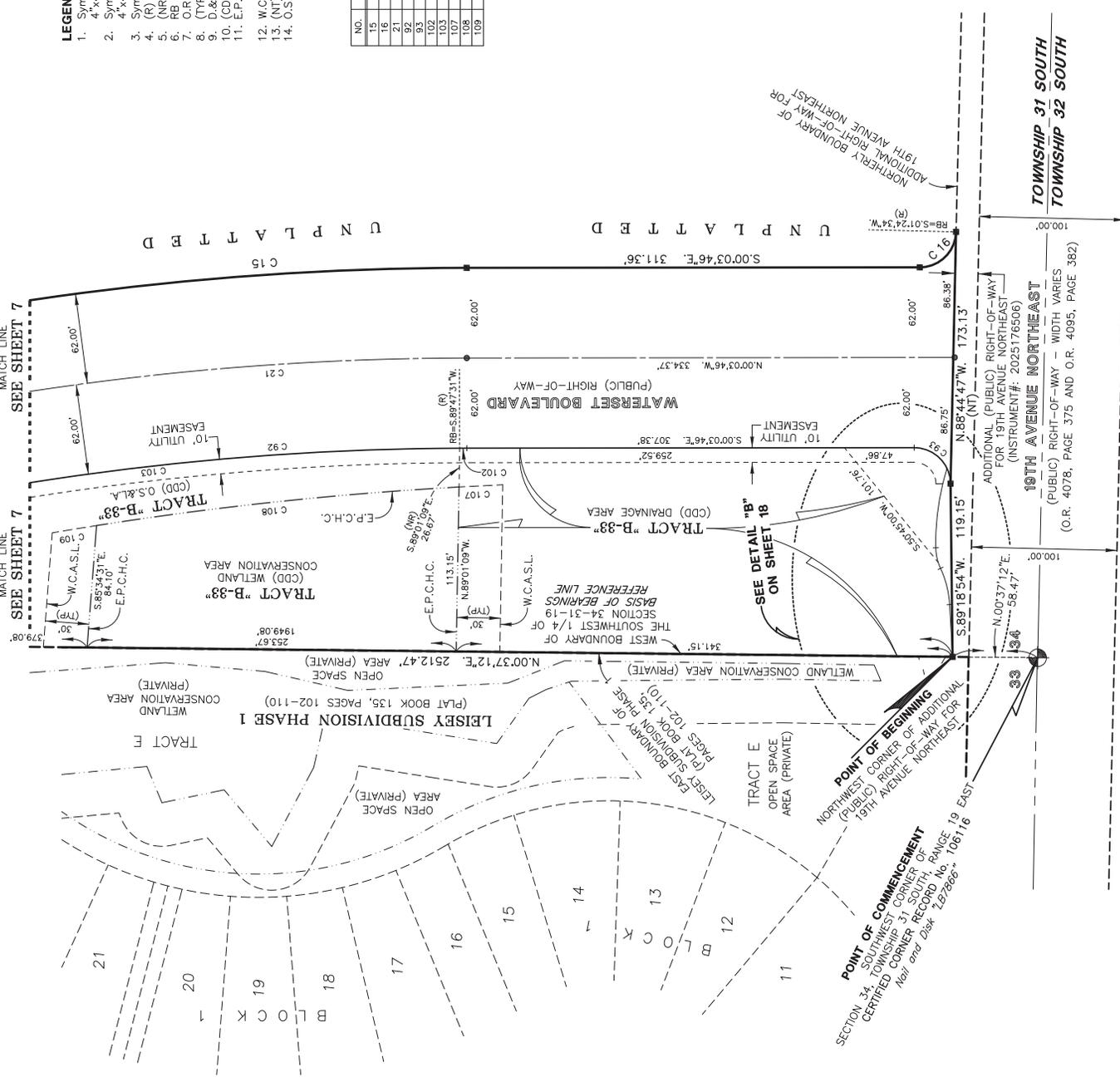
WATERSET WOLF CREEK
PHASE G2
AND 30TH STREET G2
(PLAT BOOK 146, PAGES 257-283)

WATERSET WOLF CREEK
PHASE G2
AND 30TH STREET G2
(PLAT BOOK 146, PAGES 257-283)

WATERSET WOLF CREEK
PHASE G2
AND 30TH STREET G2
(PLAT BOOK 146, PAGES 257-283)

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

- 1. Symbol ■ indicates (P.R.M.) Permanent Reference Monument
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- 3. Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument
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- 7. (NR) indicates non-radial line
- 8. RB — Reference Bearing
- 9. (TYP) — Typical
- 10. (O.R.) — Official Records Book
- 11. D.&A.E. — Drainage and Access Easement
- 12. (CDD) — Waterset South Community Development District
- 13. E.P.C.H.C. — Environmental Protection Commission of Hillsborough County Wetland Line
- 14. W.C.A.S.L. — Wetland Conservation Area Setback Line
- 15. (NT) — Indicates non-tangent line
- 16. O.S.&L.A. — Open Space and Landscape Area

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	2062.00	12.2823°	448.95	448.06	S.06°18.00'E.
16	25.00	85°31.40'	38.63	34.90	S.44°19.58'E.
21	2000.00	12.2823°	435.45	434.59	N.06°18.00'W.
27	1925.00	12.2823°	426.11	425.25	S.06°18.00'W.
93	25.00	85°22.40'	39.00	35.16	S.44°13.54'W.
102	1938.00	00°08.43'	4.91	4.91	N.00°08.07'W.
103	1938.00	12°19.46'	416.23	416.23	N.06°22.22'W.
107	2484.90	09°41.28'	30.09	30.09	N.02°51.34'W.
108	2484.90	09°45.20'	250.62	250.62	N.06°04.58'W.
109	2484.90	09°42.33'	30.88	30.88	N.09°18.55'W.



SCALE: 1" = 50'

SCALE IN FEET

0 50 100

SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

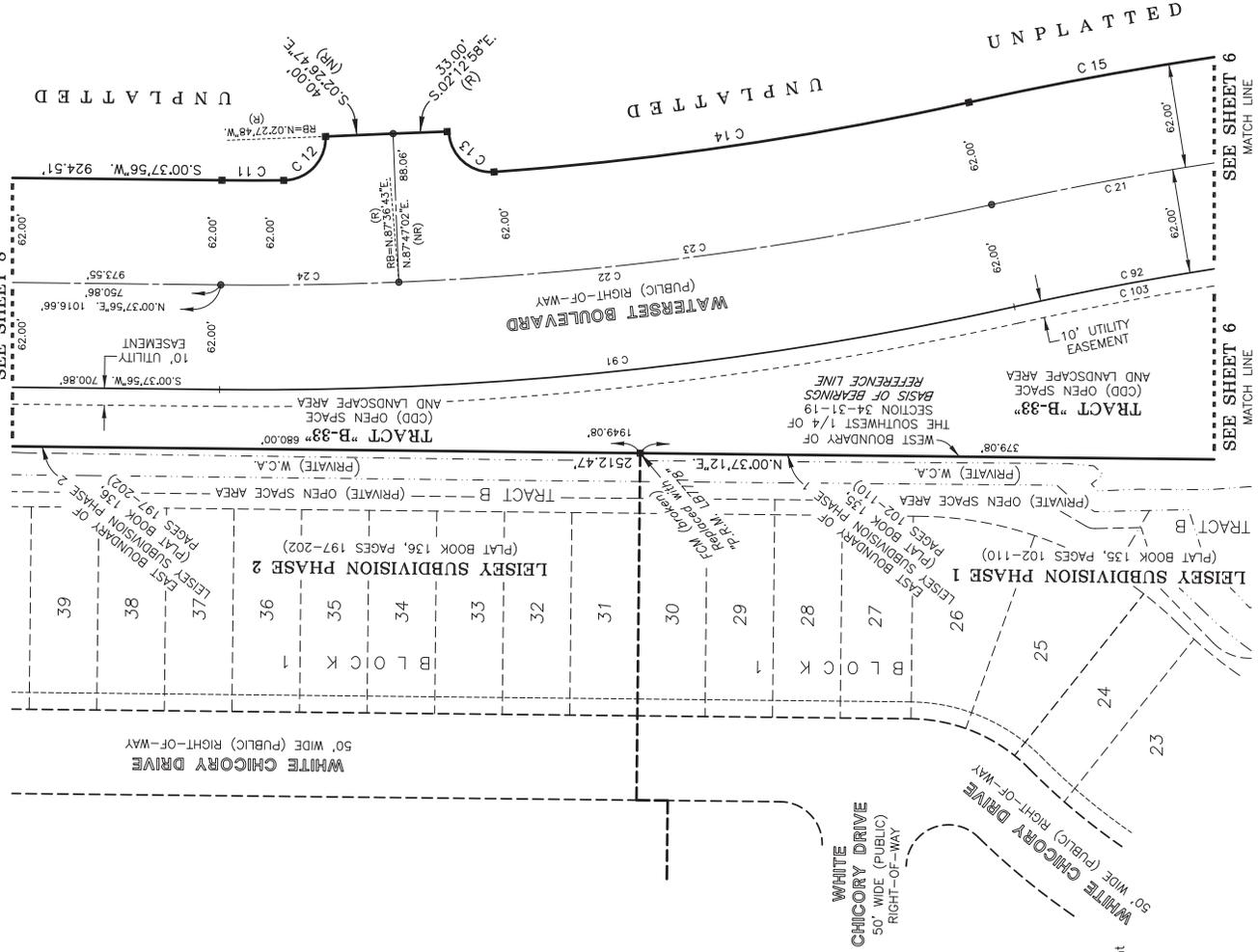
SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Assele Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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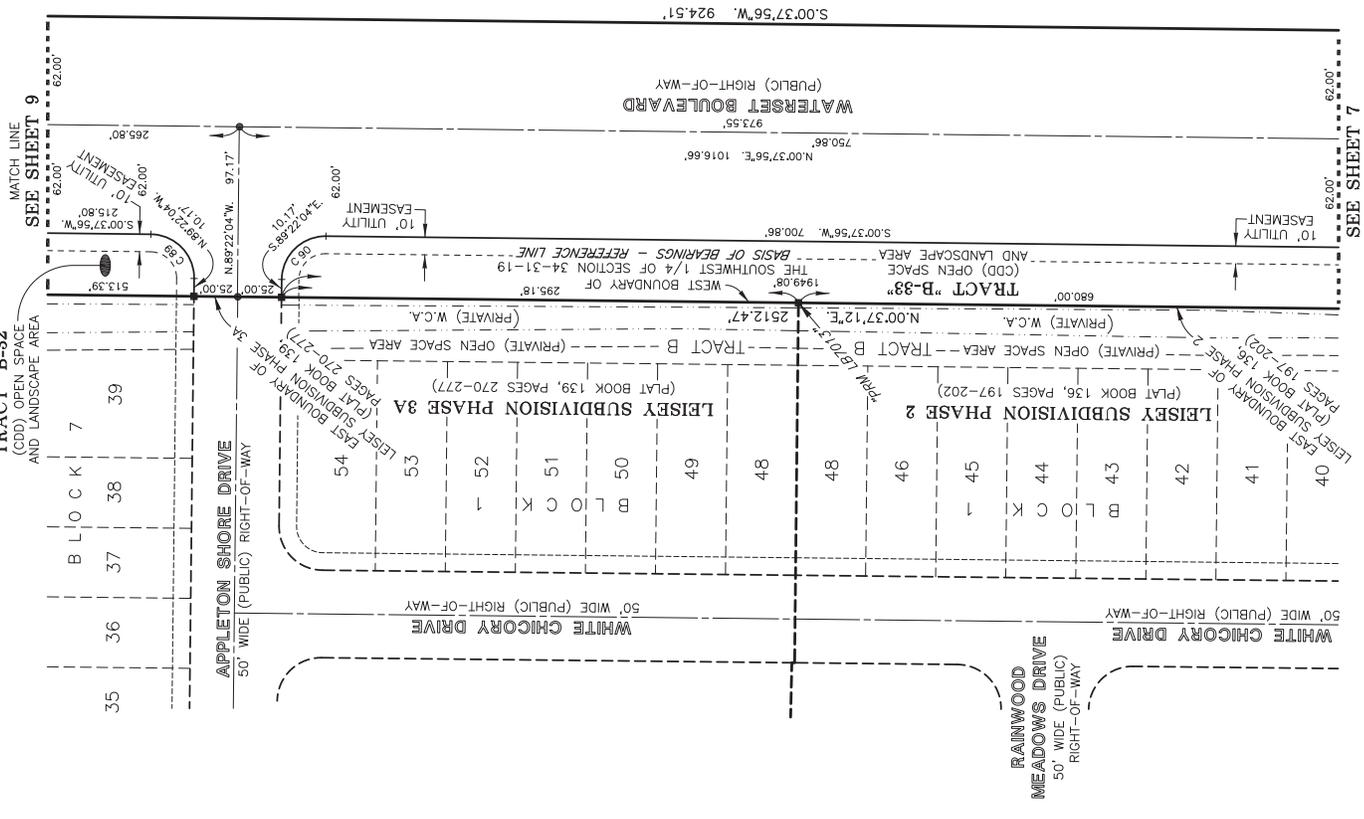
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	1938.00	01°04'51"	36.56	36.56	S.00°05'30"W.
12	25.00	91°46'03"	40.04	35.90	S.46°19'57"E.
13	25.00	91°55'03"	40.11	35.94	S.41°49'31"W.
14	1938.00	08°24'15"	284.26	284.01	S.08°20'07"E.
15	2062.00	12°28'29"	448.95	448.06	S.06°18'00"E.
21	2000.00	12°28'29"	435.59	435.59	N.06°18'00"W.
22	2000.00	10°09'58"	354.28	353.82	N.07°27'46"W.
23	2000.00	03°01'13"	105.43	105.41	N.06°52'40"W.
24	2062.00	13°10'11"	473.96	472.92	S.05°57'09"E.
91	1938.00	12°28'29"	421.95	421.11	S.06°18'00"E.
103	1938.00	12°19'46"	417.03	416.23	N.06°22'22"W.

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 - (TYP) - Typical
 - D.&A.E. - Drainage and Access Easement
 - (CDD) - Wateraset South Community Development District Environmental Protection Commission of Hillsborough County Wetlands Line.
 - E.P.C.H.C. - Wetland Conservation Area Setback Line
 - W.C.A.S.L. - Wetland Conservation Area Setback Line

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



U N P L A T T E D

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
89	25.00	90°00'00"	39.27	36.36	S.45°37'56"W.
90	25.00	90°00'00"	39.27	36.36	S.44°22'04"E.

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SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

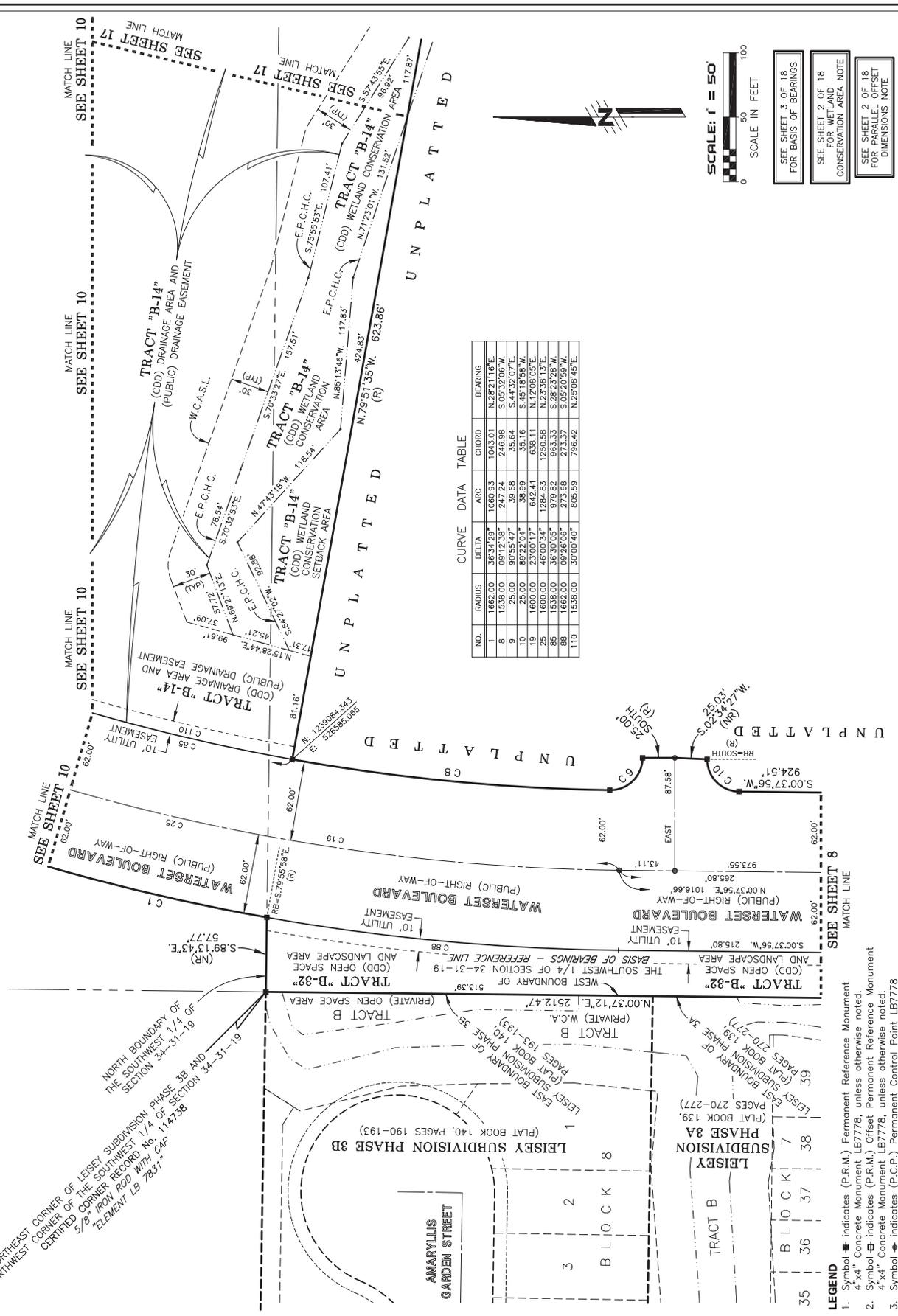
SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1837.00	85°42'29"	1653.93	1043.01	N 82°01'16"E
2	1538.00	09°12'58"	242.24	246.98	S 05°32'05"W
3	25.00	90°55'47"	38.68	35.64	S 44°32'07"E
4	25.00	89°22'04"	38.99	35.16	S 45°18'58"E
5	1600.00	23°00'17"	642.41	638.11	N 12°08'05"E
6	1600.00	46°00'34"	1284.83	1250.58	N 23°38'13"E
7	1538.00	36°30'05"	978.82	963.33	S 28°23'28"W
8	1662.00	09°28'06"	273.68	273.37	S 05°20'59"W
9	1538.00	30°00'40"	805.59	796.42	N 25°08'45"E



- SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE
- SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N 00°00'00" W
SOUTH - S 00°00'00" W
EAST - E 09°00'00" W
WEST - W 09°00'00" W

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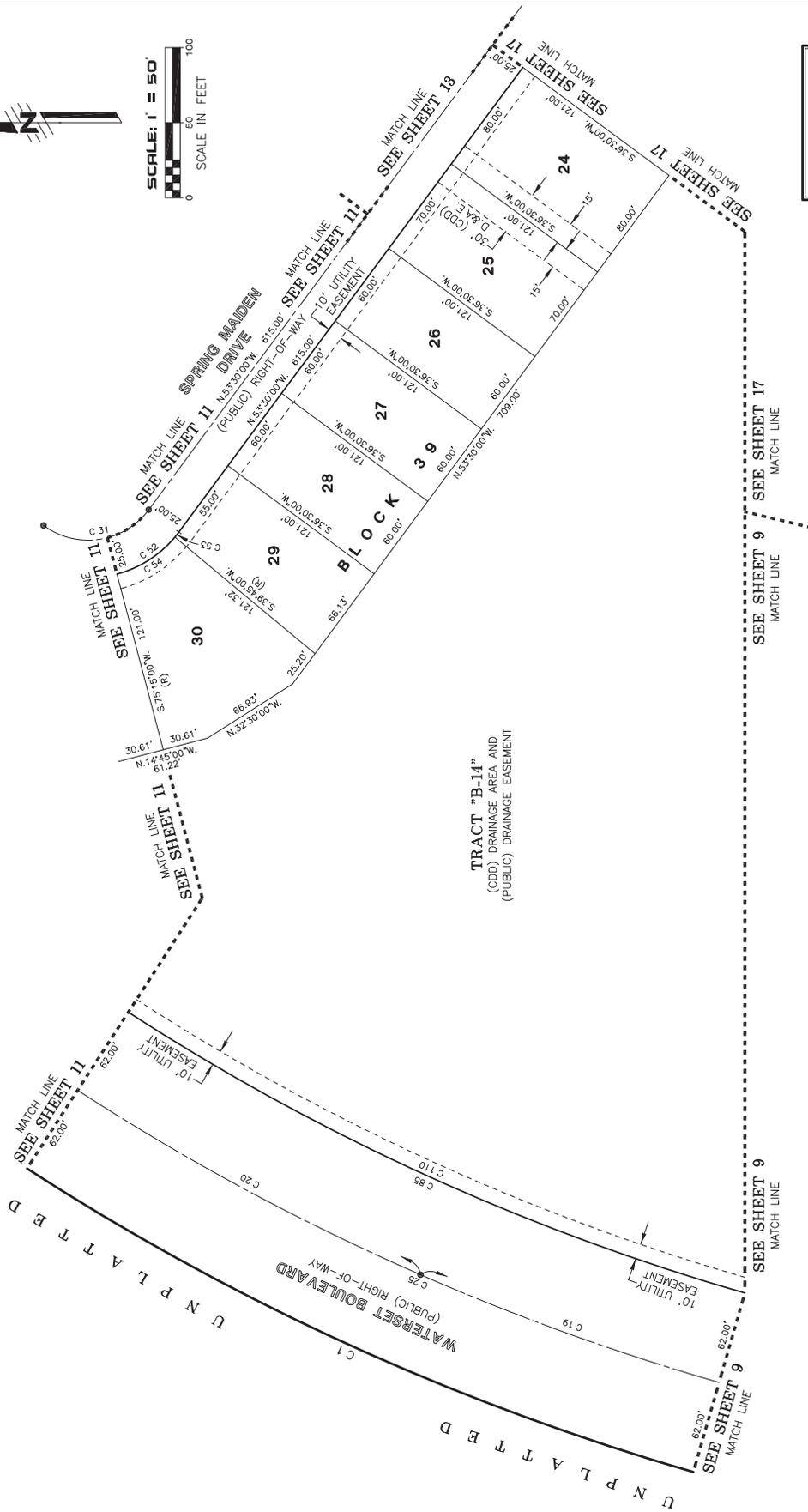
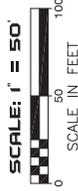
SHEET 9 OF 18 SHEETS

NORTHWEST CORNER OF LEISEY SUBDIVISION PHASE 3B (PLAT BOOK 140, PAGES 190-193) IS 5/8" IRON ROD WITH CAP ELEMENT LB 78317.
NORTH BOUNDARY OF LEISEY SUBDIVISION PHASE 3B (PLAT BOOK 140, PAGES 190-193) IS 1/4 OF SECTION 34-31-19 AND 1/4 OF SECTION 34-31-18.

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WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



TRACT "B-14"
(CDD) DRAINAGE AREA AND
(PUBLIC) DRAINAGE EASEMENT

SEE SHEET 3 OF 18
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 16
FOR WETLAND
CONSERVATION AREA NOTE

SEE SHEET 2 OF 18
FOR PARALLEL OFFSET
DIMENSIONS NOTE

CURVE DATA TABLE

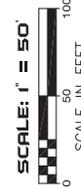
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1662.00	3534.29°	1060.93	1043.01	N.28211.16°E.
19	1600.00	23700.17°	642.41	638.11	N.12708.05°E.
20	1600.00	23700.17°	642.41	638.11	N.35082.22°E.
25	1600.00	46700.34°	1284.83	1250.89	N.23361.33°E.
31	50.00	90700.00°	78.54	70.71	N.08300.00°W.
32	75.00	3515.00°	14.25	12.25	N.15152.30°W.
44	75.00	3515.00°	14.25	12.25	N.32730.00°W.
54	1538.00	3630.05°	46.47	45.73	N.28232.28°W.
85	1538.00	36700.40°	805.59	796.42	N.25084.45°E.
110	1538.00	36700.40°	805.59	796.42	N.25084.45°E.

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WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARINGS
1	1662.00	36°54'29"	1060.93	1043.01	N 28°21'16"E
2	1538.00	10°08'30"	272.24	271.88	N 41°34'15"E
20	1600.00	23°00'17"	642.41	638.11	N 35°08'22"E
25	1600.00	46°00'34"	1284.83	1250.58	N 23°38'13"E
26	1600.00	10°08'30"	283.21	282.84	N 41°34'15"E
31	50.00	90°00'00"	78.54	70.71	N 08°30'00"W
52	75.00	36°10'25"	47.35	46.57	N 05°20'13"E
55	75.00	03°33'45"	4.66	4.66	N 54°03'07"E
57	75.00	90°00'00"	31.42	28.28	S 08°30'00"E
74	20.00	90°00'00"	31.42	28.28	N 81°30'00"E
83	25.00	90°00'00"	39.27	35.36	N 08°30'00"W
84	1662.00	10°08'30"	294.19	293.80	S 41°34'15"W
85	1538.00	36°30'05"	979.82	963.33	S 28°23'28"W
110	1538.00	30°00'40"	805.59	796.42	N 25°08'45"E
111	1538.00	02°17'36"	40.38	40.38	N 14°57'42"E
112	1538.00	05°21'31"	143.84	143.79	N 45°57'45"E

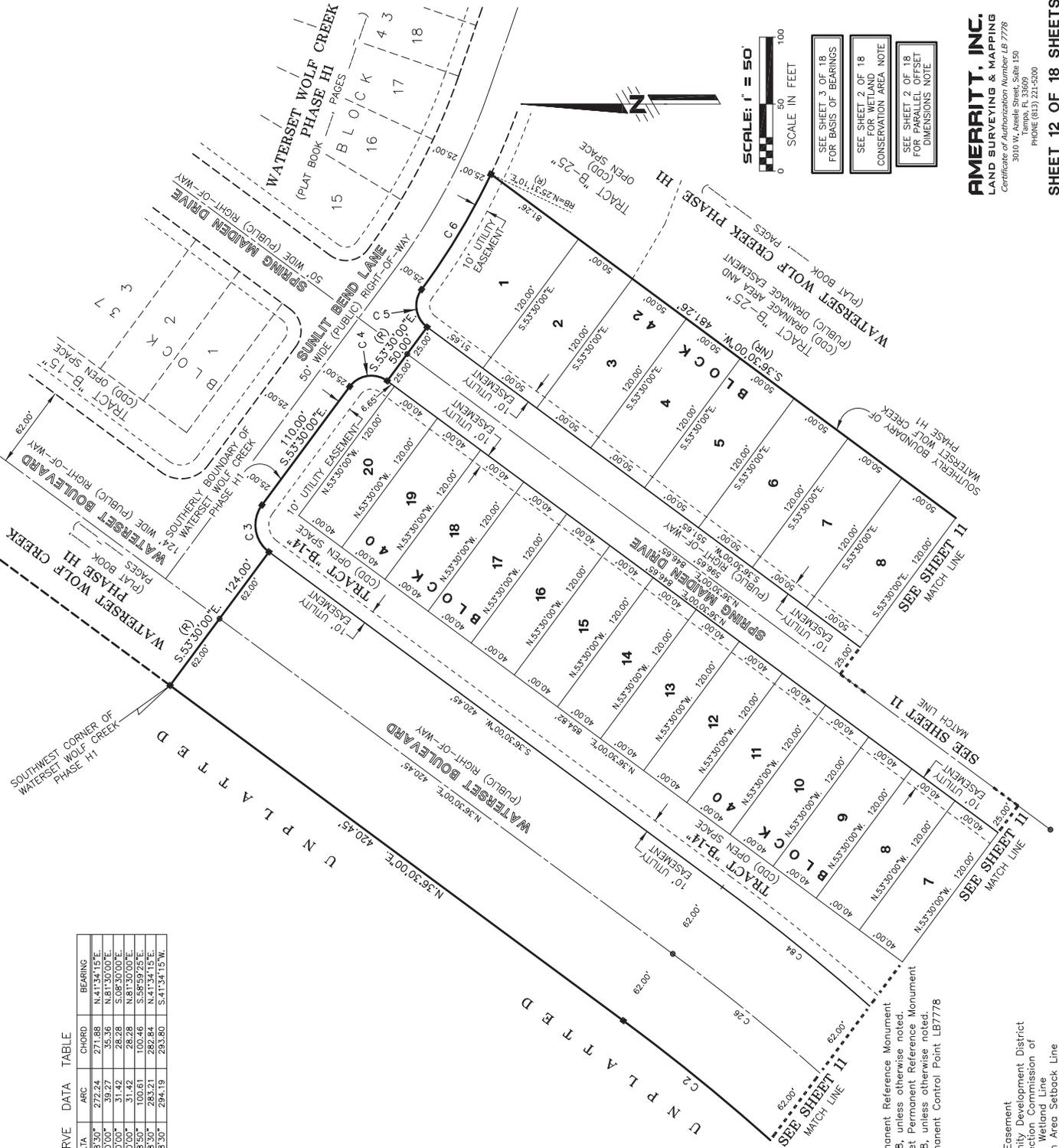
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WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1538.00	10708.30°	272.24	271.88	N.41°34'15"E.
3	25.00	90000.00°	36.27	35.36	N.81°30'00"E.
4	20.00	90000.00°	31.42	28.28	S.08°30'00"E.
5	450.00	10708.30°	101.62	101.62	S.89°59'25"E.
6	450.00	10708.30°	101.62	101.62	S.89°59'25"E.
26	1600.00	10708.30°	282.84	282.84	N.41°34'15"E.
84	1662.00	10708.30°	294.19	293.80	S.41°34'15"W.



SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 16 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
28	500.00	31°16'03"	272.86	269.49	S.0821°58'W.
29	50.00	90°00'00"	78.54	70.71	S.69°00'00"W.
30	700.00	12°30'00"	152.72	152.41	S.59°45'00"W.
32	400.00	12°30'00"	87.77	87.09	S.59°45'00"E.
33	375.00	12°30'00"	81.61	81.65	S.59°45'00"E.
60	375.00	95°40'33"	31.61	31.65	S.87°00'00"E.
61	475.00	25°35'30"	212.16	210.40	N.05°31'42"E.
62	475.00	09°38'30"	79.93	79.84	N.13°30'12"E.
63	475.00	07°42'00"	63.84	63.79	N.04°49'57"E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
64	475.00	07°42'00"	63.84	63.79	N.02°52'03"W.
65	475.00	00°33'00"	4.56	4.56	N.06°59'33"W.
75	425.00	12°30'00"	92.72	92.54	S.59°45'00"E.
76	425.00	06°26'00"	47.72	47.70	S.59°43'00"E.
77	25.00	90°00'00"	31.43	28.28	S.91°00'00"E.
78	25.00	90°00'00"	31.43	28.28	S.91°00'00"E.
79	25.00	90°00'00"	39.27	35.36	S.69°00'00"W.
80	675.00	12°30'00"	147.26	146.97	N.59°45'00"W.
81	675.00	06°04'00"	71.47	71.44	N.62°58'00"W.
82	675.00	06°26'00"	75.79	75.75	N.56°43'00"W.



SCALE: 1" = 50'
SCALE IN FEET

- SEE SHEET 13 OF 18 FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE
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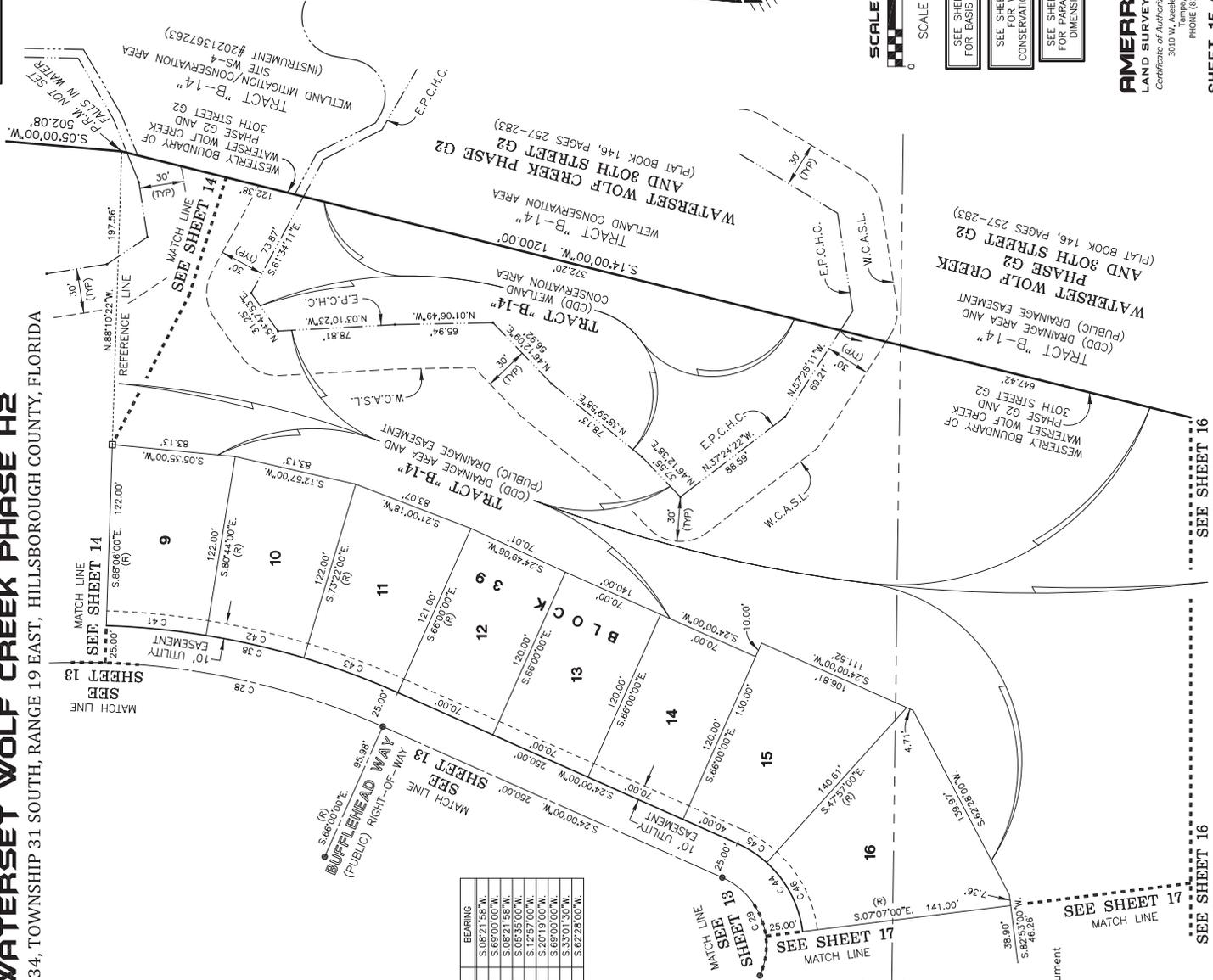
WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS
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CURVE DATA TABLE

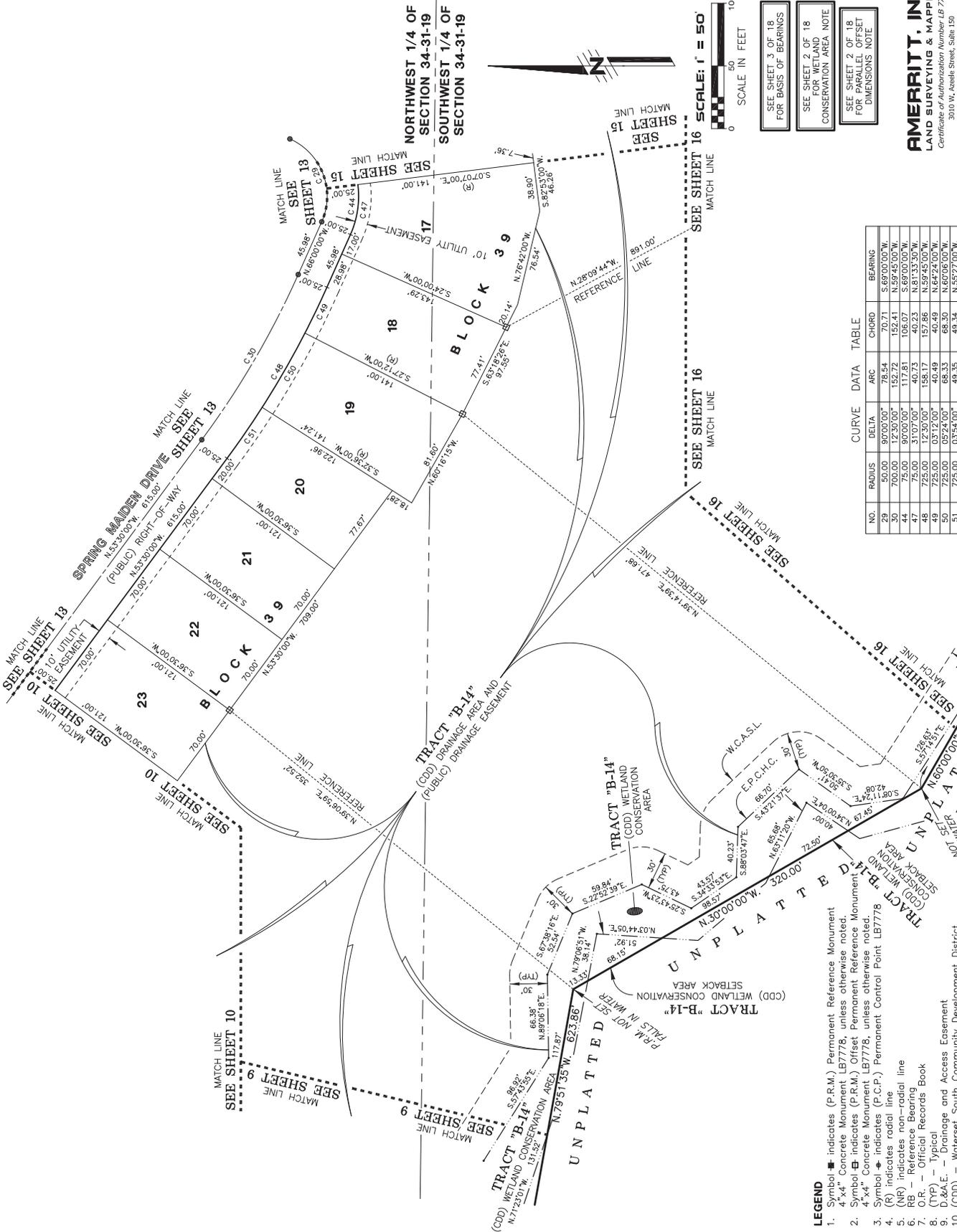
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
28	500.00	311°16'03"	272.86	269.49	S.08271.58°W.
29	50.00	90°00'00"	78.54	70.71	S.68200.00°W.
38	525.00	311°16'03"	286.50	282.96	S.08271.58°W.
41	525.00	07°22'00"	67.50	67.45	S.05355.00°W.
42	525.00	07°22'00"	67.50	67.45	S.12537.00°W.
43	525.00	07°22'00"	67.50	67.45	S.20193.00°W.
44	75.00	160°33'00"	17.61	17.53	S.83201.50°W.
45	75.00	160°33'00"	17.61	17.53	S.83201.50°W.
46	75.00	40°50'00"	53.45	52.33	S.62228.00°W.

NORTHWEST 1/4 OF SECTION 34-31-19
 SOUTHWEST 1/4 OF SECTION 34-31-19

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1. Symbol ■ indicates (P.R.M.) Permanent Reference Monument
 2. 4"x4" Concrete Monument LB7778, unless otherwise noted.
 3. Symbol B indicates (P.R.M.) Offset Permanent Reference Monument
 4. 4"x4" Concrete Monument LB7778, unless otherwise noted.
 5. Symbol ◆ indicates (P.C.P.) Permanent Control Point LB7778
 6. (R) indicates radial line
 7. (NR) indicates non-radial line
 8. RB - Reference Bearing
 9. O.R. - Official Records Book
 10. (TYP) - Typical
 11. D.&A.E. - Drainage and Access Easement
 12. W.C.A.S.L. - Waterset South Community Development District Environmental Protection Commission of Hillsborough County Wetlands Line.
 13. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetlands Line.
 14. W.C.A.S.L. - Wetland Conservation Area Setback Line

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
28	50.00	90°00'00"	78.54	70.71	S 69°00'00"W
30	700.00	12°30'00"	152.72	152.41	N 59°45'00"W
44	75.00	90°00'00"	117.81	106.07	S 69°00'00"W
47	75.00	31°07'00"	40.73	40.23	N 81°33'30"W
48	725.00	12°30'00"	158.17	157.86	N 59°45'00"W
49	725.00	03°12'00"	40.49	40.49	N 64°24'00"W
50	725.00	05°24'00"	68.33	68.30	N 60°06'00"W
51	725.00	03°54'00"	49.35	49.34	N 55°27'00"W

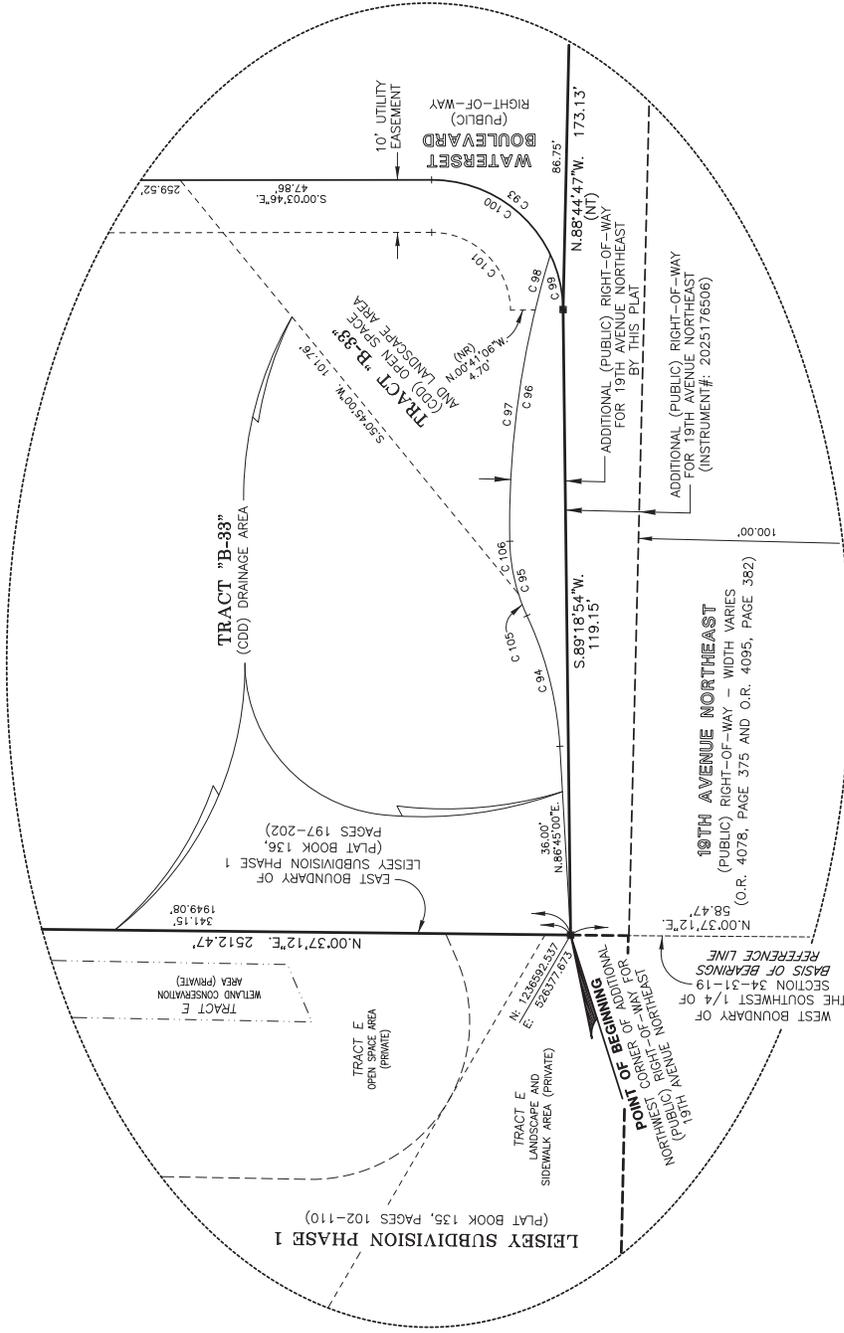
LEGEND

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- RB - Reference Bearing
- OR - Official Records Book
- (TYP) - Typical
- D.&A.E. - Drainage and Access Easement
- (CDD) - Waterset South Community Development District Environmental Protection Commission of Hillsborough County Wetlands Line
- E.P.C.H.C. - E.P.C.H.C. - Wetland Conservation Area Setback Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Analee Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 231-5200

WATERSET WOLF CREEK PHASE H2

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



DETAIL "B"
 NOT TO SCALE
 (SEE SHEET 6)

SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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CURVE DATA		TABLE			
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
93	25.00	89°22'00"	39.00	35.18	S.44°37'51"W.
94	66.00	21°45'00"	25.81	25.66	N.75°52'30"E.
95	35.00	24°00'00"	14.66	14.55	N.77°00'00"E.
96	175.00	18°07'20"	55.35	55.12	S.81°56'20"E.
97	175.00	14°33'19"	44.46	44.34	S.83°43'21"E.
98	175.00	03°34'01"	10.89	10.89	S.74°39'41"E.
99	25.00	24°45'26"	10.89	10.72	N.76°56'11"E.
100	25.00	64°37'18"	28.20	26.73	N.32°14'51"E.
101	35.00	14°45'00"	12.47	12.47	N.76°56'11"E.
105	35.00	07°19'21"	4.47	4.47	N.68°39'40"E.
106	35.00	16°40'39"	10.19	10.15	N.80°39'40"E.

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 11. E.P.C.H.C. - Wetland Conservation Area Setback Line
 12. W.C.A.S.I. - Wetland Conservation Area Setback Line
 13. (NT) - indicates non-tangent line