

ORDINANCE

19-4

FINAL
3/18/19
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ORDINANCE NO. 19-4

AN ORDINANCE MERGING FISHHAWK COMMUNITY DEVELOPMENT DISTRICT, FISHHAWK COMMUNITY DEVELOPMENT DISTRICT II AND FISHHAWK COMMUNITY DEVELOPMENT DISTRICT III AND ESTABLISHING THE FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Fishhawk Community Development District, Fishhawk Community Development District II, and Fishhawk Community Development District III ("Petitioners") have filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance merging the Petitioners into one district and establishing the Fishhawk Ranch Community Development District pursuant to Chapter 190, Florida Statutes (the "Merged District"), and designating the real property described in Exhibit "A", attached hereto, as the area of land for which the Merged District is authorized to manage and finance basic service delivery; and

WHEREAS, the Petitioners have taken all actions required by Chapter 190, Florida Statutes as conditions precedent to a merger of their Districts into one resultant Merged District; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d) and 2(b), and 190.046(3) and (4) Florida Statutes; and

WHEREAS, upon the consideration of the record established at that hearing and the factors set out in Section 190.005(1)(e), Florida Statutes, the County determined that the Merged District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described by the Petition.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 9TH DAY OF APRIL, 2019, AS FOLLOWS:

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

1. The “WHEREAS” clauses stated above are adopted as finding of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The establishment of the Merged District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County’s Comprehensive Plan;
4. The area of land within the proposed Merged District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;

5. The creation of the Merged District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the Merged District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the Merged District is amenable to separate, special district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2) and 190.046(4), Florida Statutes; and
3. The granting of the Petition complies with the requirements of Chapter 190, Florida Statutes.

SECTION 3. NAMING OF THE DISTRICT. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which shall be known as the “Fishhawk Ranch Community Development District.”

SECTION 4. CREATION AND BOUNDARIES. The external boundaries of the Merged District are described in Exhibit “A” attached hereto, the overall parcel containing 2,562.81 acres, more or less.

SECTION 5. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors of the Merged District consistent with the requirements of Chapter 190.046 Florida Statutes:

Terrie Morrison – Fishhawk Community Development District Resident
Robert Kneusel - Fishhawk Community Development District II Resident
Thomas Avino - Fishhawk Community Development District III Resident
Kerri McDougald – At Large (Fishhawk Community Development District Resident)
Ruth Brown - At Large (Fishhawk Community Development District II Resident)

SECTION 6. CHARTER. The Merged District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended, including Sections 190.006 - 190.041, Florida Statutes. Consent is hereby given to the Merged District's Board of Supervisors to exercise of the powers set forth in Section 190.011 AND Sections 190.012(1), (2)(a), (b), (d), (e) and (f), and (3) of Chapter 190, Florida Statutes, as amended.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, PAT FRANK, Clerk of the Circuit Court of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of April 9, 2019, as the same appears of record in Minute Book 515 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of April, 2019.

PAT FRANK, CLERK

By:

Minda O.K. Dwyer

Deputy Clerk

Approved as to form and legal sufficiency:

COUNTY ATTORNEY

By:

[Signature]

Assistant County Attorney



**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
(MERGER OF CDD I, II & III)**

(BOYETTE ROAD EXTENSION & EASEMENT AREA)

DESCRIPTION: A parcel of land lying in Sections 19, 20, 21 and 22, Township 30 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

From the Southwest corner of the Southeast 1/4 of said Section 19, run thence N.00°02'24"W., 1362.64 feet along the West boundary of the Southeast 1/4 of said Section 19 to the **POINT OF BEGINNING**; thence continue N.00°02'24"W., 406.06 feet along said West boundary to a point on the North boundary of a 160 foot Tampa Electric Company Easement as recorded in Deed Book 1737, Pages 19 and 20, of the Public Records of Hillsborough County, Florida; thence S.89°35'08"E., 3860.80 feet along said North boundary; thence S.00°24'52"W., 180.00 feet; thence S.56°09'08"E., 590.11 feet; thence S.56°35'08"E., 615.50 feet to a point of curvature; thence Northeasterly, 1253.25 feet along the arc of a curve to the left having a radius of 1057.92 feet and a central angle of 67°52'31" (chord bearing N.89°28'37"E., 1181.25 feet); thence N.34°27'38"W., 35.00 feet to a point on a curve; thence Northeasterly, 44.16 feet along the arc of a curve to the left having a radius of 1022.92 feet and a central angle of 02°28'26" (chord bearing N.54°18'09"E., 44.16 feet) to a point of tangency; thence N.53°03'56"E., 525.52 feet; thence S.36°56'04"E., 35.00 feet; thence N.53°03'56"E., 69.69 feet to a point of curvature; thence Easterly, 660.17 feet along the arc of a curve to the right having a radius of 1233.92 feet and a central angle of 30°39'15" (chord bearing N.68°23'34"E., 652.32 feet); thence N.00°24'52"E., 188.41 feet to a point on the North boundary of the aforesaid 160 foot Tampa Electric Company Easement; thence S.89°35'08"E., 4906.38 feet along said North boundary to a point on a curve; thence Northeasterly, 832.13 feet along the arc of a curve to the left having a radius of 1260.14 feet and a central angle of 37°50'07" (chord bearing N.40°29'45"E., 817.09 feet) to a point of tangency; thence N.21°34'42"E., 115.16 feet; thence N.68°25'18"W., 30.00 feet; thence N.21°34'42"E., 1152.17 feet to a point of curvature; thence Northeasterly, 872.78 feet along the arc of a curve to the right having a radius of 2409.83 feet and a central angle of 20°45'03" (chord bearing N.31°57'13"E., 868.01 feet); thence S.01°47'11"E., 43.39 feet to a point on a curve; thence Northeasterly, 222.40 feet along the arc of a curve to the right having a radius of 2379.83 feet and a central angle of 05°21'16" (chord bearing N.44°15'23"E., 222.32 feet) to a point of tangency; thence N.46°56'01"E., 385.00 feet to a point on the Southerly right-of-way line of Lithia - Pinecrest Road; thence S.43°03'59"E., 79.71 feet along said Southerly right-of-way line to a point of curvature; thence Southeasterly, 96.30 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 01°25'33" (chord bearing S.43°46'46"E., 96.30 feet) along said Southerly right-of-way line; thence S.46°56'01"W., 386.20 feet to a point of curvature; thence Southwesterly, 205.95 feet along the arc of a curve to the left having a radius of 2203.83 feet and a central angle of 05°21'16" (chord bearing S.44°15'23"W., 205.88 feet); thence N.88°16'14"E., 41.48 feet to a point on a curve; thence Southwesterly, 787.30 feet along the arc of a curve to the left having a radius of 2173.83 feet and a central angle of 20°45'03" (chord bearing S.31°57'13"W., 783.01 feet) to a point of

tangency; thence S.21°34'42"W., 1152.17 feet; thence N.68°25'18"W., 15.00 feet; thence S.21°34'42"W., 115.16 feet to a point of curvature; thence Southwesterly, 1743.42 feet along the arc of a curve to the right having a radius of 1451.14 feet and a central angle of 68°50'10" (chord bearing S.55°59'47"W., 1640.44 feet) to a point of tangency; thence N.89°35'08"W., 1115.16 feet; thence S.00°24'52"W., 30.00 feet; thence N.89°35'08"W., 490.00 feet; thence N.00°24'52"E., 15.00 feet; thence N.89°35'08"W., 1330.00 feet; thence N.00°24'52"E., 15.00 feet; thence N.89°35'08"W., 1178.33 feet to a point of curvature; thence Westerly, 265.46 feet along the arc of a curve to the left having a radius of 1042.92 feet and a central angle of 14°35'01" (chord bearing S.83°07'22"W., 264.74 feet); thence S.14°10'09"E., 25.00 feet to a point on a curve; thence Southwesterly, 404.45 feet along the arc of a curve to the left having a radius of 1017.92 feet and a central angle of 22°45'55" (chord bearing S.64°26'53"W., 401.79 feet) to a point of tangency; thence S.53°03'56"W., 69.69 feet; thence N.36°56'04"W., 40.00 feet; thence S.53°03'56"W., 200.00 feet; thence S.36°56'04"E., 172.00 feet; thence S.53°03'56"W., 398.56 feet; thence N.33°57'38"W., 158.90 feet to a point on a curve; thence Southwesterly, 689.90 feet along the arc of a curve to the right having a radius of 1248.92 feet and a central angle of 31°39'00" (chord bearing S.71°51'52"W., 681.16 feet); thence S.02°18'38"E., 15.00 feet to a point on a curve; thence Northwesterly, 106.99 feet along the arc of a curve to the right having a radius of 1263.92 feet and a central angle of 04°51'00" (chord bearing N.89°53'08"W., 106.96 feet); thence N.02°32'22"E., 15.00 feet to a point on a curve; thence Northwesterly, 673.01 feet along the arc of a curve to the right having a radius of 1248.92 feet and a central angle of 30°52'31" (chord bearing N.72°01'23"W., 664.89 feet) to a point of tangency; thence N.56°35'08"W., 219.50 feet; thence S.33°24'52"W., 45.00 feet; thence N.56°35'08"W., 481.99 feet to a point of curvature; thence Northwesterly, 857.62 feet along the arc of a curve to the left having a radius of 1489.02 feet and a central angle of 33°00'00" (chord bearing N.73°05'08"W., 845.81 feet) to a point of tangency; thence N.89°35'08"W., 2578.63 feet; thence N.88°50'07"W., 759.85 feet to the **POINT OF BEGINNING**.

Containing 116.248 acres, more or less.

LESS AND EXCEPT:

(PORTION OF FISHHAWK COMMUNITY DEVELOPMENT DISTRICT I AND II OVERLAP PARCEL)

DESCRIPTION: That part of the parcel described as Expansion Parcel No. 1 in Fishhawk Community Development District II Notice of Modification of the Boundaries, as recorded in Official Records Book 23379, Page 747, of the Public Records of Hillsborough County, Florida, lying within the parcel described as Boyette Road Extension and Easement Area in Fishhawk Ranch Community Development District Notice of Contraction and Expansion, as recorded in Official Records Book 12276, Page 31, of the Public Records of Hillsborough County, Florida, and also lying in Sections 20 and 21, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the aforesaid Expansion Parcel No. 1, also being a point on the Northerly boundary of the right-of-way for FISHHAWK BOULEVARD, as recorded in Official Records Book 8602, Page 290, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**; run thence along said Northerly boundary of the right-of-way for FISHHAWK BOULEVARD, and the Southerly boundary of the aforesaid Expansion Parcel No. 1, the following two (2) courses: 1) N.89°35'08"W., 1482.03 feet to a point of curvature; 2) Westerly, 144.18 feet along the arc of a curve to the left having a radius of 1233.92 feet and a central angle of 06°41'41" (chord bearing S.87°04'02"W., 144.09 feet) to a point on the Northerly boundary of the aforesaid Boyette Road Extension and Easement Area; thence along said Northerly boundary of Boyette Road Extension and Easement Area, the following two (2) courses: 1) N.00°24'52"E., 188.41 feet; 2) S.89°35'08"E., 1624.96 feet to a point on the Easterly boundary of the aforesaid Expansion Parcel No. 1; thence along said Easterly boundary of Expansion Parcel No. 1, S.00°07'26"W., 180.00 feet to the **POINT OF BEGINNING**.

Containing 6.726 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(FISHHAWK RANCH PHASE I PARCEL "A")

DESCRIPTION: A parcel of land lying in Sections 19, 20, 29, 30 and 32, Township 30 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

From the Southwest corner of the Southeast 1/4 of said Section 19, run thence N.89°58'03"E., 1265.23 feet along the South boundary of the Southeast 1/4 of said Section 19 to the **POINT OF BEGINNING**; thence N.00°07'27"W., 654.64 feet; thence S.89°16'18"E., 2023.53 feet to a point on a curve; thence Northeasterly, 572.32 feet along the arc of a curve to the right having a radius of 3015.00 feet and a central angle of 10°52'34" (chord bearing N.27°58'35"E., 571.46 feet) to a point of tangency; thence N.33°24'52"E., 187.79 feet to a point on a curve; thence Southeasterly, 533.42 feet along the arc of a curve to the right having a radius of 1489.02 feet and a central angle of 20°31'32" (chord bearing S.66°50'54"E., 530.58 feet) to a point of tangency; thence S.56°35'08"E., 481.99 feet; thence N.33°24'52"E., 45.00 feet; thence S.56°35'08"E., 219.50 feet to a point of curvature; thence Easterly, 669.74 feet along the arc of a curve to the left having a radius of 1248.92 feet and a central angle of 30°43'31" (chord bearing S.71°56'53"E., 661.74 feet); thence S.02°41'22"W., 15.00 feet to a point on a curve; thence Southeasterly, 110.30 feet along the arc of a curve to the left having a radius of 1263.92 feet and a central angle of 05°00'00" (chord bearing S.89°48'38"E., 110.26 feet); thence N.02°18'38"W., 15.00 feet to a point on a curve; thence Northeasterly, 136.05 feet along the arc of a curve to the left having a radius of 1248.92 feet and a central angle of 06°14'29" (chord bearing N.84°34'07"E., 135.98 feet); thence S.00°19'32"E., 555.96 feet; thence N.89°40'29"E., 896.67 feet; thence S.30°03'24"W., 32.12 feet; thence S.48°10'10"E., 145.86 feet; thence S.15°40'27"E., 62.74 feet; thence S.16°39'13"W., 149.03 feet; thence S.41°08'00"W., 167.24 feet; thence S.26°43'01"W.,

146.81 feet; thence S.03°08'36"W., 215.62 feet; thence S.09°28'19"E., 235.79 feet; thence S.07°38'26"W., 304.67 feet; thence S.31°48'46"W., 345.70 feet; thence S.37°32'29"W., 387.68 feet; thence S.23°27'14"W., 204.14 feet; thence S.42°51'54"W., 156.43 feet; thence S.44°05'56"W., 165.10 feet; thence S.67°01'59"W., 234.99 feet; thence S.41°59'33"W., 110.16 feet; thence S.28°04'25"W., 57.03 feet to a point on the Easterly maintained right-of-way line of Dorman Road; thence NORTH, 1260.97 feet along said Easterly maintained right-of-way line; thence S.89°50'48"W., 15.00 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 29; thence NORTH, 1313.14 feet along the East boundary thereof to a point on the North boundary of said Section 29; thence N.89°37'09"W., 672.19 feet along said North boundary to the Northwest corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 29; thence S.00°01'47"E., 1319.37 feet along the West boundary thereof to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 29; thence N.89°50'49"E., 656.49 feet along the South boundary thereof to a point on the West maintained right-of-way line of said Dorman Road; thence SOUTH, 1312.94 feet along said West maintained right-of-way line; thence S.00°11'35"W., 25.00 feet along said West maintained right-of-way line; thence S.89°30'59"E., 15.00 feet along the South maintained right-of-way line of said Dorman Road; thence S.89°47'26"E., 260.78 feet along said South maintained right-of-way line; thence S.00°11'38"W., 1741.98 feet to a point on a curve; thence Southwesterly, 322.94 feet along the arc of a curve to the right having a radius of 900.00 feet and a central angle of 20°33'31" (chord bearing S.59°48'01"W., 321.21 feet) to a point of tangency; thence S.70°04'47"W., 560.77 feet to a point of curvature; thence Southwesterly, 165.68 feet along the arc of a curve to the left having a radius of 250.00 feet and a central angle of 37°58'12" (chord bearing S.51°05'41"W., 162.66 feet) to a point of tangency; thence S.32°06'35"W., 864.72 feet to a point of curvature; thence Southwesterly, 969.54 feet along the arc of a curve to the right having a radius of 900.00 feet and a central angle of 61°43'22" (chord bearing S.62°58'16"W., 923.33 feet) to a point of tangency; thence N.86°10'03"W., 46.72 feet to a point of curvature; thence Northwesterly, 997.49 feet along the arc of a curve to the right having a radius of 675.00 feet and a central angle of 84°40'11" (chord bearing N.43°49'57"W., 909.18 feet) to a point of reverse curvature; thence Northwesterly, 987.97 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 45°17'07" (chord bearing N.24°08'25"W., 962.46 feet) to a point of tangency; thence N.46°46'58"W., 549.65 feet; thence N.69°40'35"W., 1379.29 feet; thence N.04°44'45"W., 75.72 feet; thence N.67°42'11"E., 21.70 feet; thence N.00°05'49"W., 844.27 feet; thence N.38°14'14"E., 1009.94 feet; continue N.00°07'27"W., 1904.13 feet to the **POINT OF BEGINNING**.

LESS the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida.

Containing 601.254 acres total, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(FISHHAWK RANCH PARCEL "D")

DESCRIPTION: A parcel of land lying in Section 22 and 23, Township 30 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 22 run thence along the South boundary thereof the following four (4) courses: 1) N.89°57'14"W., 660.18 feet; 2) N.89°55'23"W., 661.18 feet; 3) N.89°54'31"W., 1321.51 feet; 4) S.89°54'41"W., 1317.40 feet; thence N.00°12'18"W., 1542.23 feet along the West boundary of the East 1/2 of the Southwest 1/4 of said Section 22 to its intersection with the Easterly maintained right-of-way line of Boyette Road; thence N.08°46'44"E., 1361.81 feet along said Easterly maintained right-of-way line; thence S.81°13'16"E., 590.12 feet; thence N.34°37'56"E., 557.64 feet to a point on the Southerly right-of-way line of Lithia-Pinecrest Road; thence along said Southerly right-of-way line the following six (6) courses: 1) S.55°22'04"E., 5084.40 feet; 2) S.34°37'56"W., 10.00 feet; 3) S.55°22'04"E., 20.71 feet to a point of curvature; 4) Southeasterly, 594.46 feet along the arc of a curve to the left having a radius of 2351.83 feet and a central angle of 14°28'56" (chord bearing S.62°36'32"E., 592.87 feet); 5) S.20°08'59"W., 1.00 feet to a point on a curve; 6) Southeasterly, 318.96 feet along the arc of a curve to the left having a radius of 2352.83 feet and a central angle of 07°46'02" (chord bearing S.73°44'02"E., 318.72 feet); to point on the South boundary of said Section 23; thence N.89°37'37"W., 837.67 feet along the South boundary of said Section 23; thence N.89°37'38"W., 1331.47 feet along the South boundary of said Section 23 to the **POINT OF BEGINNING**.

Containing 247.636 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. EXPANSION PARCEL No. 1)

DESCRIPTION: A parcel of land lying in Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 29, run thence N.89°50'49"E., 656.49 feet along the South boundary of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 29 to the **POINT OF BEGINNING**; thence continue along said South boundary, N.89°50'49"E., 15.00 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 29; thence N.89°40'21"E., 15.00 feet along the South boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 29 to a point on the Former Easterly Maintained right-of-way line of DORMAN ROAD; thence SOUTH, 1313.21 feet along said Former Easterly Maintained right-of-way line and the Southerly prolongation thereof; thence S.00°11'38"W., 25.03 feet to a point of the Southerly Maintained right-of-way line for DORMAN ROAD; thence N.89°47'26"W., 15.00 feet along said Southerly

maintained right-of-way line; thence N.89°30'55"W., 15.00 feet along said Southerly Maintained right-of-way line to a point on the Former Westerly Maintained right-of-way line for DORMAN ROAD; thence N.00°11'38"E., 25.00 feet along said Former Westerly Maintained right-of-way line; thence NORTH, 1312.94 feet along said Former Westerly Maintained right-of-way line to the **POINT OF BEGINNING**.

Containing 0.922 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. EXPANSION PARCEL No. 2)

DESCRIPTION: The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, also being a portion of FISHHAWK RANCH PHASE 2 PARCEL "K", according to the plat thereof as recorded in Plat Book 92, Page 10, also being a portion of FISHHAWK RANCH PHASE 2 PARCEL "V", according to the plat thereof as recorded in Plat Book 92, Page 09, both of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Northeast 1/4 of the Southwest 1/4 of Section 29, run thence along the North boundary of said Northeast 1/4 of the Southwest 1/4 of Section 29, N.89°30'55"W., 670.78 feet to the Northeast corner of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, also being the Southeasterly corner of FISHHAWK RANCH PHASE 2 PARCEL "H", according to the plat thereof as recorded in Plat Book 86, Page 16, of the Public Records of Hillsborough County, Florida, and said point also being the **POINT OF BEGINNING**; run thence along the East boundary of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, S.00°06'52"W., 1327.48 feet to the Southeast corner of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29; thence along the South boundary of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, N.89°38'56"W., 334.46 feet to the Southwest corner of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, also being a point on the West boundary of the aforesaid FISHHAWK RANCH PHASE 2 PARCEL "V"; thence along the West boundary of said East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, the following two (2) courses: 1) along said West boundary of said FISHHAWK RANCH PHASE 2 PARCEL "V", N.00°04'28"E., 472.09 feet to the Southwesterly corner of the aforesaid FISHHAWK RANCH PHASE 2 PARCEL "K"; 2) along the Westerly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "K", continue N.00°04'28"E., 856.18 feet to the Northwest corner of said East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29; thence along the North boundary of said East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, also being said Westerly boundary of FISHHAWK RANCH PHASE 2 PARCEL "K", S.89°30'55"E., 292.15 feet; thence departing said Westerly boundary of FISHHAWK RANCH PHASE 2 PARCEL "K", continue along said North boundary of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, S.89°30'55"E., 43.24 feet to the **POINT OF BEGINNING**.

Containing 10.210 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. EXPANSION PARCEL No. 3)

DESCRIPTION: A portion of FISHHAWK RANCH PHASE 2 PARCEL "V", according to the plat thereof as recorded in Plat Book 92, Page 09, of the Public Records of Hillsborough County, Florida, lying in Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 29, run thence along the West boundary of said Southeast 1/4 of Section 29, S.00°11'38"W., 847.67 feet to a point on the North boundary of said FISHHAWK RANCH PHASE 2 PARCEL "V"; thence along said North boundary, EAST, 260.78 feet to a point on the Easterly boundary of Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24, N.00°11'38"E., 170.00 feet; thence EAST, 191.80 feet to a point of curvature; thence Southeasterly, 307.58 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 54°13'27" (chord bearing S.62°53'16"E., 296.23 feet); thence EAST, 173.82 feet; thence S.15°00'00"E., 150.60 feet; thence S.71°44'21"W., 33.60 feet; thence S.04°15'00"W., 323.37 feet; thence S.00°07'44"W., 51.05 feet; thence N.70°00'00"E., 158.52 feet; thence S.32°51'00"E., 125.46 feet; thence S.38°43'54"E., 69.40 feet; thence S.05°27'06"E., 78.20 feet; thence S.18°58'11"W., 145.13 feet; thence S.79°00'00"W., 314.37 feet; thence S.77°28'38"W., 70.98 feet; thence N.77°06'00"W., 94.97 feet; thence N.51°42'00"W., 104.34 feet; thence N.21°30'00"W., 104.34 feet; thence N.03°54'00"E., 94.97 feet; thence N.12°48'08"W., 12.90 feet to a point on the Easterly boundary of the aforesaid FISHHAWK RANCH PHASE 2 PARCEL "V"; thence along said Easterly boundary of FISHHAWK RANCH PHASE 2 PARCEL "V", the following five (5) courses: 1) S.29°09'00"W., 61.79 feet; 2) S.33°03'00"W., 61.79 feet; 3) S.36°48'46"W., 60.06 feet; 4) S.38°00'00"W., 217.45 feet; 5) S.65°00'00"W., 57.69 feet to a point on a curve on the Southeasterly boundary of said Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24; thence along said Southeasterly boundary and the aforesaid Easterly boundary of Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24, the following two (2) courses: 1) Northeasterly, 46.67 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 02°58'15" (chord bearing N.51°00'23"E., 46.66 feet); 2) N.00°11'38"E., 920.27 feet to the **POINT OF BEGINNING**.

Containing 15.535 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. EXPANSION PARCEL No. 4)

DESCRIPTION: A parcel of land lying in Sections 29, 30, 31 and 32, ALL in Township 30 South, Range 21 East, Hillsborough County, Florida, also partially lying within the plat of FISHHAWK RANCH PHASE 2 PARCEL "N", as recorded in Plat Book 91, Page 4, also lying partially within the plat of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", as recorded in Plat Book 91, Page 46, also lying partially within FISHHAWK RANCH PHASE 2 PARCEL "V", according to the plat thereof as recorded in Plat Book 92, Page 09, ALL of the Public Records of Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 30, run thence along the South boundary of said Southeast 1/4 of Section 30, S.89°59'28"E., 1813.29 feet to a point on the Southwesterly boundary of said FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", said point also being the **POINT OF BEGINNING**; thence along said Southwesterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", N.30°00'00"W., 1403.26 feet to the Southerlymost corner of said FISHHAWK RANCH PHASE 2 PARCEL "N"; thence along the Southwesterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "N", continue, N.30°00'00"W., 386.63 feet to a point on the Southerly boundary of Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24; thence along said Southerly boundary, the following eleven courses: 1) S.69°40'35"E., 502.34 feet to a point on the Southeasterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "N"; 2) continue, S.69°40'35"E., 561.95 feet; 3) S.46°46'58"E., 549.65 feet to a point of curvature; 4) Southeasterly, 987.97 feet along the arc of a curve to the right having a radius of 1250.00 feet and a central angle of 45°17'07" (chord bearing S.24°08'25"E., 962.46 feet) to a point of reverse curvature; 5) Southeasterly, 997.49 feet along the arc of a curve to the left having a radius of 675.00 feet and a central angle of 84°40'11" (chord bearing S.43°49'57"E., 909.18 feet) to a point of tangency; 6) S.86°10'03"E., 46.72 feet to a point of curvature; 7) Northeasterly, 969.54 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 61°43'22" (chord bearing N.62°58'16"E., 923.33 feet) to a point of tangency; 8) N.32°06'35"E., 864.72 feet to a point of curvature; 9) Northeasterly, 165.68 feet along the arc of a curve to the right having a radius of 250.00 feet and a central angle of 37°58'12" (chord bearing N.51°05'41"E., 162.66 feet) to a point of tangency; 10) N.70°04'47"E., 560.77 feet to a point of curvature; 11) Northeasterly, 276.27 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 17°35'16" (chord bearing N.61°17'09"E., 275.19 feet); thence N.65°00'00"E., 11.07 feet to a point on the Easterly boundary of the aforesaid FISHHAWK RANCH PHASE 2 PARCEL "V"; thence along said Easterly boundary, S.00°22'48"E., 150.82 feet to the Southeasterlymost corner of said FISHHAWK RANCH PHASE 2 PARCEL "V" also being a point on the Southeasterly boundary of the aforesaid FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U"; thence along said Southeasterly boundary of said FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", the following five (5) courses: 1) S.07°31'16"E., 60.00 feet to a point on a curve; 2) Westerly, 194.53 feet along the arc of a curve to the

right having a radius of 1030.00 feet and a central angle of 10°49'16" (chord bearing S.87°53'22"W., 194.24 feet); 3) S.50°00'00"W., 614.31 feet; 4) S.15°00'00"E., 530.62 feet; 5) S.60°00'00"W., 2669.98 feet to the Southerlymost corner of said FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U"; thence along the aforesaid Southwesterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", N.30°00'00"W., 1860.10 feet to the **POINT OF BEGINNING**.

Containing 82.107 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. EXPANSION PARCEL No. 7)

DESCRIPTION: A parcel of land lying in Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 29, run thence along the West boundary of said Southwest 1/4 of the Northeast 1/4 of Section 29, NORTH, 337.33 feet to a point on the South boundary of FISHHAWK RANCH PHASE 2 PARCEL "J", according to the plat thereof as recorded in Plat Book 90, Page 20, of the Public Records of Hillsborough County, Florida; thence along said South boundary of FISHHAWK RANCH PHASE 2 PARCEL "J", EAST, 391.31 feet to the Southeasterly corner of said FISHHAWK RANCH PHASE 2 PARCEL "J", said point also being the **POINT OF BEGINNING**; run thence S.31°19'25"W., 366.49 feet to a point on the Northerly Maintained right-of-way line of DORMAN ROAD; thence SOUTH, 50.00 feet to a point on the Southerly Maintained right-of-way line of said DORMAN ROAD, also being the Easterly boundary of Fishhawk Ranch Phase 1 Parcel "A", as per Hillsborough County Ordinance No. 96-24; thence along said Southerly Maintained right-of-way line and said Easterly boundary of Fishhawk Ranch Phase 1 Parcel "A", N.89°47'26"W., 185.87 feet; thence N.00°11'38"E., 25.03 feet; thence along the Former Easterly Maintained right-of-way of said DORMAN ROAD and the Southerly prolongation thereof, NORTH, 52.16 feet; thence N.28°04'25"E., 57.03 feet; thence N.41°59'33"E., 110.16 feet; thence N.67°01'59"E., 234.99 feet; thence N.44°05'56"E., 85.37 feet to the **POINT OF BEGINNING**.

Containing 1.169 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(C.D.D. CONTRACTION PARCEL No. 8)

DESCRIPTION: A parcel of land lying in Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 29, run thence along the North boundary of said Southeast 1/4 of Section 29, S.89°47'26"E., 148.88 feet; thence S.00°12'34"W., 25.00 feet to a point on the South maintained right-of-way line of DORMAN ROAD, said point also being the **POINT OF BEGINNING**; thence

along said South maintained right-of-way line, S.89°47'26"E., 111.91 feet; to a point on the Easterly boundary of Fishhawk Ranch Phase I Parcel "A", as per Hillsborough County Ordinance No. 96-24; thence along said Easterly boundary of Fishhawk Ranch Phase I Parcel "A", S.00°11'38"W., 651.72 feet; thence WEST, 198.71 feet; thence NORTH, 402.59 feet to a point on a curve; thence Westerly, 78.94 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 10°38'34" (chord bearing N.73°08'30"W., 78.83 feet) to a point of reverse curvature; thence Southwesterly, 48.55 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 111°16'29" (chord bearing S.56°32'33"W., 41.27 feet) to a point of cusp; thence Northerly, 202.10 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 11°52'34" (chord bearing N.06°50'35"E., 201.73 feet) to a point of tangency; thence N.12°46'52"E., 30.95 feet to a point of curvature; thence Northeasterly, 33.78 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 77°25'42" (chord bearing N.51°29'43"E., 31.27 feet) to a point of tangency on the aforesaid South maintained right-of-way line of DORMAN ROAD; thence along said South maintained right-of-way line, S.89°47'26"E., 143.52 feet to the **POINT OF BEGINNING**.

Containing 3.513 acres, more or less.

ALTOGETHER containing 1071.568 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(FISHHAWK COMMUNITY DEVELOPMENT DISTRICT II PART No. 1)

DESCRIPTION: A parcel of land lying in Sections 20, 21, 28 and 29, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 20, run thence along the East boundary of said Section 20, N.00°38'02"W., 1341.24 feet to a point on the Southerly right-of-way line of FISHHAWK BOULEVARD, as recorded in Official Record Book 8602, Page 290, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Southerly right-of-way line, the following five (5) courses: 1) S.89°35'08"E., 489.75 feet; 2) S.00°24'52"W., 15.00 feet; 3) S.89°35'08"E., 1330.00 feet; 4) S.00°24'52"W., 15.00 feet; 5) S.89°35'08"E., 301.71 feet; thence S.00°24'52"W., 435.41 feet; thence S.64°00'00"E., 725.00 feet; thence S.46°00'00"E., 500.00 feet; thence N.39°00'00"E., 106.35 feet; thence N.81°00'00"E., 417.54 feet to a point on a curve; thence Northerly, 33.77 feet along the arc of a curve to the left having a radius of 982.00 feet and a central angle of 01°58'12" (chord bearing N.17°00'54"E., 33.76 feet) to a point of reverse curvature; thence Northeasterly, 178.97 feet along the arc of a curve to the right having a radius of 734.00 feet and a central angle of 13°58'12" (chord bearing N.23°00'54"E., 178.52 feet) to a point of compound curvature; thence Northeasterly, 211.91 feet along the arc of a curve to the right having a radius of 1045.00 feet and a central angle of 11°37'07" (chord bearing N.35°48'33"E., 211.54 feet); thence N.48°22'53"W., 8.00 feet to a point on a curve; thence

Northeasterly, 30.00 feet along the arc of said curve to the right having a radius of 1053.00 feet and a central angle of $01^{\circ}37'57''$ (chord bearing $N.42^{\circ}26'05''E.$, 30.00 feet); thence $N.48^{\circ}22'53''W.$, 111.47 feet; thence $N.36^{\circ}36'24''E.$, 51.59 feet; thence $N.32^{\circ}08'39''E.$, 62.22 feet; thence $N.49^{\circ}05'07''E.$, 90.77 feet; thence $N.53^{\circ}13'39''E.$, 63.13 feet; thence $N.55^{\circ}44'25''E.$, 49.13 feet; thence $N.55^{\circ}19'49''E.$, 57.45 feet; thence $N.46^{\circ}02'53''E.$, 17.77 feet; thence $S.76^{\circ}33'30''E.$, 20.71 feet to a point on a curve; thence Northerly, 201.34 feet along the arc of a curve to the left having a radius of 547.00 feet and a central angle of $21^{\circ}05'24''$ (chord bearing $N.02^{\circ}53'48''E.$, 200.21 feet) to a point of compound curvature; thence Northerly, 81.23 feet along the arc of a curve to the left having a radius of 300.00 feet and a central angle of $15^{\circ}30'52''$ (chord bearing $N.15^{\circ}24'20''W.$, 80.99 feet) to a point of tangency; thence $N.23^{\circ}09'46''W.$, 63.39 feet to a point of curvature; thence Westerly, 38.75 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $88^{\circ}48'22''$ (chord bearing $N.67^{\circ}33'57''W.$, 34.99 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, Northeasterly, 171.27 feet along the arc of a curve to the left having a radius of 1451.14 feet and a central angle of $06^{\circ}45'44''$ (chord bearing $N.64^{\circ}38'59''E.$, 171.17 feet) to a point of cusp; thence Southerly, 36.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $84^{\circ}45'44''$ (chord bearing $S.18^{\circ}53'15''W.$, 33.70 feet) to a point of reverse curvature; thence Southeasterly, 3.82 feet along the arc of a curve to the right having a radius of 662.00 feet and a central angle of $00^{\circ}19'51''$ (chord bearing $S.23^{\circ}19'41''E.$, 3.82 feet) to a point of compound curvature; thence Southerly, 126.86 feet along the arc of a curve to the right having a radius of 442.00 feet and a central angle of $16^{\circ}26'43''$ (chord bearing $S.14^{\circ}56'25''E.$, 126.43 feet) to a point of tangency; thence $S.06^{\circ}43'03''E.$, 62.28 feet to a point of curvature; thence Southerly, 619.27 feet along the arc of a curve to the right having a radius of 653.00 feet and a central angle of $54^{\circ}20'10''$ (chord bearing $S.20^{\circ}27'02''W.$, 596.32 feet) to a point of reverse curvature; thence Southwesterly, 99.17 feet along the arc of a curve to the left having a radius of 947.00 feet and a central angle of $06^{\circ}00'00''$ (chord bearing $S.44^{\circ}37'07''W.$, 99.12 feet); thence $N.48^{\circ}22'53''W.$, 8.00 feet to a point on a curve; thence Southwesterly, 224.33 feet along the arc of said curve to the left having a radius of 955.00 feet and a central angle of $13^{\circ}27'32''$ (chord bearing $S.34^{\circ}53'21''W.$, 223.82 feet) to a point of tangency; thence $S.28^{\circ}09'35''W.$, 63.48 feet; thence $S.65^{\circ}15'00''E.$, 1040.13 feet to the Northwest corner of the East 1/4 of the North 1/2 of the Northeast 1/4 of said Section 28; thence along the West boundary of said East 1/4 of the North 1/2 of the Northeast 1/4 of Section 28, $S.00^{\circ}03'44''E.$, 1322.71 feet to a point on the South boundary of said North 1/2 of the Northeast 1/4 of Section 28; thence along said South boundary, the following three (3) courses: 1) $N.89^{\circ}52'01''W.$, 665.68 feet; 2) $N.89^{\circ}43'30''W.$, 664.48 feet; 3) $N.89^{\circ}44'15''W.$, 664.47 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of Section 28; thence along the East boundary of the East 1/2 of the Northwest 1/4 of said Section 28, $S.00^{\circ}02'00''E.$, 1298.59 feet to a point on the Northerly maintained right-of-way line of DORMAN ROAD; thence along said Northerly maintained right-of-way line, $N.89^{\circ}44'44''W.$, 1327.18 feet to a point on the East boundary of the East 1/4 of the West 1/2 of said Northwest 1/4 of Section 28; thence along said East boundary, and the North and West boundaries of said the East 1/4 of the West 1/2 of said Northwest 1/4 of Section 28, in their respective order, the following three courses: 1)

N.00°03'30"W., 2624.34 feet 2) N.89°42'42"W., 332.23 feet; 3) S.00°03'27"E., 2624.76 feet to a point on the aforesaid Northerly maintained right-of-way line of DORMAN ROAD; thence along said Northerly maintained right-of-way line, N.89°46'58"W., 996.79 feet to a point on the East boundary of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 28; thence along said East boundary, and the North and West boundaries of said Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 28, in their respective order, the following three (3) courses: 1) N.00°03'19"W., 639.50 feet; 2) N.89°47'26"W., 664.41 feet; 3) S.00°03'19"E., 639.50 feet to a point on the aforesaid Northerly maintained right-of-way line of DORMAN ROAD; thence along said Northerly maintained right-of-way line, N.89°47'26"W., 1791.33 feet; thence N.31°19'25"E., 366.49 feet to the Southeasterly corner of FISHHAWK RANCH PHASE 2 PARCEL "J", according to the plat thereof as recorded in Plat Book 90, Page 20, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "J", the following five (5) courses: 1) N.44°05'56"E., 79.73 feet; 2) N.42°51'54"E., 156.43 feet; 3) N.23°27'14"E., 204.14 feet; 4) N.37°32'29"E., 387.68 feet; 5) N.31°48'46"E., 21.68 feet to the Southeast corner of FISHHAWK RANCH PHASE 2 PARCEL "I" UNIT 1, according to the plat thereof as recorded in Plat Book 86, Page 31, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "I" UNIT 1, the following three (3) courses: 1) continue, N.31°48'46"E., 324.02 feet; 2) N.07°38'26"E., 304.67 feet; 3) N.09°28'19"W., 149.73 feet to the Southeast corner of FISHHAWK RANCH PHASE 2 PARCEL "I" UNIT 2, according to the plat thereof as recorded in Plat Book 88, Page 64, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "I" UNIT 2, the following eight (8) courses: 1) continue, N.09°28'19"W., 86.06 feet; 2) N.03°08'36"E., 215.62 feet; 3) N.26°43'01"E., 146.81 feet; 4) N.41°08'00"E., 167.24 feet; 5) N.16°39'13"E., 149.03 feet; 6) N.15°40'27"W., 62.74 feet; 7) N.48°10'10"W., 145.86 feet; 8) N.30°03'24"E., 32.12 feet to the Southeast corner of the HILLSBOROUGH COUNTY E.L.A.P.P. PROPERTY; thence along the Easterly boundary of said HILLSBOROUGH COUNTY E.L.A.P.P. PROPERTY, the following thirty-four (34) courses: 1) continue N.30°03'24"E., 25.14 feet; 2) N.24°35'44"E., 83.06 feet; 3) N.25°25'12"E., 67.39 feet; 4) N.14°35'16"E., 73.81 feet; 5) N.57°21'44"E., 100.87 feet; 6) N.13°18'54"E., 56.88 feet; 7) N.21°03'49"E., 69.53 feet; 8) S.81°52'41"W., 33.53 feet; 9) N.53°53'09"W., 56.36 feet; 10) N.26°55'41"W., 67.53 feet; 11) N.41°31'21"E., 53.59 feet; 12) S.47°21'48"E., 80.46 feet; 13) N.62°21'52"E., 66.53 feet; 14) N.02°24'04"W., 53.18 feet; 15) N.33°04'38"W., 34.36 feet; 16) S.67°11'04"W., 13.88 feet; 17) S.84°27'57"W., 31.61 feet; 18) N.04°26'54"E., 48.86 feet; 19) N.40°57'37"W., 40.90 feet; 20) N.87°48'56"W., 16.35 feet; 21) S.05°44'44"W., 46.05 feet; 22) S.31°32'55"W., 37.55 feet; 23) S.20°44'14"W., 35.03 feet; 24) S.84°43'45"W., 26.98 feet; 25) N.27°08'22"W., 35.51 feet; 26) N.60°42'43"W., 31.73 feet; 27) N.39°45'01"W., 33.46 feet; 28) N.20°37'58"W., 22.65 feet; 29) N.09°58'42"E., 25.01 feet; 30) N.63°51'30"W., 31.64 feet; 31) N.28°08'08"W., 46.00 feet; 32) N.03°41'09"W., 27.08 feet; 33) N.36°44'37"W., 25.26 feet; 34) N.45°16'02"W., 33.19 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) N.53°03'56"E., 106.29 feet; 2) N.36°56'04"W., 172.00 feet; 3) N.53°03'56"E., 200.00 feet; 4) S.36°56'04"E.,

40.00 feet; 5) N.53°03'56"E., 69.69 feet to a point of curvature; 6) Northeasterly, 404.45 feet along the arc of a curve to the right having a radius of 1017.92 feet and a central angle of 22°45'55" (chord bearing N.64°26'53"E., 401.79 feet); 7) N.14°10'09"W., 25.00 feet to a point on a curve; 8) Easterly, 265.46 feet along the arc of a curve to the right having a radius of 1042.92 feet and a central angle of 14°35'01" (chord bearing N.83°07'22"E., 264.74 feet) to a point of tangency; 9) S.89°35'08"E., 688.58 feet to the **POINT OF BEGINNING**.

Containing 430.396 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT II EXPANSION PARCEL 1)

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

Commence at the Northwest corner of the Southwest 1/4 of said Section 21 for a **POINT OF BEGINNING**, run thence along the North boundary of said Southwest 1/4 of Section 21, S.89°52'34"E., 811.70 feet; thence S.00°07'26"W., 1120.63 feet to a point on the Northerly right-of-way line of FISHHAWK BOULEVARD, as recorded in Official Records Book 8602, Page 290, of the Public Records of Hillsborough County, Florida; thence along said Northerly right-of-way line, the following three (3) courses: 1) N.89°35'08"W., 1482.03 feet to a point of curvature; 2) Westerly, 804.34 feet along the arc of a curve to the left having a radius of 1233.92 feet and a central angle of 37°20'56" (chord bearing S.71°44'24"W., 790.18 feet) to a point of tangency; 3) S.53°03'56"W., 69.69 feet; thence N.36°56'04"W., 1740.30 feet to a point on the North boundary of the South 1/2 of the aforesaid Section 20; thence along said North boundary of the South 1/2 of Section 20, N.89°46'17"E., 2524.58 feet to the **POINT OF BEGINNING**.

Containing 76.924 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT II EXPANSION PARCEL 2)

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

Commence at the Southeast corner of said Section 21, run thence along the East boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 21, also being the East boundary of FISH HAWK FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, according to the plat thereof as recorded in Plat Book 89, Page 5, of the Public Records of Hillsborough County, Florida, N.00°02'49"W., 45.00 feet to the Northeast corner of said FISH HAWK FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, said point also being the **POINT OF BEGINNING**; thence along the

Northerly boundary of said FISH HAWK FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, the following five (5) courses: 1) N.89°42'42"W., 100.00 feet; 2) S.00°02'49"E., 45.00 feet; 3) along the South boundary of said Section 21, N.89°42'42"W., 104.46 feet; 4) S.00°03'44"E., 20.00 feet; 5) N.89°42'42"W., 460.00 feet to the Northwest corner of said FISH HAWK FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, said point also lying on the Easterly boundary of FISHHAWK RANCH PHASE 2 PARCEL "I-I", according to the plat thereof as recorded in Plat Book 94, Page 21, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of FISHHAWK RANCH PHASE 2 PARCEL "I-I", N.00°03'44"W., 20.00 feet to the Northeasterly corner thereof; thence along the Northerly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "I-I", N.65°15'00"W., 1040.13 feet to a point on the Easterly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD, according to the plat thereof as recorded in Plat Book 94, Page 10, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD, the following two (2) courses: 1) N.28°09'35"E., 63.48 feet to a point of curvature; 2) Northeasterly, 171.08 feet along the arc of a curve to the right having a radius of 955.00 feet and a central angle of 10°15'50" (chord bearing N.33°17'30"E., 170.85 feet) to a point of compound curvature; thence Easterly, 35.78 feet along the arc of a curve to the right having a radius of 22.00 feet and a central angle of 93°11'42" (chord bearing N.85°01'16"E., 31.97 feet) to a point of tangency; thence S.48°22'53"E., 13.10 feet to a point of curvature; thence Easterly, 313.68 feet along the arc of a curve to the left having a radius of 300.00 feet and a central angle of 59°54'31" (chord bearing S.78°20'09"E., 299.59 feet); thence NORTH, 8.82 feet to a point on a curve; thence Northeasterly, 338.88 feet along the arc of a curve to the left having a radius of 315.00 feet and a central angle of 61°38'25" (chord bearing N.44°13'41"E., 322.78 feet); thence S.89°35'08"E., 310.67 feet to a point of curvature; thence Northeasterly, 57.96 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 55°21'03" (chord bearing N.62°44'21"E., 55.74 feet) to a point of tangency; thence N.35°03'49"E., 252.96 feet to a point of curvature; thence Northerly, 36.28 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 34°38'57" (chord bearing N.17°44'21"E., 35.73 feet) to a point of tangency; thence N.00°24'52"E., 447.72 feet to a point on the South boundary of a 20 foot wide Pipeline Easement, as recorded in Official Records Book 3854, Page 1550, modified in Official Records Book 3894, Page 311, and second modification in Official Records Book 8967, Page 1174, of the Public Records of Hillsborough County, Florida; thence along said South boundary, S.89°35'08"E., 404.27 feet to a point on the East boundary of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 21; thence along the said East boundary of the Northeast 1/4 of the Southeast 1/4 of Section 21, S.00°02'03"E., 188.68 feet to the Northeast corner of the aforesaid Southeast 1/4 of Southeast 1/4 of Section 21; thence along the East boundary of said Southeast 1/4 of the Southeast 1/4 of Section 21, S.00°02'49"E., 1286.67 feet to the **POINT OF BEGINNING**.

Containing 29.027 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT II EXPANSION PARCEL 3)

DESCRIPTION: The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 30 South, Range 21 East, Hillsborough County, Florida, LESS that part in use as maintained right-of-way for DORMAN ROAD, being more particularly described as follows:

Commence at the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 28, run thence along the West boundary of said Southwest 1/4 of the Northeast 1/4 of Section 28, the following two (2) courses: 1) N.00°02'00"W., 25.00 feet to a point on the Northerly maintained right-of-way line for DORMAN ROAD, said point also being the **POINT OF BEGINNING**; 2) continue, N.00°02'00"W., 1298.59 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 28; thence along the North boundary of said Southwest 1/4 of the Northeast 1/4 of Section 28, the following two (2) courses: 1) S.89°44'15"E., 38.73 feet to the Southwesterly corner of FISHHAWK RANCH PHASE 2 PARCEL "I-I", according to the plat thereof as recorded in Plat Book 94, Page 21, of the Public Records of Hillsborough County, Florida; 2) along the South boundary of said FISHHAWK RANCH PHASE 2 PARCEL "I-I", continue S.89°44'15"E., 625.74 feet to the Northeast corner of the aforesaid West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 28; thence along the East boundary of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 28, S.00°03'26"E., 1298.22 feet to a point on the aforesaid Northerly maintained right-of-way line for DORMAN ROAD; thence along said Northerly maintained right-of-way line, lying 25.00 feet North of and parallel with the South boundary of said Southwest 1/4 of the Northeast 1/4 of Section 28, N.89°46'11"W., 665.01 feet to the **POINT OF BEGINNING**.

Containing 19.814 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT II EXPANSION PARCEL 4 (2002))

DESCRIPTION: The East 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 30 South, Range 21 East, Hillsborough County, Florida, LESS that part in use as maintained right-of-way for DORMAN ROAD.

AND:

The East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 30 South, Range 21 East, Hillsborough County, Florida.

Containing 20.018 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT EXPANSION PARCEL 5)

DESCRIPTION: The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 30 South, Range 21 East, Hillsborough County, Florida, LESS that part in use as maintained right-of-way for DORMAN ROAD.

Containing 9.754 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT EXPANSION PARCEL 4 (2006))

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

Commence at the Southeast corner of said Section 21, run thence along the South boundary of said Section 21, N.89°42'42"W., 1870.80 feet to a point on the Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD, according to the plat thereof as recorded in Plat Book 94, Page 10, of the Public Records of Hillsborough County, Florida, also being the Easterly boundary of FISHHAWK RANCH PHASE 2 PARCEL "H-H", according to the plat thereof as recorded in Plat Book 94, Page 21, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD and said Easterly boundary of FISHHAWK RANCH PHASE 2 PARCEL "H-H", the following two (2) courses: 1) N.23°00'00"E., 304.53 feet to a point of curvature; 2) Northerly, 85.70 feet along the arc of a curve to the left having a radius of 982.00 feet and a central angle of 05°00'00" (chord bearing N.20°30'00"E., 85.67 feet) to the Northeasterly corner of said FISHHAWK RANCH PHASE 2 PARCEL "H-H", said point also being the **POINT OF BEGINNING**; thence along the Northerly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "H-H", the following four (4) courses: 1) S.81°00'00"W., 417.54 feet; 2) S.39°00'00"W., 106.35 feet; 3) N.46°00'00"W., 500.00 feet; 4) N.64°00'00"W., 725.00 feet; thence N.00°24'52"E., 257.36 feet; thence EAST, 672.25 feet; thence S.79°00'00"E., 114.08 feet; thence S.89°55'41"E., 529.05 feet to a point of curvature; thence Easterly, 472.27 feet along the arc of a curve to the left having a radius of 1672.13 feet and a central angle of 16°10'56" (chord bearing N.81°58'51"E., 470.70 feet) to a point of reverse curvature; thence Easterly, 80.67 feet along the arc of a curve to the right having a radius of 200.00 feet and a central angle of 23°06'39" (chord bearing N.85°26'42"E., 80.13 feet) to a point of tangency; thence S.82°59'58"E., 75.90 feet; thence N.61°13'58"E., 6.89 feet to a point on a curve on the aforesaid Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD; thence along said Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD, Southerly, 90.52 feet along the arc of a curve to the right having a radius of 547.00 feet and a central angle of 09°28'53" (chord bearing S.08°42'03"W., 90.41 feet); thence N.76°33'30"W., 20.71 feet; thence S.46°02'53"W., 17.77 feet; thence S.55°19'49"W., 57.45 feet; thence S.55°44'25"W., 49.13 feet; thence S.53°13'39"W., 63.13 feet; thence

S.49°05'07"W., 90.77 feet; thence S.32°08'39"W., 62.22 feet; thence S.36°36'24"W., 51.59 feet; thence S.48°22'53"E., 111.47 feet to a point on a curve on said Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD; thence along said Westerly boundary of FISHHAWK RANCH PHASE 2 FISHHAWK CROSSING BOULEVARD, the following five (5) courses: 1) Southwesterly, 30.00 feet along the arc of a curve to the left having a radius of 1053.00 feet and a central angle of 01°37'57" (chord bearing S.42°26'05"W., 30.00 feet); 2) S.48°22'53"E., 8.00 feet to a point on a curve; 3) Southwesterly, 211.91 feet along the arc of said curve to the left having a radius of 1045.00 feet and a central angle of 11°37'07" (chord bearing S.35°48'33"W., 211.54 feet) to a point of compound curvature; 4) Southwesterly, 178.97 feet along the arc of a curve to the left having a radius of 734.00 feet and a central angle of 13°58'12" (chord bearing S.23°00'54"W., 178.52 feet) to a point of reverse curvature; 5) Southerly, 33.77 feet along the arc of a curve to the right having a radius of 982.00 feet and a central angle of 01°58'12" (chord bearing S.17°00'54"W., 33.76 feet) to the **POINT OF BEGINNING**.

Containing 24.362 acres, more or less.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(COMMUNITY DEVELOPMENT DISTRICT PARCEL 6 (2009))

DESCRIPTION: A parcel of land lying in Section 28, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 28, run thence along the South boundary of said Northeast 1/4 of Section 28, N.89°46'11"W., 950.02 feet; thence along the West boundary of the East 285.00 feet of the West 1/2 of the Southeast 1/4 of said Northeast 1/4 of Section 28, N.00°03'07"W., 25.00 feet to a point on the Northerly maintained right-of-way line for DORMAN ROAD, said point also being the **POINT OF BEGINNING**; thence along said Northerly maintained right-of-way line, lying 25.00 feet North of and parallel with the aforesaid South boundary of the Northeast 1/4 of Section 28, N.89°46'11"W., 1045.04 feet to a point on the West boundary of the East 1/2 of the Southwest 1/4 of the aforesaid Northeast 1/4 of Section 28; thence along said West boundary of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 28, N.00°03'26"W., 1298.22 feet to the Northwest corner thereof, said point also lying on the South boundary of FISHHAWK RANCH PHASE 2 PARCEL "I-I", according to the plat thereof as recorded in Plat Book 94, Page 21, of the Public Records of Hillsborough County, Florida; thence along said South boundary of FISHHAWK RANCH PHASE 2 PARCEL "I-I", the following two (2) courses: 1) along the North boundary of the aforesaid East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 28, S.89°43'30"E., 664.48 feet to the Northwest corner of the aforesaid West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28; 2) along the North boundary of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28, S.89°52'01"E., 665.68 feet to the Southeast corner of the aforesaid FISHHAWK RANCH PHASE 2 PARCEL "I-I", also being the Northeast corner of the aforesaid West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28; thence along the East boundary of said West 1/2 of the

Southeast 1/4 of the Northeast 1/4 of Section 28, S.00°03'07"E., 675.82 feet to a point on the North boundary of the South 648.00 feet of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28; thence along said North boundary of the South 648.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28, N.89°46'11"W., 285.00 feet to a point on the aforesaid West boundary of the East 285.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28; thence along said West boundary of the East 285.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28, S.00°03'07"E., 623.01 feet to the **POINT OF BEGINNING**.

Containing 35.561 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

(CONTRACTION PARCEL TRACT 15A (2015))

DESCRIPTION: A parcel of land lying in the Southwest 1/4 of Section 21, Township 30 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at the Northeast corner of FISHHAWK RANCH TOWNHOMES PHASE 2 - PARTIAL REPLAT, according to the plat thereof as recorded in Plat Book 118, Pages 33 through 39, inclusive, Public Records of Hillsborough County, and run thence along the East boundary of said FISHHAWK RANCH TOWNHOMES PHASE 2 - PARTIAL REPLAT S.00°24'52"W., 55.00 feet to the **POINT OF BEGINNING**; thence along the South line of a Temporary Drainage Easement (Parcel K) as recorded in Official Records Book 8602, Page 312, Public Records of Hillsborough County, Florida, S.89°35'08"E., 585.48 feet; thence S.20°15'30"E., 27.47 feet; thence S.16°14'16"E., 49.53 feet; thence S.07°44'45"E., 55.08 feet; thence S.16°23'20"E., 32.93 feet; thence S.31°47'40"W., 47.69 feet; thence S.56°26'17"W., 70.30 feet; thence S.72°29'30"W., 37.55 feet; thence N.18°12'08"W., 67.42 feet; thence N.88°26'27"W., 55.14 feet; thence N.89°20'23"W., 66.23 feet; thence S.78°44'42"W., 68.14 feet; thence N.65°16'45"W., 59.42 feet; thence S.83°35'19"W., 62.14 feet; thence S.48°18'00"W., 34.39 feet; thence N.88°55'17"W., 46.24 feet; thence N.42°04'56"W., 31.71 feet; thence S.75°16'29"W., 49.36 feet; thence S.68°22'13"W., 44.85 feet to the East boundary of said plat of FISHHAWK RANCH TOWNHOMES PHASE 2 - PARTIAL REPLAT; thence along said East boundary N.00°24'52"E., 211.05 feet to the **POINT OF BEGINNING**.

Containing 2.760 acres, more or less.

ALTOGETHER containing 643.096 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(FISHHAWK COMMUNITY DEVELOPMENT DISTRICT II PARCEL PART No. 2)

DESCRIPTION: A parcel of land lying in Sections 28, 29, 32 and 33, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 29, run thence along the South boundary of said Section 29, N.89°46'59"W., 3020.82 feet to a point on the Easterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", according to the plat thereof as recorded in Plat Book 91, Page 46, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", the following four (4) courses: 1) N.15°00'00"W., 254.20 feet; 2) N.50°00'00"E., 614.31 feet to a point on a curve; 3) Easterly, 194.53 feet along the arc of a curve to the left having a radius of 1030.00 feet and a central angle of 10°49'16" (chord bearing N.87°53'22"E., 194.24 feet); 4) N.07°31'16"W., 60.00 feet to the Southeasterly corner of FISHHAWK RANCH PHASE 2 PARCEL "V", according to the plat thereof as recorded in Plat Book 92, Page 9, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said FISHHAWK RANCH PHASE 2 PARCEL "V", the following six (6) courses: 1) N.00°22'48"W., 150.82 feet; 2) N.65°00'00"E., 46.62 feet; 3) N.38°00'00"E., 217.45 feet; 4) N.36°48'46"E., 60.06 feet; 5) N.33°03'00"E., 61.79 feet; 6) N.29°09'00"E., 61.79 feet; thence S.12°48'08"E., 12.90 feet; thence S.03°54'00"W., 94.97 feet; thence S.21°30'00"E., 104.34 feet; thence S.51°42'00"E., 104.34 feet; thence S.77°06'00"E., 94.97 feet; thence N.77°28'38"E., 70.98 feet; thence N.79°00'00"E., 314.37 feet; thence N.18°58'11"E., 145.13 feet; thence N.05°27'06"W., 78.20 feet; thence N.38°43'54"W., 69.40 feet; thence N.32°51'00"W., 125.46 feet; thence S.70°00'00"W., 158.52 feet; thence N.00°07'44"E., 51.05 feet; thence N.04°15'00"E., 323.37 feet; thence N.71°44'21"E., 33.60 feet; thence N.15°00'00"W., 150.60 feet; thence WEST, 173.82 feet to a point on a curve; thence Northwesterly, 307.58 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 54°13'27" (chord bearing N.62°53'16"W., 296.23 feet) to a point of tangency; thence WEST, 390.51 feet; thence NORTH, 402.59 feet to a point on a curve; thence Westerly, 78.94 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 10°38'34" (chord bearing N.73°08'30"W., 78.83 feet) to a point of reverse curvature; thence Southwesterly, 48.55 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 111°16'29" (chord bearing S.56°32'33"W., 41.27 feet) to a point of cusp; thence Northerly, 202.10 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 11°52'34" (chord bearing N.06°50'35"E., 201.73 feet) to a point of tangency; thence N.12°46'52"E., 30.95 feet to a point of curvature; thence Northeasterly, 33.78 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 77°25'42" (chord bearing N.51°29'43"E., 31.27 feet) to a point of tangency on the Southerly maintained right-of-way line of DORMAN ROAD; thence along said Southerly maintained right-of-way line, the following four (4) courses: 1) S.89°47'26"E., 2651.31 feet; 2) S.89°46'58"E., 1328.93 feet; 3) S.89°44'44"E., 1327.28 feet; 4) S.89°46'11"E.,

1778.30 feet to a point on the Westerly boundary of a 200 foot wide Buffer Strip, as recorded in Official Record Book 9413, Page 1853 and Official Record Book 9461, Page 1805, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary, S.32°13'11"W., 5395.44 feet to a point on the approximate centerline of FISHHAWK CREEK; thence along said approximate centerline of FISHHAWK CREEK, the following thirteen (13) courses: 1) S.47°30'00"W., 86.01 feet to a point of curvature; 2) Southwesterly, 108.80 feet along the arc of a curve to the right having a radius of 250.00 feet and a central angle of 24°56'08" (chord bearing S.59°58'04"W., 107.95 feet) to a point of compound curvature; 3) Westerly, 380.45 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 29°03'52" (chord bearing S.86°58'04"W., 376.39 feet) to a point of tangency; 4) N.78°30'00"W., 171.45 feet to a point of curvature; 5) Northwesterly, 213.80 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 24°30'00" (chord bearing N.66°15'00"W., 212.18 feet) to a point of tangency; 6) N.54°00'00"W., 522.92 feet to a point of curvature; 7) Northwesterly, 224.53 feet along the arc of a curve to the right having a radius of 1500.00 feet and a central angle of 08°34'35" (chord bearing N.49°42'43"W., 224.32 feet) to a point of reverse curvature; 8) Northwesterly, 298.04 feet along the arc of a curve to the left having a radius of 1000.00 feet and a central angle of 17°04'35" (chord bearing N.53°57'43"W., 296.94 feet) to a point of tangency; 9) N.62°30'00"W., 250.20 feet to a point of curvature; 10) Westerly, 450.29 feet along the arc of a curve to the left having a radius of 1200.00 feet and a central angle of 21°30'00" (chord bearing N.73°15'00"W., 447.66 feet) to a point of tangency; 11) N.84°00'00"W., 525.00 feet to a point of curvature; 12) Westerly, 366.52 feet along the arc of a curve to the right having a radius of 2000.00 feet and a central angle of 10°30'00" (chord bearing N.78°45'00"W., 366.01 feet) to a point of tangency; 13) N.73°30'00"W., 49.83 feet; thence N.16°30'00"E., 8.86 feet; thence N.60°00'00"W., 1383.48 feet to a point on the aforesaid Easterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U"; thence along said Easterly boundary of FISHHAWK RANCH PHASE 2 PARCELS "S", "T" AND "U", N.15°00'00"W., 276.42 feet to the **POINT OF BEGINNING**.

Containing 516.644 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(FISHHAWK COMMUNITY DEVELOPMENT DISTRICT III)

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

Commencing at the Southeast corner of the Northeast 1/4 of said Section 19, for a **POINT OF BEGINNING**, run thence along the South boundary line of said Northeast 1/4 of Section 19, N.89°26'16"W., 116.01 feet; thence N.00°10'01"W., 1438.33 feet; thence S.89°26'16"E., 116.01 feet to a point on the East boundary line of the Northeast 1/4 of said Section 19; thence N.86°41'56"E., 55.77 feet; thence N.58°36'39"E., 355.84 feet; thence N.34°22'05"E., 226.47 feet; thence

N.85°08'05"E., 245.43 feet; thence N.69°35'11"E., 16.44 feet; thence S.89°39'27"E., 27.58 feet; thence S.45°38'32"E., 330.13 feet; thence N.58°27'41"E., 218.68 feet; thence N.53°00'00"E., 499.38 feet; thence N.67°54'54"E., 177.86 feet; thence N.69°19'29"E., 1150.36 feet; thence N.02°14'48"W., 117.35 feet to a point on the South boundary line of 30 foot Permanent Easement as recorded in Official Records Book 12097, Page 518 and Official Records Book 11007, Page 292, all in the Public Records of Hillsborough County, Florida; thence along said South boundary line of 30 foot Permanent Easement, said line lying 30.00 feet South of and parallel with the Southerly Maintained right-of-way line of Lithia Springs Road, the following three (3) courses: 1) N.89°59'22"E., 2464.52 feet to a point on the West boundary line of the Northwest 1/4 of the aforesaid Section 21; 2) continue N.89°59'22"E., 515.52 feet; 3) S.89°55'07"E., 280.89 feet; thence S.01°01'59"E., 372.20 feet; thence S.00°02'19"W., 343.29 feet; thence S.81°42'02"E., 769.65 feet; thence S.82°31'52"E., 29.82 feet; thence S.83°36'43"E., 6.92 feet; thence S.78°49'19"E., 12.22 feet; thence S.00°26'30"W., 258.43 feet; thence S.72°15'58"W., 348.14 feet; thence S.15°43'48"E., 184.57 feet; thence S.74°16'12"W., 558.92 feet; thence SOUTH, 1067.71 feet to a point on the South boundary line of the Northwest 1/4 of the aforesaid Section 21; thence along said South boundary line of the Northwest 1/4 of Section 21, N.89°52'34"W., 762.35 feet to the Southeast corner of the Northeast 1/4 of the aforesaid Section 20; thence along the South boundary line of said Northeast 1/4 of Section 20, S.89°46'06"W., 2660.97 feet to the Southeast corner of the Northwest 1/4 of said Section 20; thence along the South boundary line of said Northwest 1/4 of said Section 20, S.89°46'06"W., 692.13 feet; thence S.00°14'16"W., 902.18 feet to a point of curvature, thence Southerly, 157.56 feet along the arc of a curve to the right, having a radius of 850.00 feet, a central angle of 10°37'13", a chord bearing and distance of S.05°32'53"W., 157.33 feet to a point on the Southerly boundary of a Tampa Electric Company Easement, as recorded in Deed Book 1737, Page 20, Public Records of Hillsborough County, Florida; thence N.89°35'19"W., 101.92 feet along said Southerly boundary to a point on a curve; thence Northerly, 157.50 feet along the arc of a curve to the left, having a radius of 750.00 feet, a central angle of 12°01'56", and a chord bearing and distance of N.06°15'14"E., 157.21 feet to a point of tangency; thence N.00°14'16"E., 901.36 feet to a point on the aforesaid South boundary line of the Northwest 1/4 of said Section 20; thence along said South boundary line, S.89°46'06"W., 1868.83 feet to the **POINT OF BEGINNING**.

Containing 338.228 acres, more or less.

ALTOGETHER containing 2,562.810 acres, more or less.

ACREAGE SUMMARY

CDD I	1,071.568 acres, more or less.
CDD I & II OVERLAP	- 6.726 acres, more or less.
CDD II	+ 1,159.740 acres, more or less.
CDD III	+ <u>338.228 acres, more or less.</u>
Total	= 2,562.810 acres, more or less.

AMI

P:\Fishhawk Ranch\CDD MERGE I II & III (2018)\FHR-CDD (2018 merger).doc

VBR

March 26, 2015

VBR

June 1, 2018



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 12, 2019

Honorable Pat Frank
Clerk of the Circuit Court
Hillsborough County
419 Pierce Street, Room 140
Tampa, Florida 33601

Attention: Midge Dixon

Dear Mrs. Frank:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 19-4, which was filed in this office on April 12, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb