

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

PUBLIC FACILITIES REPORT

for:

**BOARD OF SUPERVISORS
FishHawk Community Development District IV
Hillsborough County, Florida**

Prepared by:



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— DESIGN —

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1.0 PURPOSE AND SCOPE

This report is submitted at the request of FishHawk Community Development District IV (the District) to comply with the requirements of Section 189.08, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. The intent of this report is to provide general descriptions of public facilities owned or operated by the District together with any currently proposed facility construction, improvement or expansion programs within the next seven years or replacement programs within the next ten years.

2.0 GENERAL INFORMATION

FishHawk Community Development District IV, located in Sections 24 and 25, Township 30 South, Range 20 East and Sections 19 and 30, Township 30 South, Range 21 East, Hillsborough County Florida, provides on-site management of stormwater facilities, wildlife habitat areas and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas, neighborhood parks, trails and recreational amenity areas. Other infrastructure improvements funded by the District, such as public roadways and utilities, have been constructed and dedicated to Hillsborough County and accepted for operation and maintenance. The District encompasses approximately 616.11 acres in Hillsborough County and consists of the FishHawk Ranch West portion of the FishHawk Ranch Community. Specifically, the District encompasses a majority of the South Parcel of the Lake Hutto Development of Regional Impact (DRI). FishHawk Ranch West is a mixed-use parcel, consisting of both residential and non-residential uses. The non-residential uses have been excluded from the District. Exhibit 1 provides a Vicinity Map and the District boundaries and facilities are shown on Exhibit 2. The District consists of 1,114 platted residential lots that were constructed in multiple phases. Up to an additional 145 residential townhome units are proposed within the District.

As of the date of this report, most the infrastructure improvements contemplated in the Capital Improvement Plan described in the approved Engineer's Report (*FishHawk Community Development District IV Report of District Engineer* as published in the Limited Offering Memorandum for the Series 2013A Capital Improvement Revenue Bonds) have been completed. All Master Roadway and Stormwater Infrastructure to support the District are completed. Subdivision infrastructure to support the Village Center Townhomes is still pending; however, no District funds are anticipated to be used for the construction of this

infrastructure. The construction is anticipated to be performed by the Developer/Builder; no specific project or timeframe for subdivision improvements supporting the Village Center Townhomes has been identified at present. Exhibit 2 illustrates the location of the existing facilities and future development areas within the District Boundaries.

3.0 GOVERNMENTAL ACTIONS

Hillsborough County granted a Development Order for the Lake Hutto DRI (DRI #259) in December 2006. Numerous updates to the Development Order (D.O.) have been made since 2006, with the latest being the Notice of Proposed Change (NOPC) and the D.O. Amendment that was approved by the Hillsborough County Board of County Commissioners on April 10, 2018. The NOPC and D.O. Amendment amended the Development Order to define responsibilities and funding of the improvements to Bell Shoals Road.

The District was established by the Hillsborough County Board of County Commissioners pursuant to Chapter 190, F.S., on December 9, 2008 with an effective date of December 12, 2008. Construction of the infrastructure to serve the District has been substantially completed. The related county acceptance of public infrastructure has been issued following completion of the related improvements.

4.0 COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands/wildlife habitat, monumentation of main and neighborhood entryways, and the landscaping of collector roads, neighborhood parks, and trails.

Stormwater Management System

Both Hillsborough County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District's stormwater management system. The approved stormwater management system consists of numerous detention ponds, as well as floodplain and wetland mitigation ponds, which are integrated with existing wetland systems. Within the District, there are 5 wet retention ponds and 12 dry detention ponds.

Construction of the District's on-site stormwater management system is complete at present. The District owns and is responsible for maintaining the stormwater management system that are outside of the public and Homeowners Association owned right-of-ways. Hillsborough County remains responsible for stormwater curbs, inlets, and piping within the public rights-of-way of all County-dedicated streets.

The FishHawk Ranch West Homeowners Association, Inc. is responsible for the internal stormwater system and the private rights-of-way within the Sagewood and WestLake neighborhoods. The Encore at FishHawk Ranch Homeowners Association, Inc. is responsible for the internal private rights-of-way within the Encore neighborhood.



Photograph 1. Example of a stormwater management facility (wet retention)



Photograph 2. Example of a stormwater management facility (dry detention)

Wetlands / Wildlife Habitat Areas

Pursuant to the Lake Hutto DRI, monitoring and maintenance of wetlands and wildlife habitat areas is required. At the time of this report, the developer is performing the required monitoring and maintenance in accordance with the *Wildlife Habitat Management Plan Lake Hutto Hillsborough County Florida* dated June 30, 2008. The land is also currently owned by the developer. The area is shown on the Public Facilities Exhibit (Exhibit 3) as the Conservation Area/Wildlife Habitat as it lies within the District boundaries. The District is working with the Developer to assume maintenance and monitoring responsibilities.

Main Entry Monuments

The District has completed the monumentation at the main entrance on FishHawk Boulevard announcing the arrival to the FishHawk Ranch community.

The FishHawk Ranch (West) entry monumentation is located on Circa FishHawk Boulevard near its intersection with FishHawk Boulevard. The monumentation consists of a median sign south of FishHawk Boulevard in the Circa FishHawk Boulevard median near the intersection, and decorative walls in on the east and west sides of Circa FishHawk Boulevard. Some of the entrance features are located within tracts owned by the District and some are located within privately owned tracts within easements in favor of the District. However, some of the median features are located within Hillsborough County owned right-of-way. The District has a License and Maintenance Agreement with Hillsborough County to allow for operation and maintenance of these features and their surrounding landscaping and irrigation.



Photograph 3. FishHawk Ranch (West) main entry sign

Neighborhood Entry Monuments

There are numerous neighborhood entry and common area monuments that are maintained by the District. The neighborhood entry features located at the entrances of the Sagewood, WestLake, Encore and The Oaks neighborhoods are owned and maintained by the District. In addition, the District owns and maintains common area monuments within Central Park.

It should be noted that additional entry features, located at the intersections of Watercolor Drive and Boyette Road and Village Center Drive and Boyette Road may be constructed by the Developer. If constructed, they will be located within District-owned tracts and will be maintained by the District.



Photograph 4. Encore Neighborhood entry sign



Photograph 5. Sagewood Neighborhood entry sign



Photograph 6. The Oaks Neighborhood entry sign

Neighborhood Parks

The neighborhood parks owned and maintained by the District consist of:

- Tot lot/playground at Central Park
- Central Park
- Sports Court / Neighborhood Park
- LakeHouse Pavilion
- Various Common Area Neighborhood Parks throughout Community

In addition to these neighborhood parks, there are several public open spaces, preserving natural trees and vegetation, while connecting areas of the community with pedestrian pathways.



Photograph 7. Tot lot/playground at Central Park



Photograph 8. Sports Court / Neighborhood Park



Photograph 9. LakeHouse Pavilion

Recreation Amenities

The main recreation amenities for FishHawk Ranch West are the Central Park Pool Facility and the LakeHouse. They are both owned by the FishHawk Ranch West Homeowners Association and are not maintained by the District. In addition to the Pool and Clubhouse facilities, the HOA also maintains a community Dog Park.

Trail System

FishHawk Ranch West has a trail system that is used for a variety of purposes by residents of all ages. The trail system meanders within District natural areas, around stormwater ponds, environmental wetlands and uplands and other common area tracts connecting the neighborhoods with the natural features of the community. The community trail/sidewalk system connects to the sidewalk/multi-use path system along FishHawk Boulevard on the south side of the boulevard at the intersection with Hometown Lane. The trail system crosses under FishHawk Boulevard at the bridge over FishHawk Creek and ultimately connects to the trail system within Hillsborough County's Environmental Lands Acquisition and Protection Program (ELAPP) property. Within the District, there are approximately 15,000 linear feet of trails, including concrete and asphalt paved surfaces. The District is responsible for the maintenance of these trails.

Landscape and Irrigation

The District owns and maintains an elaborate landscape and irrigation system serving the main entry area, neighborhood entry areas, perimeter buffers, median islands of collector roadways, recreation amenities, cul-de-sac islands, neighborhood parks and District owned common areas. Additionally, the District maintains landscaping and irrigation along FishHawk Boulevard, which is just north of the District limits. The irrigation system serving the noted landscape areas generally uses non-potable water provided by irrigation wells which are owned and maintained by the District. Water from the irrigation wells is pumped into a private, closed distribution system, owned and maintained by the District, which serves the irrigation systems within rights of way and common areas. The distribution system includes connections to HOA owned irrigation wells which provide a back-up source of irrigation water in case the CDD wells

experience problems. Reclaimed water is currently unavailable; however, the irrigation system has been designed to accept reclaimed water from Hillsborough County in the event reclaimed water becomes available in the future.

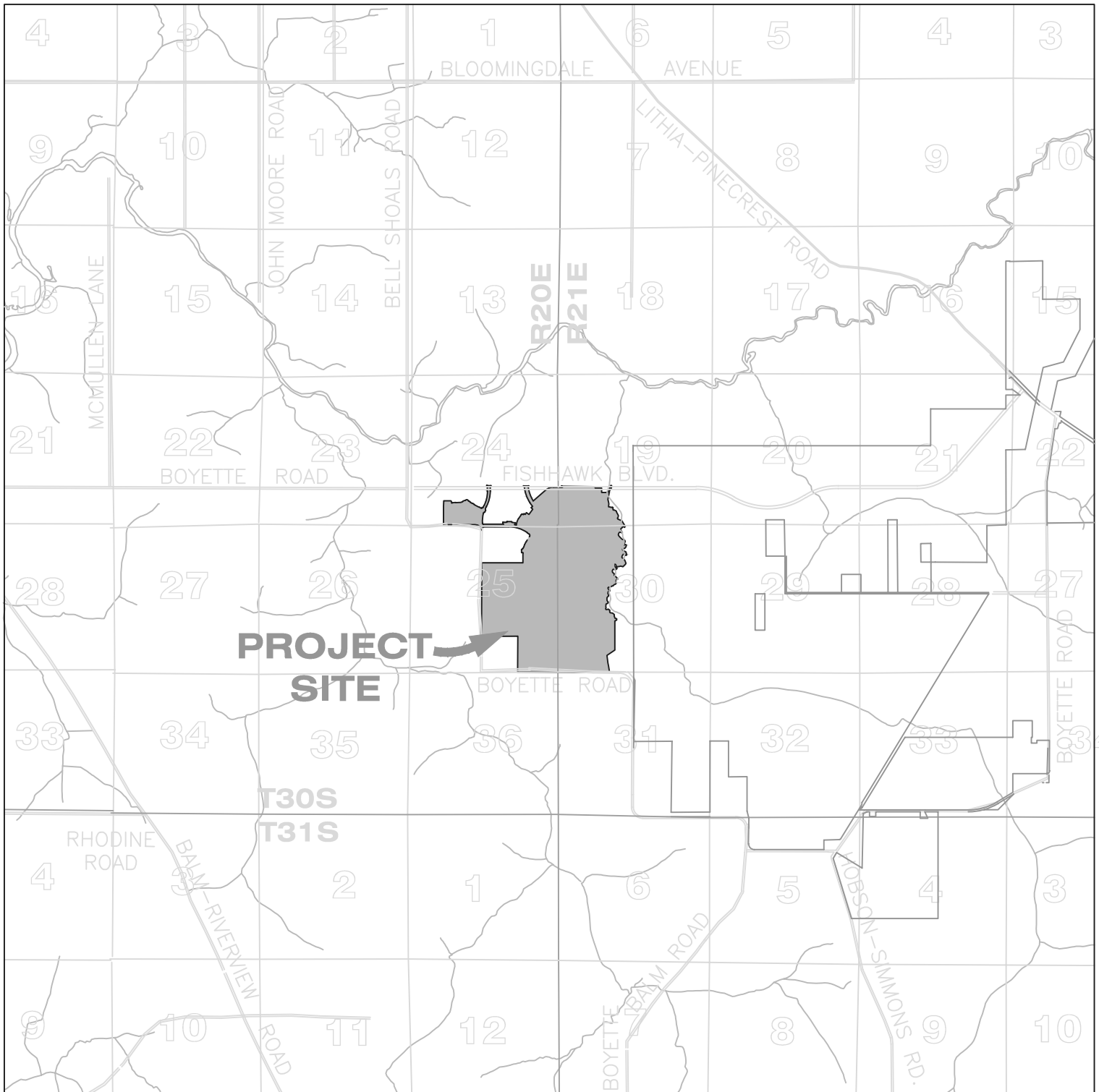
The landscape and irrigation systems within Sagewood and Encore, which are gated, limited access portions of the District, are owned and maintained by the FishHawk Ranch West Homeowners Association, Inc. and Encore at FishHawk Ranch Association, Inc., respectively. The landscape and irrigation systems within WestLake, a private access portion of the District, are owned and maintained by the FishHawk Ranch West Homeowners Association, Inc.

5.0 CURRENTLY PROPOSED EXPANSIONS / REPLACEMENTS

The District currently does not anticipate expanding its geography. However, the District is expanding subdivision infrastructure by constructing infrastructure for the Village Center Townhomes. No other facility improvements or expansions are currently anticipated within the next seven (7) years. Additionally, the District does not anticipate replacing any of the existing facilities within the next ten (10) years.

Exhibit 1

Vicinity Map



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LOCATION MAP

SECTIONS 24 & 25, TOWNSHIP 30 S., RANGE 20 E. and
 SECTIONS 19 & 30, TOWNSHIP 30 S., RANGE 21 E.
 HILLSBOROUGH COUNTY, FLORIDA



SCALE IN MILES

DATE: 3-20-18

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT IV



Exhibit 2

Legal Description

EXHIBIT A

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

DESCRIPTION: A parcel of land lying in Sections 24 and 25, Township 30 South, Range 20 East, and in Sections 19 and 30, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 25, run thence along the East boundary of said Section 25, N.00°21'49"E., 30.00 feet to a point on the Northerly maintained right-of-way line for BOYETTE ROAD, said point also being the **POINT OF BEGINNING**; thence along said Northerly maintained right-of-way line, N.89°59'18"W., 1330.05 feet to a point on the East boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence along the East and North boundary lines of said Southwest 1/4 of the Southeast 1/4 of Section 25, the following two (2) courses: 1) N.00°15'35"E., 1285.79 feet; 2) S.89°52'02"W., 1299.00 feet to a point on the Easterly maintained right-of-way line for BOYETTE ROAD; thence along said Easterly maintained right-of-way line, the following two (2) courses: 1) N.00°10'21"E., 1492.95 feet; 2) N.00°08'14"E., 1136.30 feet to a point on the North boundary of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence along said North boundary of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, N.89°49'45"E., 628.85 feet to the Northeast corner thereof; thence EAST, 842.85 feet; thence NORTH, 338.26 feet to a point of curvature; thence Northwesterly, 26.51 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 60°45'11" (chord bearing N.30°22'36"W., 25.28 feet) to a point of compound curvature; thence Westerly, 16.33 feet along the arc of a curve to the left having a radius of 32.00 feet and a central angle of 29°14'49" (chord bearing N.75°22'36"W., 16.16 feet) to a point of tangency; thence WEST, 22.82 feet; thence NORTH, 97.27 feet to a point on a curve; thence Northeasterly, 55.27 feet along the arc of a curve to the left having a radius of 182.00 feet and a central angle of 17°23'57" (chord bearing N.47°29'01"E., 55.06 feet) to a point of tangency; thence N.38°47'02"E., 25.51 feet to a point of curvature; thence Northeasterly, 55.16 feet along the arc of a curve to the left having a radius of 140.00 feet and a central angle of 22°34'22" (chord bearing N.27°29'51"E., 54.80 feet) to a point of reverse curvature; thence Northerly, 87.44 feet along the arc of a curve to the right having a radius of 1266.75 feet and a central angle of 03°57'18" (chord bearing N.18°11'19"E., 87.43 feet) to a point of compound curvature; thence Northeasterly, 113.15 feet along the arc of a curve to the right having a radius of 378.00 feet and a central angle of 17°09'02" (chord bearing N.28°44'29"E., 112.73 feet) to a point of reverse curvature; thence Northeasterly, 75.29 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 08°37'40" (chord bearing N.33°00'10"E., 75.22 feet) to a point of reverse curvature; thence Northeasterly, 148.24 feet along the arc of a curve to the right having a radius of 1247.00 feet and a central angle of 06°48'40" (chord bearing N.32°05'40"E., 148.15 feet) to a point of tangency; thence N.35°30'00"E., 3.85 feet to a point of curvature; thence Northerly, 102.10 feet along the arc of a curve to the left having a radius of 65.00 feet and a central angle of 90°00'00" (chord bearing N.09°30'00"W., 91.92 feet) to a point of tangency; thence

N.54°30'00"W., 73.31 feet to a point of curvature; thence Westerly, 714.39 feet along the arc of a curve to the left having a radius of 1153.00 feet and a central angle of 35°30'01" (chord bearing N.72°15'00"W., 703.02 feet) to a point of tangency; thence WEST, 158.45 feet; thence S.45°00'00"W., 5.30 feet; thence WEST, 365.94 feet; thence NORTH, 3.75 feet; thence WEST, 362.87 feet to a point of curvature; thence Southwesterly, 93.73 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 89°30'20" (chord bearing S.45°14'50"W., 84.49 feet) to a point of tangency; thence S.00°29'40"W., 69.79 feet to a point on the Northerly maintained right-of-way line for BOYETTE ROAD; thence along said Northerly maintained right-of-way line, the following four (4) courses: 1) N.26°05'03"W., 145.59 feet; 2) N.56°03'17"W., 106.55 feet; 3) N.78°27'40"W., 101.77 feet; 4) S.89°27'32"W., 1125.49 feet to a point on the West boundary of the Southeast 1/4 of the Southwest 1/4 of the aforesaid Section 24; thence along said West boundary of the Southeast 1/4 of the Southwest 1/4 of Section 24, N.00°17'08"E., 668.06 feet; thence S.89°42'52"E., 1084.37 feet to a point of curvature; thence Easterly, 215.56 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 23°31'29" (chord bearing S.77°57'08"E., 214.04 feet) to a point of reverse curvature; thence Southeasterly, 29.32 feet along the arc of a curve to the left having a radius of 677.00 feet and a central angle of 02°28'53" (chord bearing S.67°25'50"E., 29.32 feet) to a point of compound curvature; thence Easterly, 28.28 feet along the arc of a curve to the left having a radius of 162.00 feet and a central angle of 10°00'03" (chord bearing S.73°40'18"E., 28.24 feet); thence N.27°28'16"E., 6.00 feet to a point on a curve; thence Easterly, 25.57 feet along the arc of said curve to the left having a radius of 156.25 feet and a central angle of 09°22'38" (chord bearing S.83°58'19"E., 25.54 feet) to a point of compound curvature; thence Northeasterly, 33.42 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 63°49'16" (chord bearing N.59°25'44"E., 31.72 feet) to a point of tangency; thence N.27°31'06"E., 71.10 feet to a point of curvature; thence Northerly, 529.75 feet along the arc of a curve to the left having a radius of 1103.00 feet and a central angle of 27°31'06" (chord bearing N.13°45'33"E., 524.68 feet) to a point of tangency; thence NORTH, 189.20 feet to a point of curvature; thence Northwesterly, 39.04 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°27'50" (chord bearing N.44°43'55"W., 35.19 feet) to a point of cusp on the Southerly right-of-way line of FISHHAWK BOULEVARD; thence along said Southerly right-of-way line, S.89°27'50"E., 159.76 feet to a point of cusp; thence Southwesterly, 39.50 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°32'10" (chord bearing S.45°16'05"W., 35.52 feet) to a point of tangency; thence SOUTH, 145.61 feet; thence S.13°52'47"W., 15.63 feet; thence SOUTH, 3.88 feet to a point of curvature; thence Southerly, 574.90 feet along the arc of a curve to the right having a radius of 1197.00 feet and a central angle of 27°31'06" (chord bearing S.13°45'33"W., 569.39 feet) to a point of tangency; thence S.27°31'06"W., 12.37 feet to a point of curvature; thence Southerly, 96.40 feet along the arc of a curve to the left having a radius of 323.75 feet and a central angle of 17°03'35" (chord bearing S.18°59'18"W., 96.04 feet) to a point of compound curvature; thence Southerly, 42.38 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 48°33'31" (chord bearing S.13°49'15"E., 41.12 feet); thence S.28°10'15"W., 76.59 feet to a point on a curve;

thence Westerly, 5.74 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of $03^{\circ}17'26''$ (chord bearing $S.89^{\circ}51'29''W.$, 5.74 feet) to a point of compound curvature; thence Southwesterly, 51.03 feet along the arc of a curve to the left having a radius of 40.00 feet and a central angle of $73^{\circ}05'47''$ (chord bearing $S.51^{\circ}39'53''W.$, 47.64 feet) to a point of compound curvature; thence Southerly, 369.03 feet along the arc of a curve to the left having a radius of 1103.00 feet and a central angle of $19^{\circ}10'10''$ (chord bearing $S.05^{\circ}31'54''W.$, 367.31 feet) to a point of compound curvature; thence Southeasterly, 52.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $85^{\circ}56'49''$ (chord bearing $S.47^{\circ}01'36''E.$, 47.72 feet) to a point of tangency; thence EAST, 901.18 feet to a point of curvature; thence Easterly, 209.61 feet along the arc of a curve to the right having a radius of 1247.00 feet and a central angle of $09^{\circ}37'51''$ (chord bearing $S.85^{\circ}11'05''E.$, 209.36 feet) to a point of reverse curvature; thence Northeasterly, 15.38 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of $88^{\circ}07'51''$ (chord bearing $N.55^{\circ}33'55''E.$, 13.91 feet) to a point of tangency; thence $N.11^{\circ}30'00''E.$, 325.45 feet to a point of curvature; thence Northeasterly, 33.93 feet along the arc of a curve to the right having a radius of 81.00 feet and a central angle of $24^{\circ}00'00''$ (chord bearing $N.23^{\circ}30'00''E.$, 33.68 feet) to a point of tangency; thence $N.35^{\circ}30'00''E.$, 229.94 feet to a point of curvature; thence Northeasterly, 28.27 feet along the arc of a curve to the right having a radius of 81.00 feet and a central angle of $20^{\circ}00'00''$ (chord bearing $N.45^{\circ}30'00''E.$, 28.13 feet) to a point of tangency; thence $N.55^{\circ}30'00''E.$, 365.07 feet to a point of curvature; thence Northerly, 15.39 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of $88^{\circ}10'56''$ (chord bearing $N.11^{\circ}24'32''E.$, 13.92 feet) to a point of reverse curvature; thence Northerly, 606.43 feet along the arc of a curve to the right having a radius of 1305.05 feet and a central angle of $26^{\circ}37'28''$ (chord bearing $N.19^{\circ}22'10''W.$, 600.99 feet); thence $N.06^{\circ}00'00''W.$, 12.06 feet to a point of curvature; thence Northwesterly, 36.42 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $83^{\circ}27'50''$ (chord bearing $N.47^{\circ}43'55''W.$, 33.28 feet) to a point of cusp on the aforesaid Southerly right-of-way line of FISHHAWK BOULEVARD; thence along said Southerly right-of-way line, $S.89^{\circ}27'50''E.$, 191.77 feet to a point of cusp; thence Southwesterly, 42.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $96^{\circ}54'50''$ (chord bearing $S.42^{\circ}04'45''W.$, 37.42 feet) to a point of compound curvature; thence Southeasterly, 1013.75 feet along the arc of a curve to the left having a radius of 1207.00 feet and a central angle of $48^{\circ}07'21''$ (chord bearing $S.30^{\circ}26'20''E.$, 984.22 feet) to a point of tangency; thence $S.54^{\circ}30'00''E.$, 155.05 feet to a point of curvature; thence Easterly, 50.20 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $82^{\circ}10'18''$ (chord bearing $N.84^{\circ}24'51''E.$, 46.00 feet) to a point of tangency; thence $N.43^{\circ}19'42''E.$, 24.87 feet to a point of curvature; thence Northeasterly, 41.26 feet along the arc of a curve to the left having a radius of 302.00 feet and a central angle of $07^{\circ}49'42''$ (chord bearing $N.39^{\circ}24'51''E.$, 41.23 feet) to a point of tangency; thence $N.35^{\circ}30'00''E.$, 447.48 feet to a point of curvature; thence Northeasterly, 312.18 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of $55^{\circ}02'10''$ (chord bearing $N.63^{\circ}01'05''E.$, 300.32 feet) to a point of tangency; thence $S.89^{\circ}27'50''E.$, 245.00 feet; thence $N.00^{\circ}32'10''E.$, 400.00 feet to a point on the aforesaid Southerly right-of-way line of FISHHAWK BOULEVARD; thence along said

Southerly right-of-way line, the following nine (9) courses: 1) S.89°27'50"E., 907.76 feet; 2) S.00°32'10"W., 47.00 feet; 3) S.89°27'50"E., 235.00 feet; 4) S.00°32'10"W., 160.00 feet; 5) S.89°27'50"E., 210.00 feet; 6) N.24°54'46"E., 210.79 feet; 7) S.89°27'50"E., 25.00 feet; 8) N.00°32'10"E., 60.00 feet; 9) S.89°27'50"E., 34.56 feet to a point on the centerline of FISHHAWK CREEK, said point also being hereinafter referred to as **POINT "B"**; thence Southerly along said centerline of FISHHAWK CREEK to a point hereinafter referred to as **POINT "A"**, (reference line between said **POINT "B"** and **POINT "A"** bears, S.01°19'06"E., 4848.77 feet); thence SOUTH, 1045.61 feet; thence S.55°55'06"W., 341.03 feet; thence S.08°19'38"E., 266.46 feet; thence S.09°16'33"E., 124.75 feet; thence S.10°23'32"E., 212.90 feet to a point on the aforesaid Northerly maintained right-of-way line of BOYETTE ROAD; thence along said Northerly maintained right-of-way line, S.89°58'08"W., 1272.07 feet to a point on the East boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the aforesaid Section 30; thence along the East, North and West boundary lines of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 30, in their respective order, the following four (4) courses: 1) N.00°05'51"E., 629.42 feet; 2) N.89°55'26"W., 341.73 feet; 3) N.89°57'49"W., 341.66 feet; 4) S.00°21'49"W., 629.74 feet to the **POINT OF BEGINNING**.

Containing 589.856 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(CONTRACTION PARCEL "A")

DESCRIPTION: A parcel of land lying in Section 24, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, run thence along the South boundary of the Southeast 1/4 of said Section 24, S.89°58'48"W., 1345.90 feet to a point on a curve on the Northerly boundary of the right-of-way for BARRINGTON STOWERS DRIVE, as recorded in Official Records Book 19165, Page 767, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the right-of-way for BARRINGTON STOWERS DRIVE, the following two (2) courses: 1) Westerly, 54.76 feet along the arc of a curve to the left having a radius of 1247.00 feet and a central angle of 02°30'58" (chord bearing N.75°33'18"W., 54.76 feet) to the **POINT OF BEGINNING**;

2) continue Westerly, 77.39 feet along the arc of said curve to the left having the same radius of 1247.00 feet and a central angle of 03°33'21" (chord bearing N.78°35'28"W., 77.38 feet) to a point of cusp; thence Northeasterly, 15.38 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 88°07'51" (chord bearing N.55°33'55"E., 13.91 feet) to a point of tangency; thence N.11°30'00"E., 325.45 feet to a point of curvature; thence Northeasterly, 33.93 feet along the arc of a curve to the right having a radius of 81.00 feet and a central angle of 24°00'00" (chord bearing N.23°30'00"E., 33.68 feet) to a point of tangency; thence N.35°30'00"E., 229.94 feet to a

point of curvature; thence Northeasterly, 28.27 feet along the arc of a curve to the right having a radius of 81.00 feet and a central angle of 20°00'00" (chord bearing N.45°30'00"E., 28.13 feet) to a point of tangency; thence N.55°30'00"E., 365.07 feet to a point of curvature; thence Northerly, 11.97 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 68°35'11" (chord bearing N.21°12'25"E., 11.27 feet) to a point on a curve on the Southwesterly boundary of the right-of-way for CIRCA FISHHAWK BOULEVARD, as recorded in Official Records Book 19165, Page 767, of the Public Records of Hillsborough County, Florida; thence along said Southwesterly boundary of the right-of-way for CIRCA FISHHAWK BOULEVARD, the following two (2) courses:

1) Southeasterly, 15.05 feet along the arc of a curve to the left having a radius of 1305.00 feet and a central angle of 00°39'38" (chord bearing S.33°06'32"E., 15.05 feet) to a point of compound curvature; 2) Southeasterly, 145.71 feet along the arc of a curve to the left having a radius of 1205.00 feet and a central angle of 06°55'42" (chord bearing S.36°54'12"E., 145.62 feet); thence S.48°15'48"W., 55.03 feet to a point of curvature; thence Southerly, 24.97 feet along the arc of a curve to the left having a radius of 16.00 feet and a central angle of 89°25'06" (chord bearing S.03°33'15"W., 22.51 feet) to a point of compound curvature; thence Southeasterly, 66.89 feet along the arc of a curve to the left having a radius of 1275.75 feet and a central angle of 03°00'16" (chord bearing S.42°39'25"E., 66.89 feet); thence S.35°30'00"W., 217.97 feet; thence N.54°30'00"W., 112.67 feet; thence S.35°30'00"W., 71.00 feet; thence N.54°30'00"W., 60.12 feet; thence S.35°30'00"W., 54.00 feet; thence N.54°30'00"W., 1.71 feet to a point of curvature; thence Westerly, 67.54 feet along the arc of a curve to the left having a radius of 43.00 feet and a central angle of 90°00'00" (chord bearing S.80°30'00"W., 60.81 feet) to a point of tangency; thence S.35°30'00"W., 150.09 feet to a point of curvature; thence Southwesterly, 198.13 feet along the arc of a curve to the left having a radius of 473.00 feet and a central angle of 24°00'00" (chord bearing S.23°30'00"W., 196.68 feet) to a point of tangency; thence S.11°30'00"W., 58.80 feet to a point of curvature; thence Southeasterly, 15.41 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 88°18'48" (chord bearing S.32°39'24"E., 13.93 feet) to the **POINT OF BEGINNING**.

Containing 3.554 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL "B")

DESCRIPTION: A parcel of land lying in Section 24, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, run thence along the South boundary of the Southeast 1/4 of said Section 24, S.89°58'48"W., 1345.90 feet to a point on a curve on the Northerly boundary of the right-of-way for BARRINGTON STOWERS DRIVE, as recorded in Official Records Book 19165, Page 767, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the right-of-way for BARRINGTON STOWERS DRIVE, the following three (3)

courses: 1) Westerly, 128.19 feet along the arc of a curve to the left having a radius of 1247.00 feet and a central angle of 05°53'23" (chord bearing N.77°14'31"W., 128.13 feet) to the **POINT OF BEGINNING**; 2) continue Westerly, 213.58 feet along the arc of said curve to the left having the same radius of 1247.00 feet and a central angle of 09°48'48" (chord bearing N.85°05'36"W., 213.32 feet) to a point of tangency; 3) WEST, 180.85 feet to a point of curvature on the Easterly boundary of the right-of-way for KIDS CROSSING DRIVE, as described and recorded in Official Records Book 19945, Page 135, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of the right-of-way for KIDS CROSSING DRIVE, the following two (2) courses: 1) Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"W., 35.36 feet) to a point of tangency; 2) NORTH, 42.09 feet to a point on a curve; thence Easterly, 14.72 feet along the arc of a curve to the right having a radius of 27.00 feet and a central angle of 31°13'59" (chord bearing N.74°23'01"E., 14.54 feet) to a point of tangency; thence EAST, 109.49 feet to a point on a curve; thence Northeasterly, 11.19 feet along the arc of a curve to the right having a radius of 16.00 feet and a central angle of 40°03'46" (chord bearing N.24°58'07"E., 10.96 feet) to a point of tangency; thence N.45°00'00"E., 6.19 feet to a point of curvature; thence Northeasterly, 12.57 feet along the arc of a curve to the right having a radius of 16.00 feet and a central angle of 45°00'00" (chord bearing N.67°30'00"E., 12.25 feet) to a point of tangency; thence EAST, 157.52 feet to a point of curvature; thence Southeasterly, 27.06 feet along the arc of a curve to the right having a radius of 16.00 feet and a central angle of 96°54'00" (chord bearing S.41°33'00"E., 23.95 feet) to a point of tangency; thence S.06°54'00"W., 5.24 feet; thence S.83°06'00"E., 114.64 feet to a point of curvature; thence Easterly, 12.41 feet along the arc of a curve to the right having a radius of 27.00 feet and a central angle of 26°20'40" (chord bearing S.69°55'40"E., 12.31 feet) to a point on a curve; thence Southerly, 1.68 feet along the arc of a curve to the left having a radius of 527.00 feet and a central angle of 00°10'57" (chord bearing S.11°35'29"W., 1.68 feet) to a point of tangency; thence S.11°30'00"W., 58.80 feet to a point of curvature; thence Southwesterly, 15.41 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 88°18'48" (chord bearing S.55°39'24"W., 13.93 feet) to the **POINT OF BEGINNING**.

Containing 0.792 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL "C")

DESCRIPTION: A parcel of land lying in Section 24, Township 30 South, Range 20 East, and Section 19, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 24, run thence along the East boundary of the Southeast 1/4 of said Section 24, N.00°08'08"E., 884.46 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence Southwesterly,

24.05 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 04°14'26" (chord bearing S.37°37'13"W., 24.05 feet) to a point of tangency; thence S.35°30'00"W., 447.48 feet to a point of curvature; thence Southwesterly, 41.26 feet along the arc of a curve to the right having a radius of 302.00 feet and a central angle of 07°49'42" (chord bearing S.39°24'51"W., 41.23 feet) to a point of tangency; thence S.43°19'42"W., 24.87 feet to a point of curvature; thence Westerly, 3.52 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 05°45'55" (chord bearing S.46°12'39"W., 3.52 feet) to a point on the Northeasterly boundary of the right-of-way for CIRCA FISHHAWK BOULEVARD, as described and recorded in Official Records Book 19165, Page 767, of the Public Records of Hillsborough County, Florida; thence along said Northeasterly boundary of the right-of-way for CIRCA FISHHAWK BOULEVARD, the following three (3) courses: 1) continue, Westerly, 46.67 feet along the arc of said curve to the right having the same radius of 35.00 feet and a central angle of 76°24'23" (chord bearing S.87°17'48"W., 43.29 feet) to a point of tangency; 2) N.54°30'00"W., 155.05 feet to a point of curvature; 3) Northwesterly, 482.10 feet along the arc of a curve to the right having a radius of 1207.00 feet and a central angle of 22°53'06" (chord bearing N.43°03'27"W., 478.90 feet) to a point of cusp; thence Easterly, 17.26 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 98°53'06" (chord bearing S.81°03'27"E., 15.20 feet) to a point of tangency; thence N.49°30'00"E., 593.47 feet to a point of curvature; thence Easterly, 286.23 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 41°00'00" (chord bearing N.70°00'00"E., 280.17 feet) to a point of tangency; thence S.89°30'00"E., 303.06 feet to a point of curvature; thence Northeasterly, 15.71 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.45°30'00"E., 14.14 feet) to a point of tangency; thence N.00°30'00"E., 4.15 feet to a point of curvature; thence Northwesterly, 39.25 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°57'50" (chord bearing N.44°28'55"W., 35.34 feet) to a point on the South boundary of the right-of-way for FISHHAWK BOULEVARD, also being the South boundary of RIGHT-OF-WAY PARCEL 7, as recorded in Official Records Book 8602, Page 299, and in Official Records Book 19165, Page 789, of the Public Records of Hillsborough County, Florida; thence along said South boundary of the right-of-way for FISHHAWK BOULEVARD, also being said South boundary of RIGHT-OF-WAY PARCEL 7, S.89°27'50"E., 300.47 feet; thence S.00°32'10"W., 400.00 feet; thence N.89°27'50"W., 245.00 feet to a point of curvature; thence Southwesterly, 288.13 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 50°47'45" (chord bearing S.65°08'18"W., 278.79 feet) to the **POINT OF BEGINNING**.

Containing 14.970 acres, more or less.

ALTOGETHER containing 602.064 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL "D")

DESCRIPTION: A parcel of land lying in Section 24, Township 30 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24, run thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 24, the following three (3) courses: 1) N.00°17'08"E., 24.18 feet to a point on the Northerly boundary of the Maintained Right-of-Way for BOYETTE ROAD, also being a point on the Westerly boundary of the Fishhawk Community Development District IV (the "CDD IV"), according to Official Records Book 19156, Page 1538, and Official Records Book 21756, Page 1196, and Notice of Modification of the boundaries of CDD IV, as recorded in Official Records Book 22752, Page 1020, all being of the Public Records of Hillsborough County, Florida; 2) along said Westerly boundary of CDD IV, continue N.00°17'08"E., 668.06 feet to the **POINT OF BEGINNING**; 3) continue N.00°17'08"E., 193.12 feet; thence S.89°42'52"E., 257.12 feet; thence S.39°34'47"E., 30.15 feet; thence S.09°20'00"E., 56.50 feet; thence N.80°40'00"E., 23.86 feet to a point of curvature; thence Easterly, 125.23 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 07°00'00" (chord bearing N.84°10'00"E., 125.15 feet) to a point of tangency; thence N.87°40'00"E., 153.17 feet to a point of curvature; thence Easterly, 93.59 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 30°38'25" (chord bearing N.72°20'47"E., 92.47 feet) to a point of reverse curvature; thence Easterly, 94.51 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 24°04'05" (chord bearing N.69°03'37"E., 93.82 feet) to a point of reverse curvature; thence Northeasterly, 22.37 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 42°43'37" (chord bearing N.59°43'51"E., 21.86 feet) to a point of reverse curvature; thence Easterly, 119.17 feet along the arc of a curve to the right having a radius of 57.00 feet and a central angle of 119°47'13" (chord bearing S.81°44'21"E., 98.62 feet) to a point of reverse curvature; thence Southeasterly, 22.37 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 42°43'37" (chord bearing S.43°12'33"E., 21.86 feet) to a point of reverse curvature; thence Southeasterly, 54.27 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 13°49'14" (chord bearing S.57°39'45"E., 54.14 feet) to a point of reverse curvature; thence Southeasterly, 35.88 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 11°44'52" (chord bearing S.56°37'34"E., 35.82 feet) to a point of tangency; thence S.62°30'00"E., 71.05 feet to a point of curvature; thence Southeasterly, 53.88 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 13°43'09" (chord bearing S.55°38'26"E., 53.75 feet) to a point of reverse curvature; thence Southeasterly, 41.90 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°43'09" (chord bearing S.55°38'26"E., 41.80 feet) to a point of tangency; thence S.62°30'00"E., 160.21 feet to a point of curvature; thence Southeasterly, 43.60 feet along the arc of a curve to the left having a radius of 677.00 feet and a central angle of 03°41'24" (chord bearing S.64°20'42"E., 43.59 feet) to a point of cusp on the aforesaid Westerly boundary of CDD IV; thence along said Westerly boundary of CDD IV the following two (2) courses: 1) Westerly, 215.56 feet along the arc of a curve to the

left having a radius of 525.00 feet and a central angle of 23°31'28" (chord bearing N.77°57'08"W., 214.04 feet) to a point of tangency; 2) N.89°42'52"W., 1084.37 feet to the **POINT OF BEGINNING**.

Containing 4.147 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL "E")

DESCRIPTION: The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, **LESS AND EXCEPT** the South 30.00 feet thereof for BOYETTE ROAD Right-of-Way.

Containing 9.899 acres, more or less.

ALTOGETHER containing 616.110 acres, more or less.

AMI-NP4-CF-069

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VBR

December 27, 2013

VBR

(Revised) August 29, 2015

Exhibit 3

Public Facilities Exhibit

Table 1

Product Distribution and Phasing Plan

Table 1. Product Distribution and Master Infrastructure

October 31, 2018

Parcel/Master Improvement	Product Size													Totals
	Townhomes	Villas	Lakehouse	36' x 120' Alley	50' x 110' Alley	55' x 110' Alley	50' x 120' Alley	40' x 110'	45' x 120'	50' x 110'	50' x 120'	60' x 120'	70' x 130'	
Phase 1				38	16		38	36		57		62	43	290
Phase 2		100		58	4		46	25		39		36	31	339
Phase 3						49			88		103			240
Phase 4								48					80	128
Phase 5			41											41
Phase 6		76												76
Future Residential	145													145
Total	145	176	41	96	20	49	84	109	88	96	103	98	154	1259