Rizzetta & Company

Cross Creek North
Community Development District

Board of Supervisors' Meeting
June 9, 2026

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

www.crosscreeknorthcdd.org

CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St. Augustine, FL 32084

Board of Supervisors	Robert Porter	Chairman
	Shane Ricci	Vice Chairman
	Anthony Sharp	Assistant Secretary
	Elizabeth Buschbacher	Assistant Secretary
	Frank Mattera	Assistant Secretary
District Manager	Danielle Wasilewski	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Matthew Guilbeault	England-Thims and Miller, Inc.

All cellular phones must be placed on mute while in the meeting room.

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.crosscreeknorthcdd.org

Board of Supervisors
Cross Creek North
Community Development District

June 1, 2026
REV June 8, 2026

REVISED FINAL AGENDA

Dear Board Members:
The **regular** meeting of the Board of Supervisors of the Cross Creek North Community Development District will be held on **June 9, 2026, at 3:30 p.m**. at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043. The following is the tentative agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Audit Committee Meeting held May 12, 2026 ..... Tab 1
   - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held May 12, 2026 ..... Tab 2
   - C. Ratification of Operation & Maintenance Expenditures for April 2026 ..... Tab 3
4. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. Amenity Manager – Vesta ..... Tab 4
   - D. Field Operations Manager – Vesta ..... Tab 5
   - E. Pond Report – Tigris ..... Tab 6
   - F. Landscape Reports – BrightView ..... Tab 7
   - G. District Manager ..... Tab 8
5. **BUSINESS ITEMS**
   - A. Consideration of Splash Pad UV System Replacement Proposals ..... Tab 9
   - B. Consideration of Turner's Termite Bond Proposal ..... Tab 10
   - C. Consideration of Capital Improvement Plan for Phase 3A ..... Tab 11
   - D. Consideration of Capital Improvement Plan for Phase 3B ..... Tab 12
   - E. Consideration of Master Special Assessment Allocation Report For Phase 3A and 3B ..... Tab 13
   - F. Consideration of Resolution 2026-08; Declaring Special Assessments ..... Tab 14
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,
Danielle Wasilewski
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT

The **Audit Committee Meeting** of the Cross Creek North Community Development District was held on **Tuesday, May 12, 2026 at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Robert Porter	**Board Supervisor, Chairman**
Shane Ricci	**Board Supervisor, Vice Chairman**
Anthony Sharp	**Board Supervisor, Assistant Secretary**
Elizabeth Buschbacher	**Board Supervisor, Assistant Secretary**

Also present were:

Lesley Gallagher	**Senior District Manager, Rizzetta & Company, Inc.**
Danielle Wasilewski	**Associate District Manager, Rizzetta & Company, Inc.**
Katie Buchanan	**District Counsel, Kutak Rock, LLP**
Hunter Hurley	**District Counsel, Kutak Rock, LLP** *(via phone)*
Matthew Guilbeault	**District Engineer, England-Thims & Miller, Inc.**
John Williams	**Field Operations Manager, Vesta**
Mark Insel	**General Manager, Vesta**
Dan Fagen	**Regional General Manager, Vesta**
Royce Peaden	**Account Manager, BrightView Landscape**
Ben Russel	**Branch Manager, Tigris Aquatics**

Audience present.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Porter opened the Audit Committee meeting at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS **Review Instructions and Criteria for Proposals for District Auditing Services**

Mr. Porter summarized the Audit RFP process and criteria used with and without price.

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On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Audit Committee selected the criteria to include price, for the Cross Creek North Community Development District.

THIRD ORDER OF BUSINESS **Establishing a Date for Second Audit Committee Meeting**

Ms. Wasilewski suggested July 14, 2026 for the second audit committee meeting date prior to the onset of the regular scheduled meeting at 3:30 pm, and proposal no later than noon on July 3, 2026.

On a motion by Mr. Sharp, seconded by Mr. Ricci, with all in favor, the Audit Committee set the Second Audit Committee Meeting for July 14, 2026 prior to the onset of the regular meeting at 3:30 pm, for the Cross Creek North Community Development District.

FOURTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board adjourned meeting at 6:02 p.m., for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cross Creek North Community Development District was held on **May 12, 2026 at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	**Board Supervisor, Chairman**
Shane Ricci	**Board Supervisor, Vice Chairman**
Anthony Sharp	**Board Supervisor, Assistant Secretary**
Elizabeth Buschbacher	**Board Supervisor, Assistant Secretary**

Also present were:

Lesley Gallagher	**District Manager, Rizzetta & Company, Inc.**
Danielle Wasilewski	**District Manager, Rizzetta & Company, Inc.**
Katie Buchanan	**District Counsel, Kutak Rock, LLP**
Hunter Hurley	**District Counsel, Kutak Rock, LLP** *(via phone)*
Matthew Guilbeault	**District Engineer, England-Thims & Miller, Inc.**
John Williams	**Field Operations Manager, Vesta**
Mark Insel	**General Manager, Vesta**
Dan Fagen	**Regional General Manager, Vesta**
Royce Peaden	**Account Manager, BrightView Landscape**
Ben Russel	**Branch Manager, Tigris Aquatics**

Audience Members were present.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Porter called to order the Board of Supervisors' meeting at 6:02 pm.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

No audience comments.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Special Meeting held on April 2, 2026**

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> On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the special Board of Supervisors' meeting held on April 2, 2026, for Cross Creek North Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Continued Meeting held on April 14, 2026**

> On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the continued Board of Supervisors' meeting held on April 14, 2026, for Cross Creek North Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of the Minutes of the Continued Meeting held on April 21, 2026**

> On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the continued Board of Supervisors' meeting held on April 21, 2026, for Cross Creek North Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures for March 2026**

> On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2026 in the amount of $123,604.76, for Cross Creek North Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05; Reassigning Assistant Treasurer**

Mr. Porter explained Mr. Wildermuth retired and Ms. Garcia will be taking over that role.

> On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-05; Reassigning Assistant Treasurer, for Cross Creek North Community Development District.

EIGHTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

No report but available for any questions.

NINTH ORDER OF BUSINESS **District Engineer**

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1. Acceptance of Annual Engineer's Report

Mr. Guilbeault reviewed the required annual Engineer's Report. Ms. Wasilewski and Mr. Williams confirmed missing items and repairs needed on the report are already completed and in progress.

> On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board accepted the 2026 annual Engineer's report, for Cross Creek North Community Development District.

B. Amenity Manager – Vesta

Mr. Insel gave an overview of the completed projects.

C. Field Operations Manager – Vesta

Mr. Williams reviewed requested controller proposals. Board discussion ensued but took no action.

Ms. Buchanan requested a comparison between Hawkins and Poolsure.

Moved to Business Item A, Pond Fountain Proposals

TENTH ORDER OF BUSINESS **Consideration of Pond Fountain Proposals**

Mr. Porter reviewed the proposals and current hp of the fountains, LED color options and discussion to remove the old fountain from pond #5 ensued.

> On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board approved Tigris white LED, 15 hp fountain replacement in the amount of $51,325.95 and $675.00 to remove the old fountain from pond #5, for Cross Creek North Community Development District. (EXHIBIT A)

Moved to Staff Reports, Landscape & Irrigation, #2. Consideration of Sandridge Entrance Island Proposal

2. Consideration of Sandridge Entrance Island Proposal

Mr. Porter updated the Board of the email correspondence to the County and requested to table the proposal to a later date. Brief Board discussion ensued.

3. Consideration of Dog Park Bermuda Sod Proposal

Board and staff discussed Bermuda, other sod options, and hydroseeding. Mr. Williams updated the Board on dog park usage. The Board directed BrightView to hydroseed and for staff to close dog park roughly 30-45 days to allow seeds to germinate.

Moved to Staff Reports, Landscape & Irrigation, #1. Hurricane Pre-Authorization Letter

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1. Pre-Authorization Hurricane Letter

Mr. Peaden summarized the services provided and Board discussed when this would be applied and the necessary amount needed immediately.

> On a motion by Mr. Sharp, seconded by Ms. Buschbacher, with all in favor, the Board approved BrightView's Pre-Authorization Hurricane Letter in the amount of $10,000.00, for Cross Creek North Community Development District.

D. Pond and Fountain Report – Tigris

Mr. Russell gave an update on the condition of the ponds and updated the Board on pond #8 repairs, and the addition of blue dye to help with the aesthetics.

Moved to Business Items, B. Consideration of Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure**

Ms. Buchanan stated this is setting a public hearing for the revised rules and procedures. A record of statutory changes is monitored and can be the same date as the budget public hearing. Some changes include additional language clarifying responsibilities to those who are attending, how you qualify forum, some clarifications to the competitive procurement processes and some rulemaking changes.

> On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure on August 11, 2026 at 6:00 pm located at 2895 Big Oak Drive, Green Cove Springs, FL 32043, for Cross Creek North Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-07; Approving Proposed Budget FY26-27 & Setting Public Hearing**

Mr. Porter summarized the budget process to the audience members.

An audience member suggested a game room and another audience member commented on the cost of repairs for the main pool and replenishing the surplus funds.

Ms. Wasilewski stated the General Election process opens at noon on June 8th through noon June 12th.

Mr. Peaden left the meeting in progress at 6:36 pm.

An audience member requested additional benches and picnic tables.

Ms. Buchanan explained the assessment process and discussion on future Board seats

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availability.

Further discussion on reserve and surplus funds and speed limit signs, their purpose, and Board discussion ensued.

> On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board adopted Resolution 2026-07; Approving Proposed Budget FY26-27 and Setting Public Hearing on August 11, 2026 at 6:00 pm located at 2895 Big Oak Drive, Green Cove Springs, FL 32043, for Cross Creek North Community Development District.

FOURTEENTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

Supervisor Requests:

No Supervisor requests.

Audience Comments:

Discussion on funds used to pay for current pool repairs and educating the residents on the budget and funds to avoid confusion.

Audience members suggested residents meet outside the budget meeting to discuss concerns and budget. The budget, reserve funds, reserve study, and surplus funds were discussed.

Discussion of speed limit signs, police presence reported by residents, cameras at the entrance, and speed humps.

Bonds were discussed and the process of having speed humps installed.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

> On a motion by Mr. Sharp, seconded by Mr. Ricci, with all in favor, the Board adjourned the meeting at 6:56 pm, for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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Exhibit A

Contact Us
TIGRIS Aquatic Services LLC 11232 Saint Johns Industrial Parkway North Ste 4 Jacksonville, Florida 32246 smetzger@tigrisusa.com 904-714-5815

Quote: 342725	
Quote Date:	04/23/2026
Expiration Date:	07/22/2026

Bill To:
Cross Creek North CDD c/o Rizzetta PO Box 32414 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD
2895 Big Oak Drive Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 15HP 230/1/60 STD 15hp 230/1 motor w/ float	$0.00	1	$0.00
GF TRIAD 15HP 60Hz 15hp Triad pattern	$0.00	1	$0.00
PCC 15HP 230/1/60 GF2 15hp 230/1 controls	$0.00	1	$0.00
4/4 CABLE ASSY GF QD - 250FT 250' of 4/4 cable assembly	$0.00	1	$0.00
8 LIGHT SET LED 6.5W 60Hz (10HP-25HP) 8 LED light set	$0.00	1	$0.00
PCC 8 LIGHT MR16 LED 60Hz (10HP-25HP Lights) LED 115V light controls	$0.00	1	$0.00
16/2 CABLE ASSY Lights 2PIN - 250FT 250' of LED cable assembly x 2	$0.00	1	$0.00
New Installation:			
Fountain/Aeration New Installation - As Requested	$57,028.83	1	$51,325.95
Parts:			
15hp with LED lights 8 week lead time 4 year warranty on fountain 3 year warranty on lights			
Old fountain This includes removal of old fountain			

Deposit & Payment	
Deposit Required:	60% ($30,795.57)
Deposit Due:	**60% ($30,795.57)**

Summary	
Subtotal:	$51,325.95
Total:	**$51,325.95**

Terms & Conditions

TERMS: The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

TITLE: Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature	Name	Date

Contact Us
TIGRIS Aquatic Services LLC 11232 Saint Johns Industrial Parkway North Ste 4 Jacksonville, Florida 32246 smetzger@tigrisusa.com 904-714-5815

Quote: 329616	
Quote Date:	04/23/2026
Expiration Date:	05/27/2026

Bill To:
Cross Creek North CDD c/o Rizzetta PO Box 32414 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD
2895 Big Oak Drive Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance - As Requested Remove 15 HP Fountain from Pond 5	$750.00	1	$675.00
Invoicing Details: TIGRIS will invoice customer after services are completed Invoices will be sent via email			

Deposit & Payment	
Deposit Required:	$0.00
Deposit Due:	**$0.00**

Summary	
Subtotal:	$675.00
Total:	**$675.00**

Terms & Conditions

TERMS: This agreement is for a one time service and pricing is listed above. An invoice for the full amount will be submitted upon completion of the service with terms Due Upon Receipt.

REGULATORY: TIGRIS will furnish all labor, equipment, materials, supervision and taxes. TIGRIS will be responsible for the proper instruction of all safety measures to its personnel.

PAYMENT: All payments for services rendered under this contract are Due Upon Receipt. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

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ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature	Name	Date

Tab 3

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.CROSSCREEKNORTHCDD.ORG

Operation and Maintenance Expenditures
April 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$112,046.98**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony K. Sharp	300333	AS040226-274	Board of Supervisors Meeting 04/02/26	$ 200.00
Anthony K. Sharp	300350	AS041426-274	Board of Supervisors Meeting 04/14/26	$ 200.00
Anthony K. Sharp	300358	AS042126-274	Board of Supervisors Meeting 04/21/26	$ 200.00
BrightView Landscape Services, Inc.	300349	9684207	Athletic Maintenance & Repair 02/26	$ 1,234.44
BrightView Landscape Services, Inc.	300331	9721092	Landscape Maintenance 04/26	$ 16,946.00
BrightView Landscape Services, Inc.	300344	9738586	Irrigation Repair 03/26	$ 987.77
Clay County Utility Authority	20260429-01	A00033354-040626	Water Services 03/26	$ 472.72
Clay County Utility Authority	20260429-01	A00033356-040626	Water Services 03/26	$ 19.29
Clay County Utility Authority	20260429-01	A00036127-040626	Water Services 03/26	$ 289.54
Clay County Utility Authority	20260429-01	A00036128-040626	Water Services 03/26	$ 349.69
Clay County Utility Authority	20260429-01	A00036129-040626	Water Services 03/26	$ 115.42

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20260429-01	A00036662-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00038932-040626	Water Services 03/26	$ 178.63
Clay County Utility Authority	20260429-01	A00038933-040626	Water Services 03/26	$ 35.52
Clay County Utility Authority	20260429-01	A00038934-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00040962-040626	Water Services 03/26	$ 211.58
Clay County Utility Authority	20260429-01	A00042388-040626	Water Services 03/26	$ 33.06
Clay County Utility Authority	20260429-01	A00042405-040626	Water Services 03/26	$ 29.57
Clay County Utility Authority	20260429-01	A00042406-040626	Water Services 03/26	$ 48.14
Clay County Utility Authority	20260429-01	A00042407-040626	Water Services 03/26	$ 33.79
Clay County Utility Authority	20260429-01	A00047484-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00047485-040626	Water Services 03/26	$ 31.19

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20260429-01	A00047486-040626	Water Services 03/26	$ 31.01
Clay County Utility Authority	20260429-01	A00047489-040626	Water Services 03/26	$ 30.90
Clay County Utility Authority	20260429-01	A00047491-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00047492-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00047493-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00047925-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00048810-040626	Water Services 03/26	$ 31.32
Clay County Utility Authority	20260429-01	A00048811-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00049039-040626	Water Services 03/26	$ 32.22
Clay County Utility Authority	20260429-01	A00049040-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00049041-040626	Water Services 03/26	$ 31.34

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20260429-01	A00049042-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00049043-040626	Water Services 03/26	$ 31.61
Clay County Utility Authority	20260429-01	A00049194-040626	Water Services 03/26	$ 57.13
Clay County Utility Authority	20260429-01	A00051179-040626	Water Services 03/26	$ 30.84
Clay County Utility Authority	20260429-01	A00053584-040626	Water Services 03/26	$ 31.14
Clay County Utility Authority	20260429-01	A00053585-040626	Water Services 03/26	$ 30.83
Clay County Utility Authority	20260429-01	A00055864-040626	Water Services 03/26	$ 5.39
Clay County Utility Authority	20260429-01	A00055865-040626	Water Services 03/26	$ 5.73
Clay County Utility Authority	20260429-01	A00057234-040626	Water Services 03/26	$ 30.56
Clay County Utility Authority	20260429-01	A00057235-040626	Water Services 03/26	$ 30.99
Clay County Utility Authority	20260429-01	A00057882-040626	Water Services 03/26	$ 20.09

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20260429-01	A00065960-040626	Water Services 03/26	$ 103.24
Clay Electric Cooperative, Inc.	20260415-01	9078457-032526	Electric Services 03/26	$ 155.00
Clay Electric Cooperative, Inc.	20260415-01	9089279-032526	Electric Services 03/26	$ 43.00
Clay Electric Cooperative, Inc.	20260415-01	9099135-032526	Electric Services 03/26	$ 543.00
Clay Electric Cooperative, Inc.	20260414-02	9203307-032426	Electric Services 03/26	$ 280.82
Clay Electric Cooperative, Inc.	20260414-02	9238862-032426	Electric Services 03/26	$ 1,177.70
Clay Today	300324	2026-314076	Legal Advertising 03/26	$ 67.50
Clay Today	300362	2026-314803	Legal Advertising 04/26	$ 86.40
COMCAST	20260414-01	8495741441963216-032126	Cable & Internet Services 04/26	$ 188.02
Constant Contact, Inc	20260403-01	1775027802	E-Blast Communication 04/26	$ 58.90
Crown Pools, Inc.	300345	CO#2 Joints	Miscellaneous Expense 04/26	$ 8,500.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
CX3, Inc. dba Sundancer Sign Graphics	300356	15801	Sign Repair & Replacement 04/26	$ 2,990.00
CX3, Inc. dba Sundancer Sign Graphics	300356	15812	Sign Repair & Replacement 03/26	$ 270.00
Elizabeth Buschbacher	300334	EB040226-274	Board of Supervisors Meeting 04/02/26	$ 200.00
Elizabeth Buschbacher	300351	EB041426-274	Board of Supervisors Meeting 04/14/26	$ 200.00
Elizabeth Buschbacher	300359	EB042126-274	Board of Supervisors Meeting 04/21/26	$ 200.00
England, Thims & Miller, Inc.	300363	225165	Engineering Services 03/26	$ 337.50
England, Thims & Miller, Inc.	300363	225169	Engineering Services 03/26	$ 2,600.00
First Place Fitness Equipment, Inc	300325	44676	Fitness Equipment Maintenance & Repair 12/25	$ 3,318.35
First Place Fitness Equipment, Inc	300338	45327	Fitness Equipment Maintenance & Repair 03/26	$ 121.55
First Place Fitness Equipment, Inc	300340	45352	Fitness Equipment Maintenance & Repair 04/26	$ 87.15
First Place Fitness Equipment, Inc	300340	WO-49096	Fitness Equipment Maintenance & Repair 03/26	$ 129.95

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
First Place Fitness Equipment, Inc	300325	WO-49170	Fitness Equipment Maintenance & Repair 03/26	$ 149.95
Francesco Mattera	300335	FM040226-274	Board of Supervisors Meeting 04/02/26	$ 200.00
Francesco Mattera	300352	FM041426-274	Board of Supervisors Meeting 04/14/26	$ 200.00
Grau & Associates, P.A.	300343	29005	Audit Services FY 24/25	$ 1,000.00
Hawkins, Inc	300326	7371805	Pool Chemicals 03/26	$ 273.13
Hawkins, Inc	300355	7384621	Pool Chemicals 04/26	$ 1,130.99
Hawkins, Inc	300364	7389806	Pool Chemicals 04/26	$ 990.00
Hawkins, Inc	300364	7399995	Pool Chemicals 04/26	$ 302.99
Hi-Tech System Associates	300327	79570	Maintenance & Repairs 03/26	$ 95.00
Hi-Tech System Associates	300341	440306	Access Control 04/26	$ 284.99
Jason Kopchak	300357	274-040126	Deposit Reimbursement 04/26	$ 360.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300346	3728592	Legal Services 02/26	$ 2,290.92
Kutak Rock, LLP	300346	3728594	Legal Services 01/26	$ 3,807.24
Michael Henson	300348	MH041026-274	Deposit Reimbursement 04/26	$ 360.00
Office Dynamics	300328	00042278	CDD Book Copies 03/26	$ 32.23
Republic Services	20260407-01	0687-001612100	Waste Disposal Services 04/26	$ 383.75
Rizzetta & Company, Inc.	300330	INV0000108041	Accounting Services 04/26	$ 6,065.16
Robert Porter	300336	BP040226-274	Board of Supervisors Meeting 04/02/26	$ 200.00
Robert Porter	300353	BP041426-274	Board of Supervisors Meeting 04/14/26	$ 200.00
Robert Porter	300360	BP042126-274	Board of Supervisors Meeting 04/21/26	$ 200.00
Shane T. Ricci	300337	SR040226-274	Board of Supervisors Meeting 04/02/26	$ 200.00
Shane T. Ricci	300354	SR041426-274	Board of Supervisors Meeting 04/14/26	$ 200.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Shane T. Ricci	300361	SR042126-274	Board of Supervisors Meeting 04/21/26	$ 200.00
T & M Electric of Clay County, LLC	300347	76641	Athletic Maintenance & Repair 03/26	$ 3,845.00
TeleVoIPs, LLC	300342	60205	Phone Equipment 04/26	$ 86.34
TIGRIS Aquatic Services, LLC	300339	4299218	Aquatic Maintenance 04/26	$ 3,350.17
Turner Pest Control, LLC	300329	621973225	Pest Control 03/26	$ 259.14
Vak Pak, Inc.	300365	SO26-00539	Maintenance & Repair 04/26	$ 6,792.02
Valley National Bank	20260428-01	CC033126-274	Credit Card Expenses 03/26	$ 2,138.05
Vesta Property Services, Inc.	300332	431461	Management Services 04/26	$ 32,436.08
Report Total				**$ 112,046.98**

Tab 4

Cross Creek N CDD

Managers Report

Date of meeting: ***6.9.26*** *Submitted by:* ***Mark Insel***

POOL & AMENITY FACILITY OPERATIONS

- Seasonal Pool Use: Main pool work is back underway and moving along well. The expansion joint has been replaced and were hoping for a completion ETA.
- Lap pool activity has increased with warmer temperatures. Memorial Day weekend went well with no issues and not a major crowd.
- Clubhouse Use: Clubhouses remain in demand; rental inquiries have increased and we are seeing more reservations this month than last. Summer birthdays and baby showers are the majority of our bookings.
- Facility Maintenance:
- - The ongoing task of touch up painting has been done in clubhouses, gym and restrooms.
- - Palm trimming has been completed around the facility. They will be taking care of the pool palms next
- - Pressure washing continues, the sidewalks and areas of the parking lot have been completed.
- - Waiting for main pool furniture to return from rehab. We may try to arrange pick up options. Once the pool is completed.
- - Small touch-up and repair items (locks, weather stripping, painting) are addressed regularly.
- Storage Lot: We've had an uptick in inquiries and will probably rent out more spaces very soon. All 30 ft spaces are rented.
- Resident Registration: Registrations continue, we've had a small increase with new tenants.
- Communications & Technology:
- - The Vesta website (https://ccnamenities.com/) and monthly updates remain key resources for residents.
- - QR codes posted on bulletin boards and playgrounds provide access to surveys and the website.
- Cleaning & Safety:
- - Staff continue routine cleaning; exterior stains have been removed.
- - Daily safety checks are completed on the playground, volleyball court, and other amenities.
- - Playground paver area and shade structure will be pressure washed prior to spring break.
- Amenity Use:
- - Our coffee and snack truck will be coming back a couple days a week this summer
- - Monthly food trucks continue to be popular. The last Food Trucks were here May 28th.
- - Pickle ball net and net crank were replaced.
- - Pickleball court use has been monitored; full court usage is rare. Evening use is generally the heaviest.
- - Dog parks are not heavily used, but residents who frequent them are very happy!
- - The playground, pickleball courts and volleyball courts all received new signage stating policy rules.
- -The new volleyball posts and net are doing great, no issues since the replacement!

GYM & EQUIPMENT

- Touch up painting on certain wall areas and near dumbbells and some machines was completed.
- The larger dumbbell rack, dumbbells, and slam ball area has been well used by residents, and they are happy to have it.
- Preventive maintenance was completed; minor repairs were addressed as needed.
- Janitorial services are provided three times weekly; staff conduct frequent cleanings and weekly deep cleans All machines are in good condition and operational at this time.

COMPLETED PROJECTS (No Board Action Required)

- Signage posted at certain CDD green space areas for E-bikes, scooters and other similar items. Also, on amenity property. Posted at Playground, Pickleball and Volleyball courts.
- More signs will be added to a few more areas and also beware of Wildlife signs.
- Back entrance pressure washing and deep cleaning scheduled within the next few weeks.
- Routine janitorial and maintenance services continue.
- Parking lot asphalt drain repair.

LOOKING AHEAD

- Pool repairs to continue.
- Completion of previously approved proposals.
- Monthly food trucks to continue.
- Ongoing newsletters, policy reminders, and community updates.
- Informal Q&A sessions with residents to be held as needed.
- Continued emphasis on a clean facility, pools, and grounds.
- Oversight of landscaping and irrigation.
- Completion of punch list projects not requiring Board approval.

Should you have any comments or questions feel free to contact me directly
Mark Insel 904-408-7716

Vesta

Tab 5

Cross Creek N CDD

Field Operations Managers' Report

Date of meeting: ***6/9/2026*** *Report submitted:* ***5/26/2026*** *Submitted by:* ***John Williams***

Completed Projects (In-House):

- Cleaning of chemical controller probes.
- Replaced a pickleball net that residents kept damaging.
- Replaced crank on pickleball post.
- Cleaning/ painting of gym walls that were scuffed and dirty.

Completed Projects (Contractor):

- Rogers Pavement Maintenance installed an ADA Mat and street sign that went missing.
- County put the water wheel overflow pipe back in the curbing.
- Tigris removed the fountain at pond 5.
- First Place Fitness repaired the lat pull down machine. It was broken again two days later and they came out and made a second repair.

Landscape/Ponds:

- Some common areas or ponds were skipped due to the one downpour we had the other week but has been caught up.
- Some ponds have extremely low water levels. Aside from that, ponds look great.

Pool and Facility:

- Health Department came out for their inspection, the Competition Pool passed inspection with no violations or notes.
- We have started pressure washing all side walks around the amenity center.

What to expect in the upcoming months:

- Completion of all side walks around the amenity center being pressure washed.
- Install of new fountain at pond 2 and removal of the fountain at pond 5.
- Quotes for erosion noted on engineer report.

Should you have any comments or questions feel free to contact me directly.
John Williams 904-478-9732 ext 504 or Jwilliams@vestapropertyservices.com

Vesta

Hawkins Charges Per Chemical Ordered		**Poolsure Charges a Monthly Rate.**
Hawkins Cost July 2024-July 2025		**Poolsure cost per year (Subject to change after each year)**
$25,921.92		$30,300
Hawkins Average Cost Per Month		**Poolsure Monthly Flat Rate**
$2,160.19		$2,525
Controllers Supplied		**Controllers Supplied**
No		Yes
We got quotes to purchase 3 controllers ourselves ranging from under $17,000 to over $20,000. We would purchase controllers we know work well.		
4-5 years to break even on cost if we bought our		
Wifi Capability (If we purchase controller ourselves)		**Wifi Capability**
This will have a wifi set up to send alerts when the controller is in alert. Can not adjust chemicals remotely and sometimes the alerts are false readings.		This will have a wifi set up to send alerts when the controller is in alert. Can not adjust chemicals remotely and sometimes the alerts are false readings.
For the wifi set up, we could possibly need wifi extenders through comcast if the signal is not strong enough where the controllers are.		For the wifi set up, we could possibly need wifi extenders through comcast if the signal is not strong enough where the controllers are.
Monthly charge to get app access for the readings and alerts.		
Controller Warranty (If we purchase controllers ourselves)		**Controller Warranty**
1 year labor warranty from installer. The controller comes with a 5-year limited warranty on controller; 2-year warranty on sensors from the manufacturer		Replaced at no cost at any time as long as it is due to normal wear and tear. If we use a different chemical supply company at any point, they will remove the controllers within 30 days.
Calibrating controllers		**Calibrating controllers**
No		As requested, could take 1-3 days to come out
Will add chemicals to pools as needed		**Will add chemicals to pools as needed**
No		No
Vesta will still be adding chemicals and calibrating controllers		**Vesta will still be adding chemicals and calibrating controllers**
Yes		Vesta will still add chemicals. We can still calibrate controllers to suppliment Poolsure since they will take 1-3 days to come out to calibrate.

Tab 6

Good Morning,

I have the following updates.

Pond 2-fountain has been ordered; we should have that unit by the end of the month and looking to install in early July

Pond 5-fountain has been removed

Pond 8- we are monitoring and treating any vegetation that pops up

Pond 17- We sprayed the exposed grasses in that pond in out last treatment and will follow up every two weeks as we are on site.

Pond 18- The algae that is present is being treated. Due to the nature of the type of algae, it's a slow process for it to break down.

Thanks
Russell

Ben "Russell"
Jacksonville Branch Manager
386.292.4337
brussell@tigrisusa.com
tigrisusa.com

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 1	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:00 AM
30.04626, -81.75372

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 2	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:06 AM
30.04797, -81.75567

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 3	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:02 AM
30.04626, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 4	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:03 AM
30.04627, -81.75372

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:08 AM
30.04797, -81.75567

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 6	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:09 AM
30.04796, -81.75566

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:04 AM
30.04626, -81.75372

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 8	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Slender Spikerush

Extent of Aquatic Vegetation	Spotty

Images

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Fair	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages

Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed slender spike rush.
Treatment Comments	Select:

Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:05 AM
30.04627, -81.75372

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:11 AM
30.04797, -81.75566

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:08 AM
30.04626, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:10 AM
30.04626, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 12	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria to pond.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:12 AM
30.04627, -81.75372

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 13	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Select All That Apply:

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:12 AM
30.04797, -81.75567

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 14	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Fair	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Has not been a full two weeks. Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:14 AM
30.04626, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 15	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:16 AM
30.04627, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 16	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:15 AM
30.04797, -81.75567

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 17	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Fair	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Has not been a full two weeks. Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:18 AM
30.04626, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 18	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Moderate

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Poor	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Has not been a full two weeks. Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:19 AM
30.04627, -81.75374

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 19	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Treated for minor algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:18 AM
30.04797, -81.75568

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 20	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Select:
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Treated minor algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:05 AM
30.04798, -81.75568

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 20	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Heavy

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Poor	Water Appearance	Murky
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Sprayed exposed shoreline grasses on ditch	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:22 AM
30.04798, -81.75566

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 21	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:16 AM
30.04798, -81.75566

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 22	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Pond looks good. Pretreated for algae.	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:17 AM
30.04797, -81.75567

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Fair	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Has not been a full two weeks. Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:21 AM
30.04627, -81.75373

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Treated for algae in pond	Additional Services	Select:
Treatment Comments	Select:		

5/19/26 11:20 AM
30.04797, -81.75565

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 25	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Algae

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Turbid
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	No Blockages	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments	Added beneficial bacteria.	Additional Services	Select:
Treatment Comments	Select:		

5/22/26 11:23 AM
30.04627, -81.75374

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 26	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient

EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Spotty

Images
Image not Captured

Customer Comments	

LPWT Site Info

Water Level	Dry	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Select:

Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses.
Treatment Comments	Select:

Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:24 AM
30.04627, -81.75374

Tab 7

Quality Site Assessment

Prepared for: **Cross Creek North CDD**

General Information

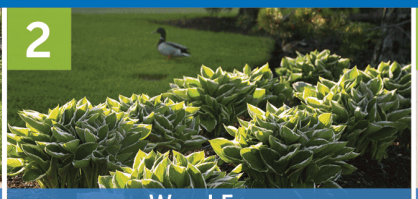
DATE:	Thursday, May 21, 2026
NEXT QSA DATE:	Monday, Aug 17, 2026
CLIENT ATTENDEES:	
BRIGHTVIEW ATTENDEES:	Royce Peaden

Customer Focus Areas

Ponds, Entrances, Amenities and focal areas

Quality you can count on.

7 Seven Standards of Excellence



QUALITY SITE ASSESSMENT

Cross Creek North CDD

Maintenance Items

1

2

3

4

1 Contract palm pruning pushed to end of June to allow Sabal Palms to push current year seed pods. This will keep Palms looking better longer and help prevent staining on hardscapes.

2 Recent turf application completed - preventative for chinch bug control in St Augustinegrass, weed control, and fertilizer.

3 Recent rain caused saturated soil conditions in some areas, preventing team from completing full mow cycle. Full mow cycle completed week of 5/18ahead of Memorial Day Holiday

4 Recent rains caused influx of trash on some ponds from stormwater system. Team focused on picking this up during week and keeping lakes clean during days when turf was saturated and could not be mowed.

QUALITY SITE ASSESSMENT

Cross Creek North CDD

Maintenance Items

5

6

7

8

5 Despite recent rain drought conditions site-wide a returning. We will continue balance aesthetic and keeping turf healthy/preventing damage when too dry to mow.

6 Team is keeping bed spaces clean and weed-free.

7 Trimming and detail on-site is in rotation and ready for approaching Holidays

8 Dog Park warranty hydro-seeding willBe scheduled. Once confirmed we will communicate date to staff for closure. Recommend 30-45 day establishment period before re-opening

Tab 8

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 14, 2026 @ 3:30 pm
- **Voter Registration Count:** 2,072 Registered Voters
- **Next Election (Seats 4 & 5):** General Election Qualify Period June 8th–June 12th
- **Form 1 Filing for 2025:** Due by July 1st

District Manager's Report

June 9

2026

CROSS CREEK NORTH CDD

- General Election qualification period starts at noon on June 8th through noon on June 12th
- Audit Committee Second meeting - July 14th at 3:30 pm
- Public Hearings scheduled for August 11th at 6:00 pm

Items to note regarding April 2026 Financials

- The fiscal year began with $1,131,308 surplus
- Reserve fund – Beginning balance $240,900

Tab 9

QUOTE

QUOTE #	DATE
55704	4/30/2026

CUSTOMER / JOB INFORMATION	SERVICE CONTACT
CROSS CREEK NORTH CDD AMMENITY CENTER 2895 BIG OAK DRIVE GREEN COVE SPRINGS, FL 32043	CROSS CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

VAK PAK PROVIDES THE FOLLOWING QUOTE:

PO #	REP	JOB NAME	TERMS
	JW	UV Replacement	Serv- 50%DEP-NET 10

ITEM	DESCRIPTION	U/M	QTY	TOTAL
Parts Service	(1)UV, EVOQUA, TI-2200-8, MAX.246 GPM, ETA 3LOG CERTIFIED (1)Misc Plumbing Pipe/Fittings/Flanges (1)Misc Electrical Relays/Bases/Wire/Conduit (1)RELAY, CURRENT SENSING (0)			17,549.23
LABOR-SERVICE DEPT	Labor to replace the existing UV system			2,808.42
	Sales Tax - Florida			0.00

QUOTE GOOD FOR 6 MONTHS

TOTAL $20,357.65

WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.

QUOTE

QUOTE #	DATE
55825	5/18/2026

CUSTOMER / JOB INFORMATION	SERVICE CONTACT
CROSS CREEK NORTH CDD AMMENITY CENTER 2895 BIG OAK DRIVE GREEN COVE SPRINGS, FL 32043	CROSS CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

VAK PAK PROVIDES THE FOLLOWING QUOTE:

PO #	REP	JOB NAME	TERMS
	JW	UV Quote	NET 30

ITEM	DESCRIPTION	U/M	QTY	TOTAL
Parts Service	(1)ChlorKing SAG480A-PVC-CRETA 3LOG CERTIFIED (1)Miscue Plumbing Pipe/Fittings/Flanges (1)Miscue Electrical Relays/Bases/Wire/Conduit (1)RELAY, CURRENT SENSING			19,200.89
LABOR-SERVICE DEPT	Labor to replace the existing UV system			2,808.42
	Sales Tax - Florida			0.00

QUOTE GOOD FOR 6 MONTHS

TOTAL $22,009.31

WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.

Tab 10

Turner Pest Control, LLC
Corporate Office · 8400 Baymeadows Way, Suite 12 · Jacksonville, Florida 32256
Phone: 904-355-5300 · Toll Free: 800-225-5305
www.turnerpest.com · Service Location as noted below

Termite Service Agreement For Treatment & Retreatment

Agreement covers treatment & retreatment of areas of the Covered Structure infested by subterranean & Formosan termites (excludes dry wood damp wood termites).

This Termite Service Agreement for Treatment and Retreatment (the "Agreement") between Turner Pest Control, LLC ("Turner") and the Customer (the "Customer"). **Warranty, disclaimers, limitations, conditions, and exclusions on Turner's obligation to treat and retreat the Covered Structure are set forth in Agreement.**

SERVICE & BILLING

Account #: 406988 Owner's Name: Cross Creek North CDD

Covered Structure Address & Description: 2895 Big Oak Dr Green Cove Springs, FL 32043

Billing Address (if different): 2895 Big Oak Dr Green Cove Springs, FL 32043

Phone: 904-478-9732 Alternate Phone: n/a

Email Address: Jwilliams@vestapropertyservices.com Preferred Notification Method: ☐ Phone ☐ Email

TREATMENT

Initial Treatment Date: 8/2026 Treatment Sticker Location: n/a Expiration Contract Date: 8/2035

Treatment Type: ☐ Corrective ☑ Preventative

Notes: Pickle Ball bathrooms, Gym, and lap pool bathroom

TERMITE SERVICE

☑ Termidor HE ☐ Termidor HP

☐ Premise Pro ☐ Altriset

☐ Sentricon ☐ Trelona

- Treatment of Bath trap and installation of inspection covers, if applicable

☐ Reinstate ☐ Transfer

PRICING AND PAYMENT TERMS

Initial Termite Payment Method:

☐ ACH Check
☐ Credit Card
☐ PO#
☐ Tax Exempt ID

Select one payment option:

☐ Paid in full

	Due at Signing	Renewal
Initial Termite Service Fee	$ 2480	-
Annual Termite Renewal Fee	-	$ 496
Annual Termite Renewal Credit	$	-
		-
TOTAL	$ 2480	$ 496

CUSTOMER AGREEMENT

Right to Cancel: You, the Customer, have the right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction date of your signature below. Customer's signature below signifies agreement to fulfill all Customer's obligations in this Agreement.

2026-05-28 *Allan Brown* 2026-05-28

CUSTOMER DATE TURNER REPRESENTATIVE Allan Brown DATE

SERVICE LOCATION

☐ Jacksonville -10255 Fortune Parkway,Suite 140, Jacksonville, FL 32256
☐ Jacksonville - 8400 Baymeadows Way, Suite 12, Jacksonville, FL 32256
☑ Jacksonville - 8565 Mallory Rd., Jacksonville, FL 32220
☐ Daytona - 830 Jimmy Ann Dr., Daytona Beach, FL 32217
☐ Orlando - 4512 Parkbreeze Ct, Orlando, FL 32808
☐ Ocala - 924 NE 24TH St.,Ocala, FL 34470
☐ Fort Myers - 12271 Towne Lake Dr. Fort Myers, FL 33913
☐ Gainesville - 4454 SW 41st Blvd., Gainesville,. FL 32608
☐ Tampa - 14175 Icot Blvd., Suite 100, Clearwater, FL 33760
☐ Sarasota - 2155 12th St., Sarasota, FL 34237
☐ West Palm - 2223 2nd Ave N,Unit 124, Lake Worth, FL 33461
☐ Melbourne - 636 Eyster Blvd., Rockledge, FL 32955
Georgia - 1201 Shadowlawn Dr, Unit 113, St Marys, GA 31558

Disclaimers, limitations, conditions and exclusions continued on page 2

Turner Pest Control
AN ANTICIMEX COMPANY

Turner Pest Control, LLC
Corporate Office · 8400 Baymeadows Way, Suite 12 · Jacksonville, Florida 32256
Phone: 904-355-5300 · Toll Free: 800-225-5305
www.turnerpest.com · Service Location as noted below

Termite Service Agreement For Treatment & Retreatment

This Agreement includes all the terms and conditions on the first page above and as set forth below on the Hyperlink.

https://www.turnerpest.com/tpctc/#Business__Commercial_Terms__Conditions

By initialing here customer has read and understood the terms and conditions for this agreement.

Customer Initials

Disclaimers, limitations, conditions and exclusions continued on page 3

WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

Rule 5E-14.105, F.A.C.

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

  Examples of this are:
  - Cracks in concrete slabs
  - Wood or wall siding in contact with ground
  - Plumbing leaks
  - Leaks in the roof
  - Water accumulating against side of house

  The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.
- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@fdacs.gov.

I understand that I am entering into a contract with **Turner Pest Control LLC** (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

John Williams
Print Name of Consumer

Date: 2026-05-28

Signature of Consumer

Title: Property Owner or authorized agent

Allan Brown
Print Name of Pest Control Representative

Date: 2026-05-28

Signature of Pest Control Representative

Company: Turner Pest Control LLC

(La traducción española en la espalda)

Bureau of Inspection and Incident Response, 850-617-7996

Tab 11

CAPITAL IMPROVEMENT PLAN
FOR THE
CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
WEST PARCEL ANNEX ASSESMENT AREA

PREPARED FOR:

BOARD OF SUPERVISORS
CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

England, Thims and Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida, 32224

Project Number 19-327-17

May 22, 2026

BACKGROUND

The Cross Creek North Community Development District (the "District") is a 918.87± acre community development district located in the Clay County, Florida. (See ***Plate 1,*** Location Map). The authorized land uses within the District include residential development as well as open space and recreational amenities. This report will focus on the West Tract. A separate report will be done on the South Tract.

The West Tract consists of 84.92± acres within the District. The conceptual development for the West Tract within the District's boundaries is as depicted in Table 1.

TABLE 1
WEST TRACT DEVELOPMENT SUMMARY

	Area (Acres)
Residential	56.15
Neighborhood/Community Parks	9.71
Open Space/ Greenbelt	19.05
Wetlands	0.0
Undisturbed Upland's	0.01
TOTALS	**84.92**

Plate 2A depicts the District boundary, Plate 2B depicts the West Tract boundary, Plate 3A provides the legal description of the District, Plate 3B provides the legal description of the West Tract, and Plate 4 depicts the Future Land Use Map within the District Boundary.

The currently proposed development program for the West Tract is presented below. The current proposed Master Plan is depicted on Plate 12.

TABLE 2
WEST TRACT CONCEPTUAL LOT TYPE

UNIT TYPE	**TOTAL**
SF 50'	212
TOTALS	**212**

To serve the residents of the District, the District has developed a capital improvement plan to allow it to finance and construct certain utility, stormwater management, transportation infrastructures, and flood control infrastructure necessary for development in the West Tract within the District (the "West CIP") which consists of DRH Saratoga Parcel Phases 1 and 2. Summaries of the conceptual West CIP and corresponding cost estimates follow in Table 3. A detailed description and basis of costs for each improvement is included in this report.

The West CIP contained in this report reflects a concept of the District for the West Tract. However, the West CIP may be subject to modification to developing future units. The implementation of any improvement is outlined within the Plan requires final approval by the District's Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

DRH Saratoga Parcel Phase 1 and 2 (West Tract)

ITEM	ESTIMATED AGENCY APPROVAL DATE
1. CC	Received 2026
2. SJRWMD	Received 2026
3. CCUA	Received 2026
5. FDEP – Water	Received 2026
6. FDEP – Sewer	Received 2026

A jurisdictional wetland delineation for DRH Saratoga Parcel Phase 1-2 within the District has been completed and going through permitting by the St. Johns River Water Management District (SJRWMD). Engineering and permitting for DRH Saratoga Parcel Phase 1-2 are ongoing. There is a reasonable expectation that the remaining required permits for the West Tract improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2025 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

PROJECT PHASING

The overall capital improvement plan for the West Tract will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the West Tract.

TABLE 3

WEST TRACT INFRASTRUCTURE SUMMARY OF COSTS

Improvement Description	Estimated Cost
Lift Stations, Potable Water, Reclaimed Water, and Sewer	$3,242,000
Amenity, Hardscape, Landscape, Irrigation, Fencing, and Signage	$803,000
Stormwater Management Facilities, Drainage Collection System and Flood Control	$3,494,000
Roadway	$1,495,000
Electric	$606,000
Planning, Engineering, Survey, and Regulatory (15%)	$1,446,000
Contingency (20%)	$2,217,000
INFRASTRUCTURE COST TOTAL	**$13,303,000**

Proposed infrastructure improvements shall be designed and constructed to Clay County, Clay County Utility Authority, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Proposed facility infrastructure ownership and maintenance is listed in Table 4.

TABLE 4

PROPOSED FACILITIES INFRASTRUCTURE OWNERSHIP AND MAINTENANCE

Improvement	**Ownership, Operation, and Maintenance**
Lift Stations, Potable Water, Reclaimed Water, and Sanitary Sewer	CCUA
Hardscape, Landscape, Irrigation, Fencing, and Signage	CDD
Subdivision Roadways	CDD
Subdivision Stormwater Management Facilities and Drainage Collection System	CDD

CC = Clay County
CCUA = Clay County Utility Authority
CDD = Community Development District

MASTER UTILITY IMPROVEMENTS

The District currently intends to finance certain maser utility infrastructure necessary for development within the District boundaries for the West Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. These improvements will be designed and constructed to CCUA and FDEP standards and will be owned and maintained by CCUA.

FORCEMAIN SYSTEM

The proposed improvement involves the construction of 1,700 linear feet of 6" sanitary force main from Cold Stream way to the cul-de-sac of Gulf Creek Place to the planned CCUA Lift station located on Gulf Creek Place, as depicted on Plate 7.

PUMP STATION

The proposed improvement involves the construction of 1 CCUA lift station that will provide service to all of the lots within the West tract of the District. This location is depicted on Plate 7.

RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries for the West Tract. The improvements that the District currently intends to finance include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, stormwater management, flood control, subsurface drainage improvements, potable water, reclaimed water and sanitary sewer underground utility construction, drainage, grassing, and sodding. These items have been grouped into the broader categories listed in Table 3, as appropriate. Refer to Plates 8-11 for the Neighborhood Infrastructure Improvements.

DRAINAGE/FLOOD CONTROL

The District currently intends to finance certain surface and subsurface drainage improvements necessary for development within the District boundaries for the West Tract. This section of infrastructure includes clearing, grubbing, roadway storm sewer collection system, stormwater management facilities, flood control, groundwater control, surface and subsurface drainage improvements. Cost estimates include stormwater pond construction, drainage catch basins, inlets, underground storm piping within roadways, control structures, grading, sod and seeding as required for sediment and erosion control, etc. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, include utility easements, and surrounding residential areas as necessary to provide a complete stormwater management system. Stormwater management facilities provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and Clay County standards, as depicted on plate 11. As part of the complete stormwater management system, earthwork will include portions of residential lots as needed to collect stormwater runoff into the stormwater management facilities. This earthwork will include placing fill above the pond 100-year pond design high water elevation and providing positive discharge from the residential lots to the storm sewer collection system. The district does not intend to finance any final lot grading.

LOCAL WATER, REUSE, AND SANITARY SEWER

Water, sanitary sewer and reuse cost estimates included in the residential infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development within the West Tract. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with Clay County Utility Authority and Florida Department of Environmental Protection standards. Utility improvements are depicted on Plates 7-10.

BASIS OF COST ESTIMATE FOR INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

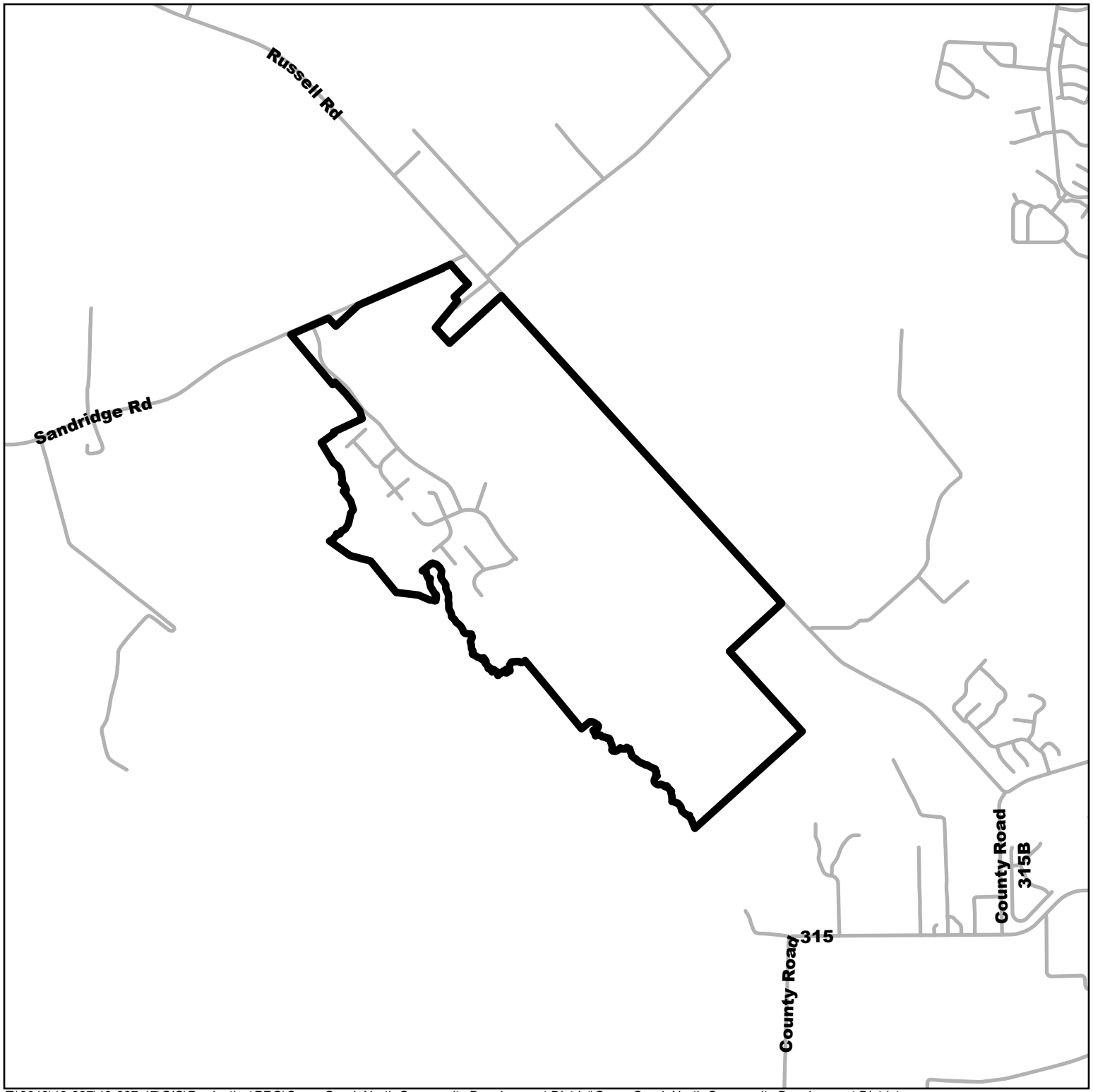
- Costs utilized were obtained from recent bid schedule of values.
- Water, Reclaimed Water, and Sewer Facilities are designed in accordance with CCUA and FDEP standards.
- Roadway improvements are designed in accordance with Clay County Standards,
- The stormwater management system is designed pursuant to SJRWMD and CC standards and the cost estimate has been developed from recent bid schedule of values.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost. (15% of subtotal costs)
- For the purposes of this report, a contingency factor of up to 20% has been included for infrastructure depending on the completeness of the plans on which the estimate was based.
- Cost estimates contained in this report are based upon year 2025 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

CONCLUSION

The actual development within the District shall be consistent with the County's Comprehensive Plan, Land Development Code, and other Government Regulations which presently permits 212 residential units within the District boundary.

APPENDIX
Description

1	Location Map
2 A	District Boundary
2 B	West Tract Boundary
3 A	District Legal Description
3 B	West Tract Legal Description
4	Future Land Use Map
5	Typical Roadway Cross Section
6	Master Utility Improvements
7	Reclaimed Water Distribution System
8	Water Distribution System
9	Sanitary Sewer Collection System
10	Stormwater Management System
11	Master Plan



Cross Creek North Community Development District

Location

Source: ETM, Clay County, Esri

Cross Creek North Community Development District

N
W E
S

0 2,500 5,000

Feet

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

Date: 1/21/2026

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Revised February 23, 2026
January 20, 2026 Work Order No. 25-160.09
 File No. 131B-09.09A

Cross Creek North CDD Boundary Amendment

A portion of Sections 24 & 25, Township 5 South, Range 25 East, together with a portion of Section 30 and Section 46 of the Moses E. Levy Grant, Township 5 South, Range 26 East, Clay County, Florida, together with Cross Creek Unit 1A, recorded in Plat Book 61, pages 41 through 64, Cross Creek Unit 1B, recorded in Plat Book 63, pages 49 through 51, Cross Creek Unit 1C, recorded in Plat Book 64, pages 1 through 11, Cross Creek Unit 2A, recorded in Plat Book 64, pages 55 through 63, Cross Creek Unit 2B-1, recorded in Plat Book 66, pages 1 through 10, Cross Creek Unit 2B-2, recorded in Plat Book 67, pages 53 through 61, Cross Creek Unit 2C, recorded in Plat Book 67, pages 1 through 11, Cross Creek Unit 2D-1, recorded in Plat Book 70, pages 18 through 23, Cross Creek Unit 2D-2, recorded in Plat Book 71, pages 63 through 68, Cross Creek Unit 2E-1, recorded in Plat Book 72, pages 41 through 45, Cross Creek Unit 2E-2, recorded in Plat Book 72, pages 66 through 74, Cross Creek Unit 2F, recorded in Plat Book 68, pages 41 through 48, Cross Creek Preserve, recorded in Plat Book 74, pages 40 through 47, Russell Road Right of Way Phase 1, recorded in Plat Book 68, pages 58 through 59, a portion of Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, together with a portion of those lands described and recorded in Official Records Book 2843, page 579, Official Records Book 4892, page 1323, and Official Records Book 4892, page 1339, all of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Easterly most corner of said Cross Creek Unit 2C, also being the Westerly most corner of Lot 8, Block 46, said Florida Farmer's Land Company's Subdivision; thence South 42°14'08" East, along the Southwesterly line of Lots 8 and 7, said Block 46, a distance of 1020.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue South 42°14'08" East, along said Southwesterly line of Lot 7, Block 46, a distance of 185 feet, more or less to a point lying on the waters of Peters Creek; thence Southwesterly departing said Southwesterly line and along the meanderings of the waters of Peters Creek, 4483 feet, more or less to a point lying on the Northeasterly line of North Parcel, as described and recorded in Official Records Book 4892, page 1323, of said Public Records; thence North 39°56'32" West, departing said waters of Peters Creek and along said Northeasterly line, 60 feet, more or less to a point hereinafter referred to as Reference Point "B", said point bearing South 58°34'08" West, 3182.72 feet from said Reference Point "A"; thence continue North 39°56'32" West, along said Northeasterly line, 430.00 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4892, page 1339, of said Public Records; thence North 39°35'19" West, departing said Northeasterly line of North Parcel and along the Northeasterly line of last said lands, 0.88 feet to the Southerly most corner of Lot 4, Block 48, said Florida Farmer's Land Company's Subdivision; thence North 47°53'48" East, along the Southeasterly line of said Lot 4, a distance of 440.35 feet; thence North 21°52'11" West, departing said Southeasterly line, 140.27 feet; thence North 17°45'07" West, 39.34 feet; thence North 38°57'28" West, 44.37 feet; thence North 09°27'59" West, 39.00 feet; thence North 85°52'37"

Cross Creek North CDD Boundary Amendment (continued)

West, 48.69 feet; thence North 53°48’40” West, 50.96 feet; thence North 46°24’45” West, 69.08 feet; thence North 16°55’14” West, 28.56 feet; thence North 12°06’35” West, 48.45 feet; thence North 37°41’05” West, 57.80 feet; thence North 39°36’30” West, 32.98 feet; thence North 88°55’31” West, 27.30 feet; thence North 65°03’57” West, 59.78 feet; thence North 81°00’47” West, 27.91 feet; thence North 11°08’05” East, 24.13 feet; thence North 05°39’36” West, 49.77 feet; thence North 00°26’23” West, 34.94 feet; thence North 21°30’22” West, 52.88 feet; thence North 23°05’01” East, 27.25 feet; thence North 42°13’04” West, 92.13 feet; thence North 33°01’34” West, 38.50 feet; thence South 68°56’39” West, 35.05 feet; thence North 51°34’55” West, 43.92 feet; thence North 64°14’52” West, 52.51 feet; thence South 69°52’48” West, 45.96 feet; thence North 69°21’08” West, 47.47 feet; thence North 42°45’07” West, 45.96 feet; thence North 03°01’30” West, 34.75 feet; thence North 19°39’33” East, 21.24 feet; thence North 22°05’02” East, 47.15 feet; thence North 59°54’46” East, 34.48 feet; thence North 32°48’25” West, 44.71 feet; thence North 27°23’21” East, 33.83 feet; thence North 48°36’09” West, 39.91 feet; thence North 09°38’52” East, 32.50 feet; thence North 66°17’55” West, 61.66 feet; thence North 65°56’32” West, 52.13 feet; thence North 56°07’19” West, 56.17 feet; thence South 87°55’22” West, 36.27 feet; thence North 61°13’48” West, 42.65 feet; thence North 65°57’30” West, 41.62 feet; thence North 62°40’37” West, 55.73 feet; thence North 43°02’50” West, 61.97 feet; thence North 62°15’22” West, 42.38 feet; thence North 48°00’20” West, 58.86 feet; thence North 12°09’04” West, 42.78 feet; thence North 19°42’47” West, 51.33 feet; thence North 14°22’11” West, 39.56 feet; thence North 61°26’16” West, 31.99 feet; thence North 65°00’42” West, 32.53 feet; thence South 32°39’56” West, 39.56 feet; thence North 88°17’05” West, 55.14 feet; thence North 60°00’36” West, 45.78 feet; thence South 42°56’04” West, 58.15 feet; thence South 66°57’54” West, 57.29 feet; thence North 84°05’13” West, 43.12 feet; thence North 49°54’03” West, 31.35 feet; thence North 15°17’42” East, 48.90 feet; thence North 13°41’54” West, 58.10 feet; thence North 25°33’58” West, 44.73 feet; thence North 14°12’20” West, 41.38 feet; thence North 30°56’46” West, 37.39 feet; thence North 86°37’52” West, 46.67 feet; thence North 57°30’07” West, 35.00 feet; thence North 86°15’24” West, 50.42 feet; thence North 40°14’57” West, 43.81 feet; thence South 82°35’58” West, 35.71 feet; thence North 71°43’35” West, 28.93 feet; thence South 59°04’54” West, 37.41 feet; thence North 16°47’54” West, 58.56 feet; thence North 34°27’01” West, 52.07 feet; thence North 66°15’37” East, 40.09 feet; thence North 69°43’41” East, 50.82 feet; thence North 18°50’11” East, 45.83 feet; thence North 28°26’48” West, 39.68 feet; thence North 61°46’02” West, 43.83 feet; thence North 57°59’17” West, 48.60 feet; thence North 82°36’30” West, 56.90 feet; thence South 50°03’23” West, 205.69 feet to a point lying on the Northeasterly line of said lands described and recorded in Official Records Book 4892, page 1339; thence North 39°35’19” West, along said Northeasterly line, 947.33 feet to the Southerly most corner of Tract “G”, as depicted on said Cross Creek Unit 1C; thence North 39°40’24” West, continuing along said Northeasterly line, 681.03 feet; thence South 50°19’36” West, departing said Northeasterly line, 27.11 feet; thence South 66°15’55” West, 19.05 feet; thence South 72°53’57” West, 33.63 feet; thence North 64°52’43” West, 41.56 feet; thence North 88°20’55” West, 48.91 feet; thence South 85°26’46” West, 92.82 feet; thence South 32°37’56” West, 52.63 feet; thence South 18°21’48” West, 49.56 feet; thence South 12°30’01” East, 58.29 feet; thence South 06°55’51” East, 16.62 feet; thence North 70°49’52” West, 78.08 feet; thence South 11°34’40” East, 66.24 feet; thence North 79°17’45” West, 34.58 feet; thence

Cross Creek North CDD Boundary Amendment (continued)

North 40°44’53” West, 41.69 feet; thence South 50°52’14” West, 69.51 feet; thence South 61°05’17” West, 48.79 feet; thence South 05°48’01” West, 17.16 feet; thence South 82°34’06” West, 4.20 feet; thence North 13°00’13” East, 3.45 feet; thence North 06°41’32” East, 50.01 feet; thence North 57°44’25” West, 77.73 feet; thence North 08°10’02” West, 9.61 feet; thence South 49°49’06” West, 7.67 feet; thence North 57°44’25” West, 23.30 feet; thence South 13°46’38” East, 24.80 feet; thence South 49°49’06” West, 29.69 feet; thence North 86°56’52” West, 2.02 feet; thence North 26°25’06” East, 4.15 feet; thence North 22°53’41” West, 63.34 feet; thence South 84°40’36” West, 46.07 feet; thence North 41°11’39” West, 7.68 feet; thence North 28°23’54” East, 27.81 feet; thence North 44°34’28” West, 83.36 feet; thence North 32°55’49” West, 25.39 feet; thence North 34°00’58” East, 34.62 feet; thence North 36°28’45” West, 75.53 feet; thence South 52°29’52” West, 41.00 feet; thence North 58°14’27” West, 34.28 feet; thence North 66°57’57” West, 56.52 feet; thence North 56°05’06” West, 68.90 feet; thence North 77°13’40” West, 27.75 feet; thence North 26°50’58” West, 19.82 feet; thence North 10°02’50” East, 49.92 feet; thence North 28°49’46” West, 45.25 feet; thence North 03°07’27” West, 69.21 feet; thence North 17°18’51” West, 39.20 feet; thence North 20°02’55” West, 33.25 feet; thence North 30°32’47” East, 27.86 feet; thence North 26°20’25” East, 59.02 feet; thence North 19°11’51” West, 60.86 feet; thence North 85°42’14” West, 85.42 feet; thence North 73°09’29” West, 39.62 feet; thence North 39°38’33” West, 32.90 feet; thence North 19°34’45” West, 60.27 feet; thence North 34°08’44” West, 65.51 feet; thence North 48°30’23” West, 48.90 feet; thence North 54°24’05” West, 52.73 feet; thence North 27°53’56” West, 51.53 feet; thence North 45°18’50” West, 82.33 feet; thence North 00°36’53” East, 35.67 feet; thence North 16°16’04” West, 56.89 feet; thence North 33°59’23” West, 58.13 feet; thence North 04°12’53” West, 51.20 feet; thence North 00°17’09” East, 61.71 feet; thence North 09°11’52” West, 57.70 feet; thence North 05°15’15” East, 41.87 feet; thence North 04°23’56” West, 79.34 feet; thence North 33°36’26” West, 48.28 feet; thence North 20°10’50” West, 55.31 feet; thence North 01°32’56” East, 67.62 feet; thence North 33°06’25” West, 63.84 feet; thence North 37°56’38” West, 68.36 feet; thence North 18°55’25” West, 48.49 feet; thence North 10°34’46” East, 44.05 feet; thence North 07°24’59” East, 56.57 feet; thence North 26°38’34” West, 71.13 feet; thence North 45°01’03” West, 78.58 feet; thence North 69°56’34” West, 81.29 feet; thence South 79°35’14” West, 27.88 feet; thence South 50°19’25” West, 215.33 feet; thence South 86°36’08” East, 68.70 feet; thence South 07°16’56” East, 59.43 feet; thence South 25°21’23” East, 82.51 feet; thence South 86°01’46” East, 38.58 feet; thence South 12°42’40” West, 70.51 feet; thence South 13°26’53” East, 92.23 feet; thence South 32°50’10” East, 71.66 feet; thence South 31°07’20” East, 80.19 feet; thence South 64°08’46” East, 24.23 feet; thence South 04°26’37” East, 22.14 feet; thence South 05°07’23” West, 49.88 feet; thence South 05°23’19” West, 40.74 feet; thence South 65°17’25” West, 3.36 feet; thence South 79°48’46” West, 20.01 feet; thence North 16°20’58” West, 15.70 feet; thence North 88°29’54” West, 85.97 feet; thence North 66°54’55” West, 227.59 feet; thence North 83°12’43” West, 410.28 feet; thence North 39°05’00” West, 749.63 feet; thence North 75°10’52” West, 390.95 feet; thence North 54°51’35” West, 462.95 feet; thence North 61°09’37” East, 61.92 feet; thence North 43°23’24” East, 97.70 feet; thence North 08°11’05” East, 35.40 feet; thence South 82°04’09” East, 11.53 feet; thence South 88°39’27” East, 50.48 feet; thence North 25°33’52” East, 66.84 feet; thence North 85°37’51” East, 23.59 feet; thence North 57°23’00” East, 57.72 feet; thence North 32°20’03” East, 108.63 feet; thence North 12°15’17”

Cross Creek North CDD Boundary Amendment (continued)

East, 124.05 feet; thence North 10°45'35" East, 75.89 feet; thence North 37°55'35" East, 80.53 feet; thence North 20°17'38" West, 67.48 feet; thence North 14°53'14" West, 91.51 feet; thence North 27°06'28" West, 37.76 feet; thence North 37°01'50" West, 198.79 feet; thence South 74°21'23" East, 14.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 127°15'56", an arc length of 66.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°00'39" East, 53.76 feet; thence North 21°37'19" West, 78.55 feet; thence North 54°06'18" West, 57.67 feet; thence North 76°12'45" West, 10.66 feet; thence North 54°35'56" East, 24.75 feet; thence North 06°04'08" West, 189.77 feet; thence North 25°36'36" West, 93.28 feet; thence North 42°27'40" West, 59.09 feet; thence North 56°19'37" West, 78.27 feet to a point lying on the Northeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records; thence North 31°07'07" West, along said Northeasterly line, 440.17 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line, along said Southerly line and along the Northwesterly line of said lands described and recorded in Official Records Book 4892, page 1339, a distance of 299.84 feet to the Northerly most corner of last said lands, said corner lying on the Southwesterly line of Tract B3, said Cross Creek Unit 1A; thence North 42°20'08" West, along said Southwesterly line, 31.28 feet to the Northwesterly corner of said Tract B3, also being the Southerly most corner of those lands described and recorded in Official Records Book 1962, page 1281, of said Public Records; thence North 65°09'41" East, along the Southeasterly line of last said lands, 583.33 feet to the Easterly most corner thereof; thence Northwesterly along the Northeasterly line of last said lands the following 5 courses: Course 1, thence North 15°56'46" West, 155.89 feet; Course 2, thence North 39°28'47" West, 400.91 feet; Course 3, thence North 43°39'40" West, 297.66 feet; Course 4, thence South 38°48'34" West, 59.97 feet; Course 5, thence North 39°53'45" West, 563.34 feet to the Northerly most corner thereof, also being the Easterly most corner of those lands described and recorded in Official Records Book 1945, page 1421, of said Public Records; thence North 39°57'59" West, along the Northeasterly line of last said lands, 643.73 feet to a point lying on the Southeasterly right of way line of County Road No. 739-B (Sandridge Road), a variable width right of way as presently established; thence North 66°34'04" East, departing said Northeasterly line and along said Southeasterly right of way line, 758.88 feet to the Westerly most corner of those lands described and recorded in Official Records Book 1862, page 990, of said Public Records; thence South 42°23'14" East, departing said Southeasterly right of way line and along the Southwesterly line of last said lands, 197.24 feet to the Southerly most corner thereof; thence North 47°26'26" East, along the Southeasterly line thereof, 569.13 feet to the Easterly most corner thereof, said corner lying on said Southeasterly right of way line of County Road No. 739-B; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North 66°22'19" East, 1679.58 feet; Course 2, thence North 24°05'17" West, 6.79 feet to a point on a non-tangent curve concave Northwesterly having a radius of 7672.44 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of 01°20'38", an arc length of 179.97 feet to the Northerly most corner of Tract "C", said Cross Creek Preserve, said corner lying on the Northwesterly prolongation of the Southwesterly line of those lands described and recorded in Official Records Book 4892, page 2004, of said Public

Cross Creek North CDD Boundary Amendment (continued)

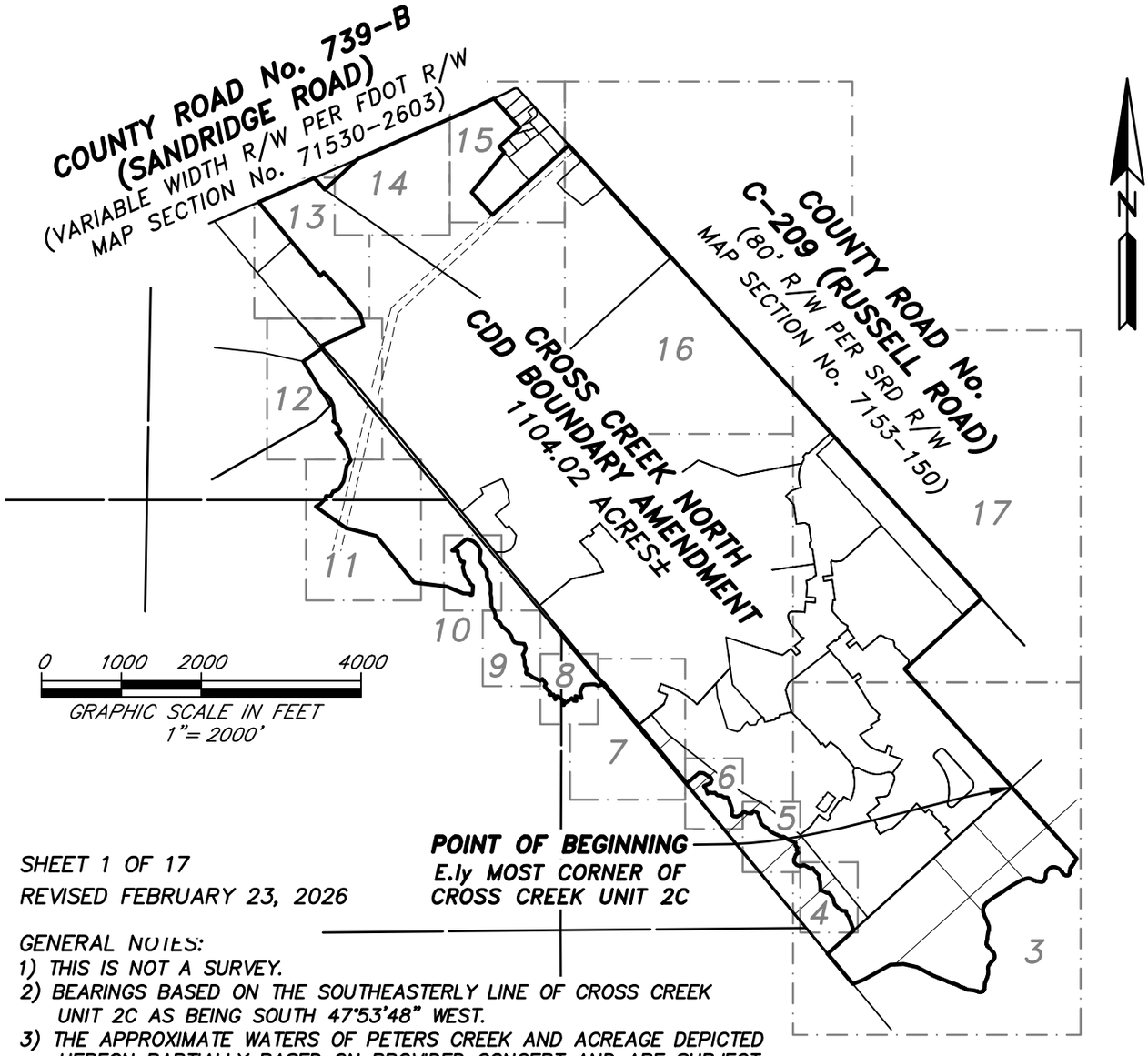
Records, said arc being subtended by a chord bearing and distance of North 65°34'53" East, 179.96 feet; thence South 41°23'28" East, along said Northwesterly prolongation, along said Southwesterly line, and along a non-tangent line, 348.41 feet to the Southerly most corner of last said lands, also being the Westerly most corner of those lands described and recorded in Official Records Book 4914, page 2173, of said Public Records; thence South 43°25'57" East, along the Southwesterly line of last said lands, 140.38 feet to the Southerly most corner thereof, said corner lying on the Northwesterly line of Parcel 310, as described and recorded in Official Records Book 4795, page 417, of said Public Records; thence South 47°25'34" West, along said Northwesterly line, along the Northwesterly line of those lands described and recorded in Official Records Book 3966, page 1508, and Official Records Book 4980, page 1460, both of said Public Records, 353.19 feet to the Westerly most corner of last said lands; thence South 41°59'44" East, along the Southwesterly line thereof, 93.99 feet to the Northerly most corner of those lands described and recorded in Official Records Book 3743, page 825, of said Public Records; thence South 39°28'22" West, departing said Southwesterly line and along the Northwesterly line of last said lands, 648.46 feet to the Westerly most corner thereof; thence South 42°27'44" East, along the Southwesterly line thereof, 385.52 feet to the Southerly most corner thereof; thence North 47°26'29" East, along the Southeasterly line thereof, 628.45 feet to the Easterly most corner thereof, also being the Southerly most corner of those lands described and recorded in Official Records Book 3801, page 1646, of said Public Records; thence North 47°37'41" East, along the Southeasterly line of last said lands and along the Southeasterly line of those lands described and recorded in Official Records Book 4429, page 197, of said Public Records, 667.82 feet to a point lying on the Southwesterly right of way line of County Road No. C-209 (Russell Road), an 80 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: thence South 42°21'02" East, 1901.94 feet to the Northerly most corner of said Cross Creek Unit 2F; Course 2, thence South 42°19'34" East, 1199.83 feet; Course 3, thence South 42°20'50" East, 3601.04 feet; Course 4, thence South 42°17'20" East, 972.69 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4562, page 1170, of said Public Records; thence South 47°20'20" West, departing said Southwesterly right of way line, along the Northwesterly line of last said lands and along the Northwesterly line of those lands described and recorded in Official Records Book 4738, page 1941, of said Public Records, 1305.18 feet to the Westerly most corner of last said lands; thence South 42°14'08" East, along the Southwesterly line thereof, 1992.82 feet to the Point of Beginning.

Containing 1104.02 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B-1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B-2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D-1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D-2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E-1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E-2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 17

REVISED FEBRUARY 23, 2026

GENERAL NOTES:

1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHEASTERLY LINE OF CROSS CREEK UNIT 2C AS BEING SOUTH 47°53'48" WEST.
3) THE APPROXIMATE WATERS OF PETERS CREEK AND ACREAGE DEPICTED HEREON PARTIALLY BASED ON PROVIDED CONCEPT AND ARE SUBJECT TO CHANGE UPON A COMPLETE AND ACCURATE BOUNDARY SURVEY.

ETM SURVEYING & MAPPING

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Jacksonville, Florida 32258

(904) 642-8550
www.etminc.com

Certificate of Authorization No: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

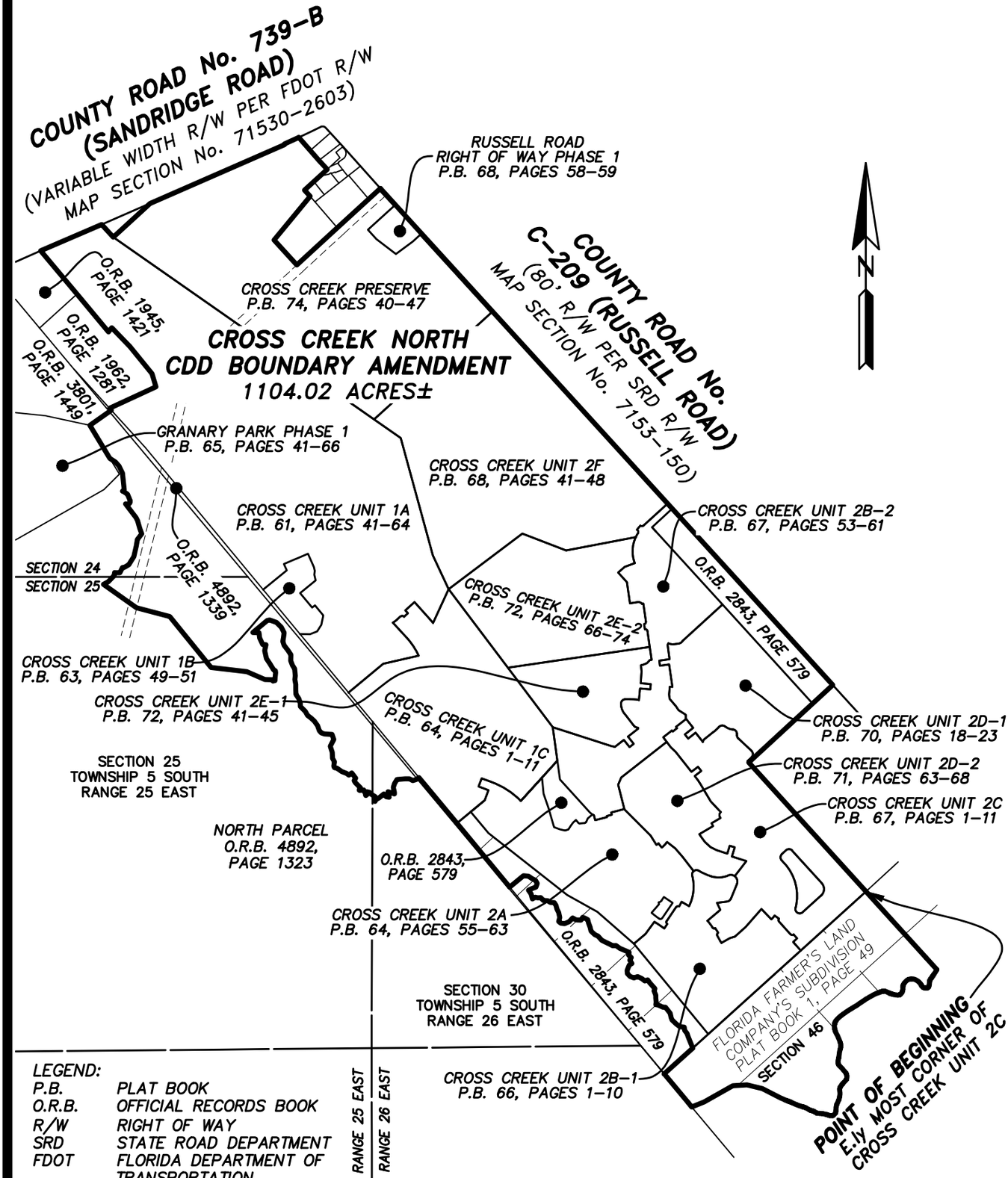
SCALE: 1" = 2000'

DATE: JANUARY 20, 2026

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA PSM No. 4827

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B–1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B–2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D–1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D–2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E–1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E–2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 750 1500 3000

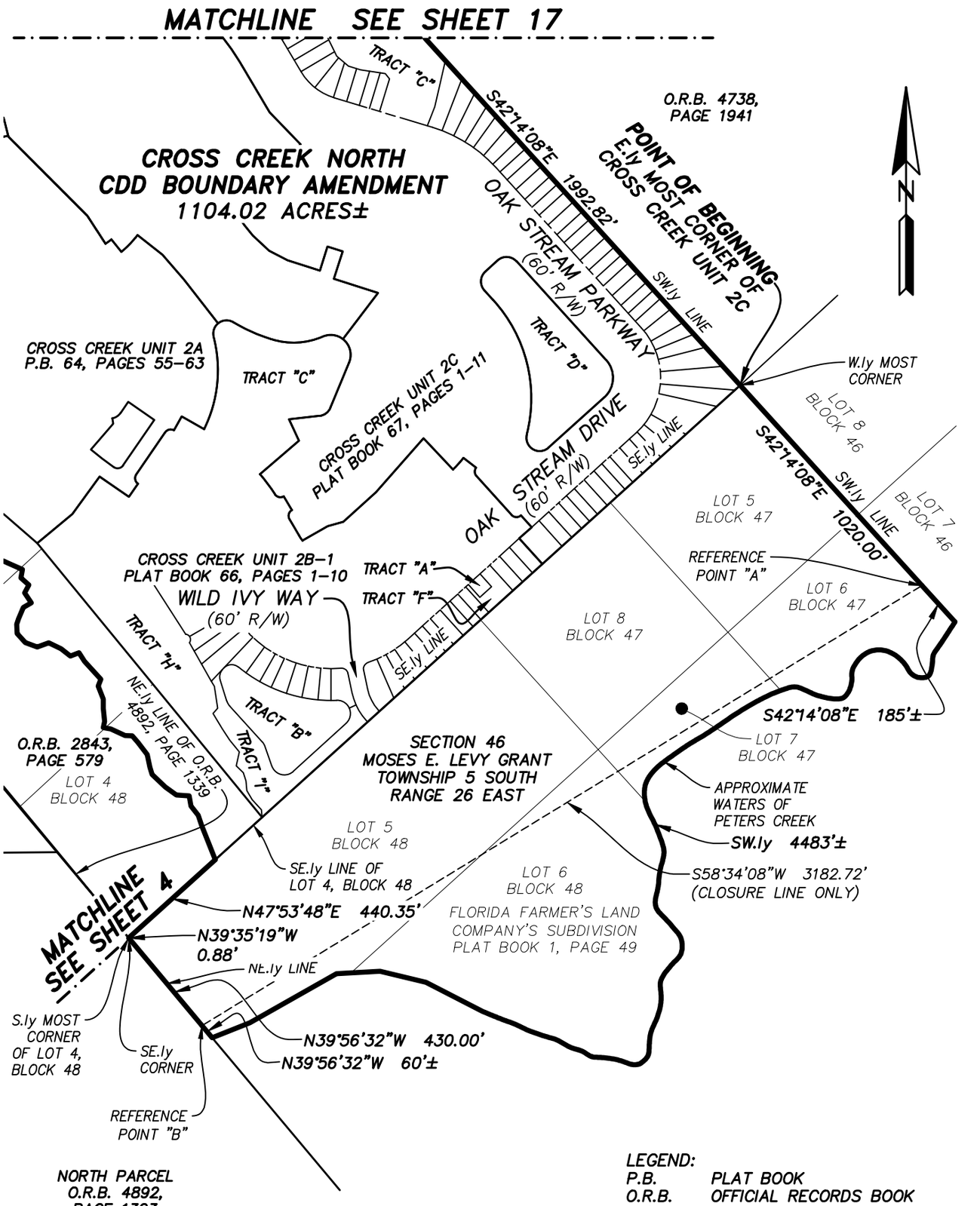
GRAPHIC SCALE IN FEET
1"= 1500'

SHEET 2 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B–1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B–2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D–1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D–2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E–1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E–2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 3 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642–8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25–160.09 FILE NO.: 131B–09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

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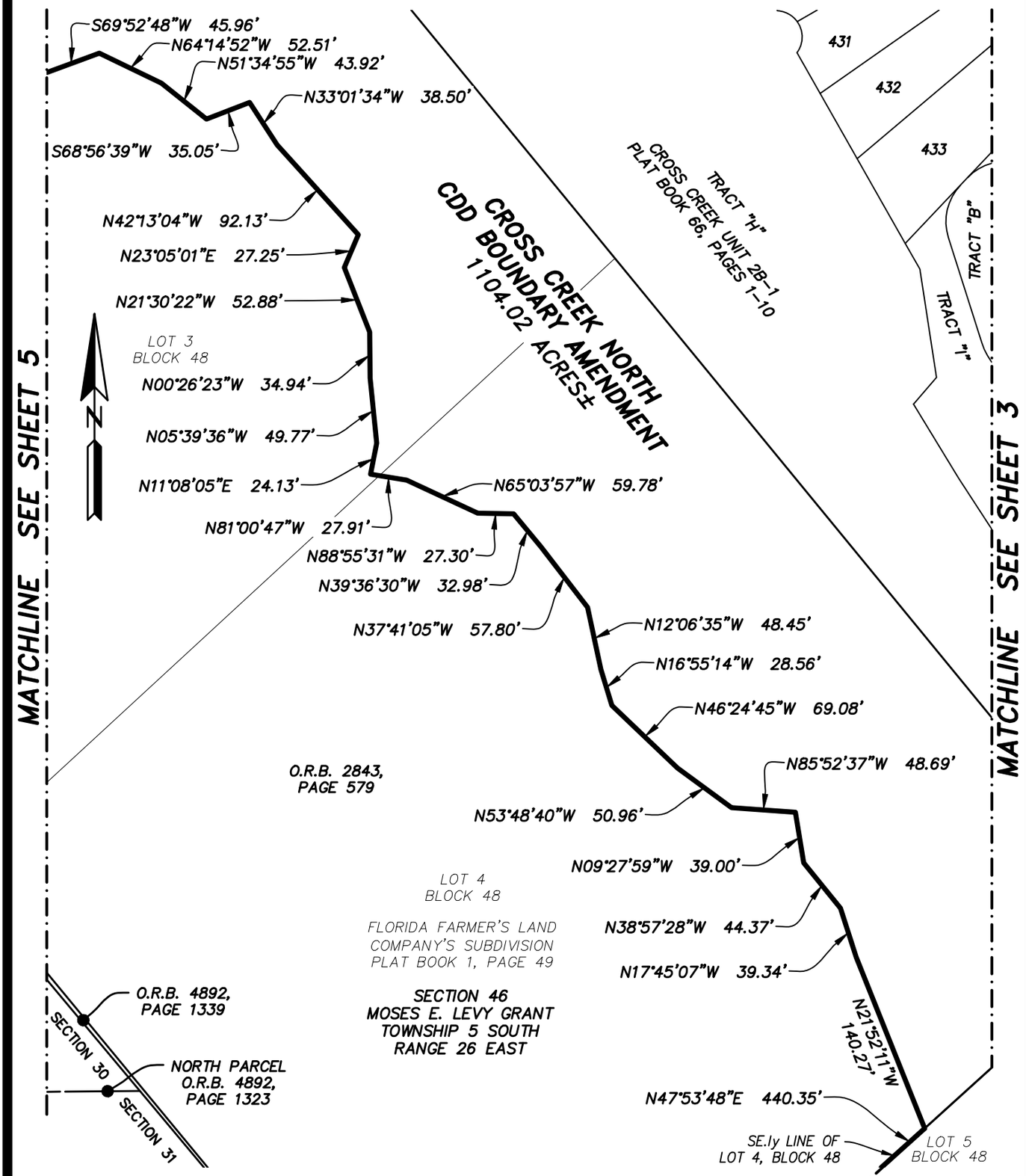

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 4 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

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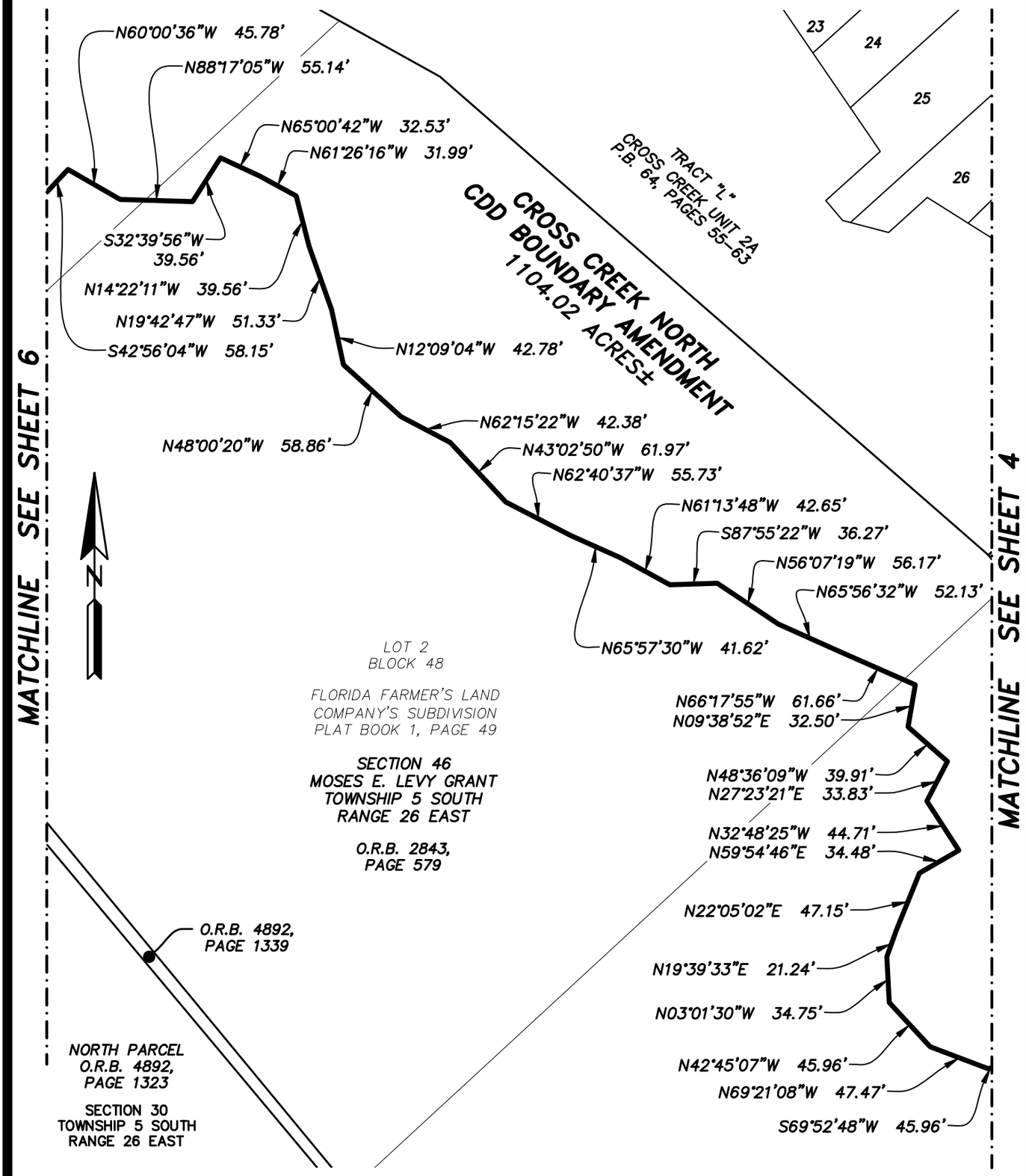

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 5 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642–8550
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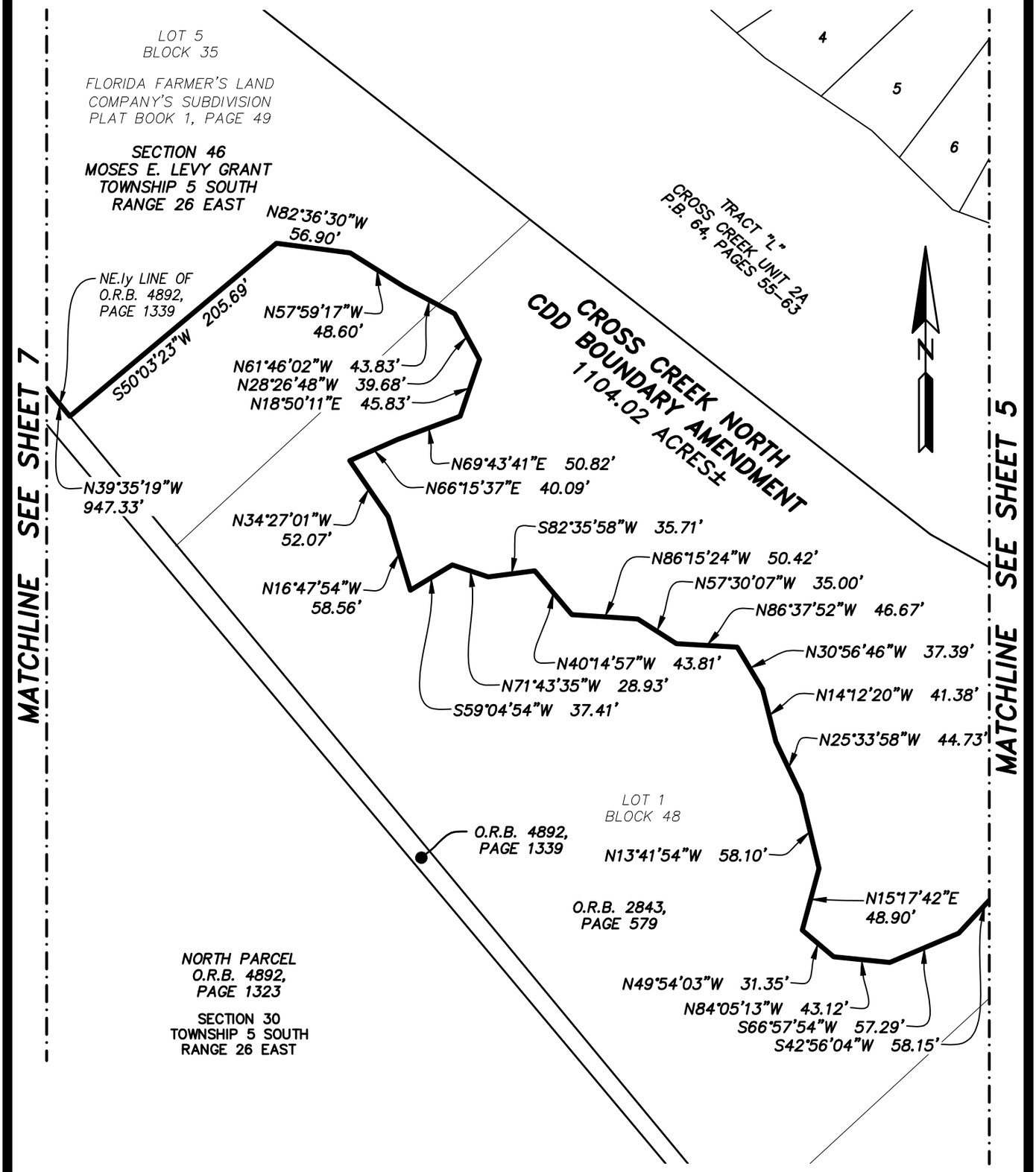

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
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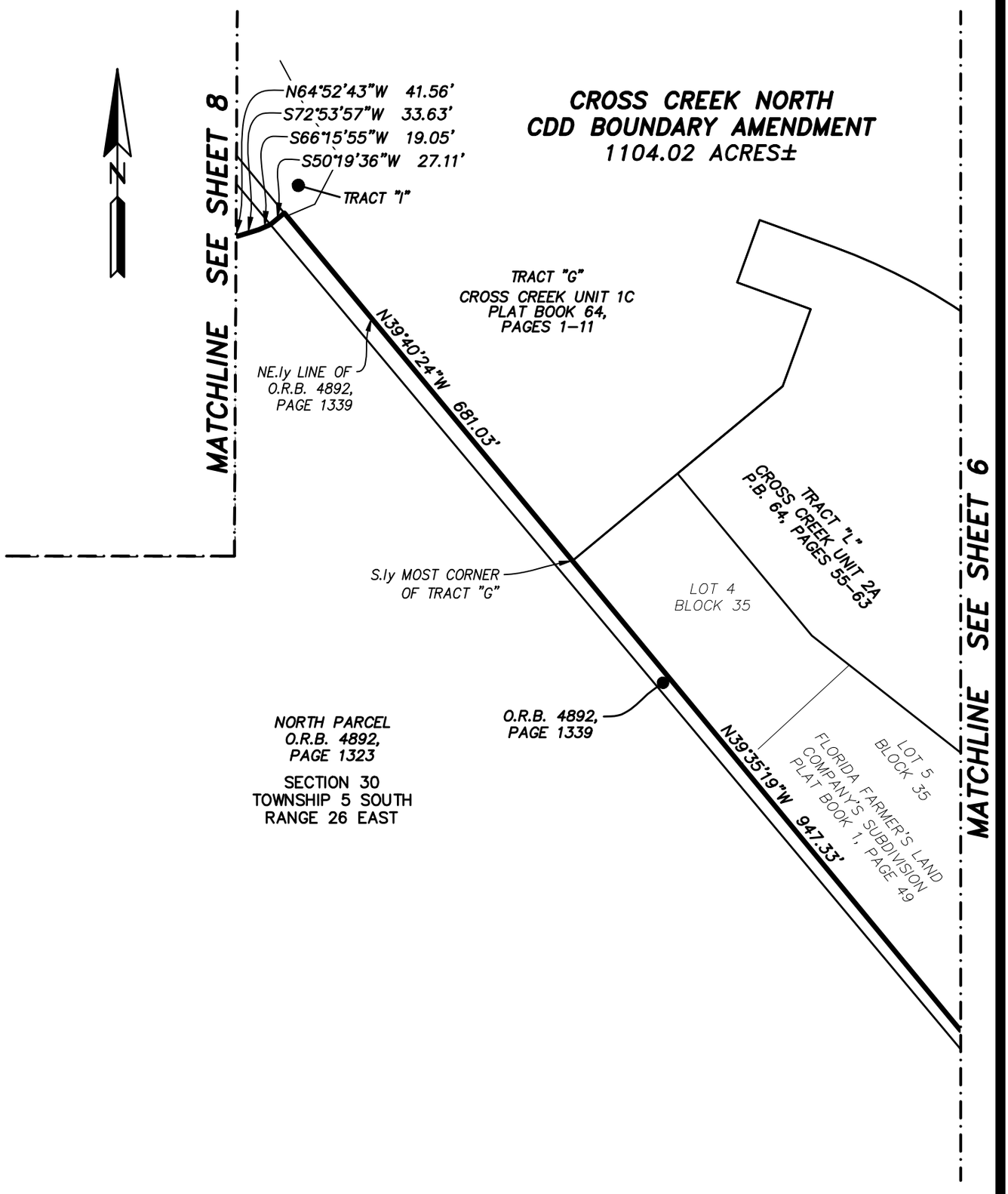

LEGEND:

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R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 7 OF 17
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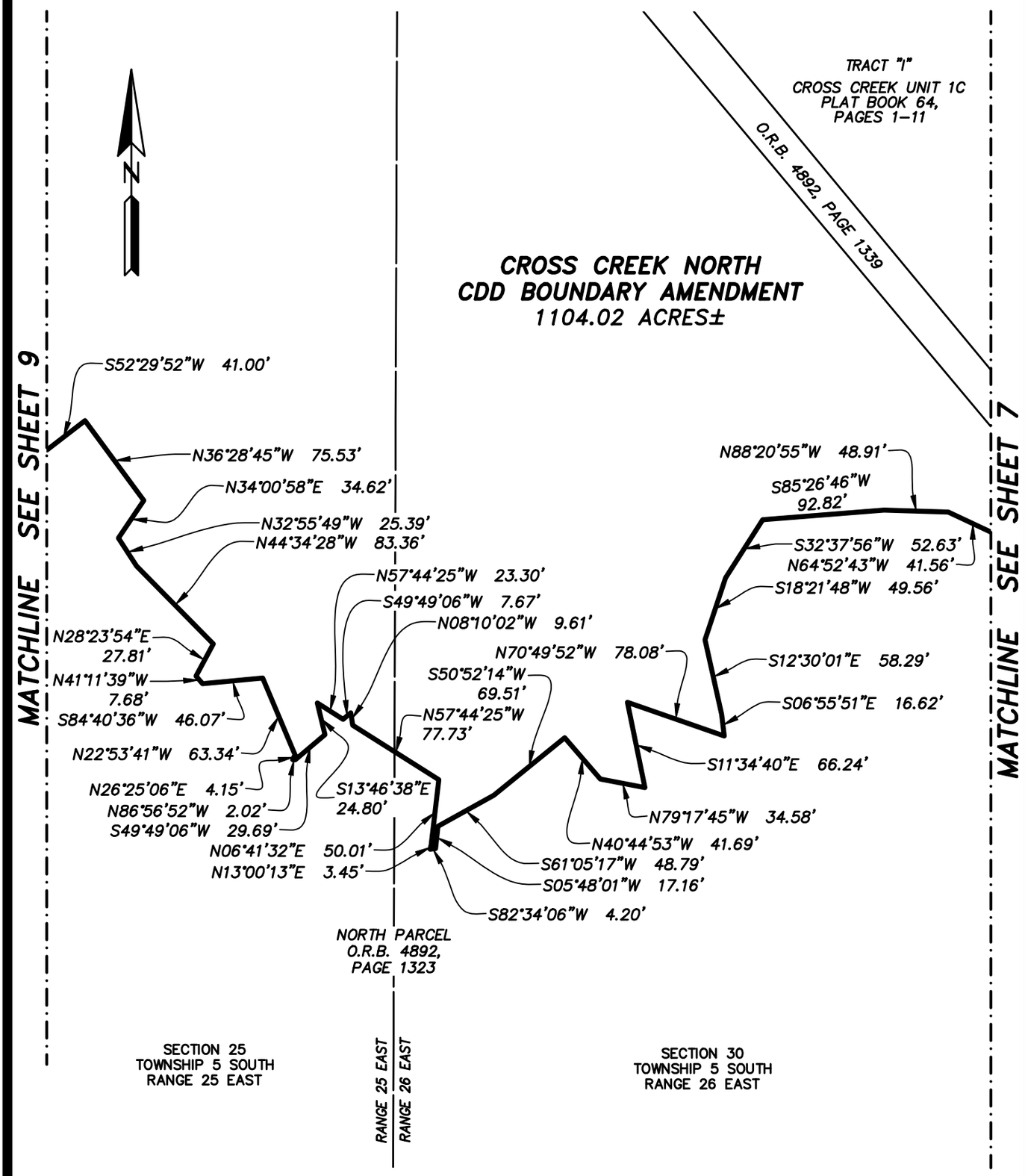

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 8 OF 17
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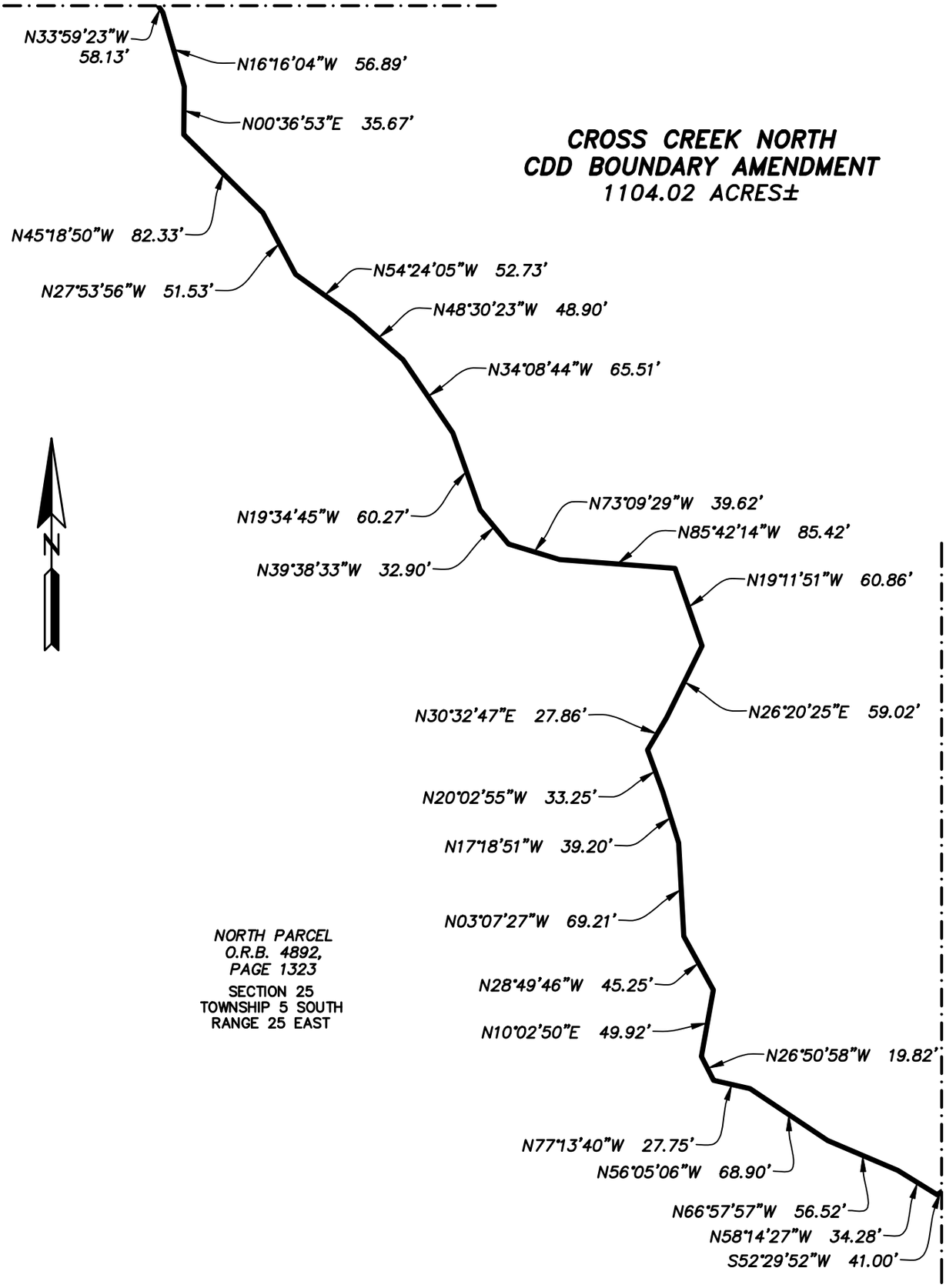
MATCHLINE SEE SHEET 10

CROSS CREEK NORTH
CDD BOUNDARY AMENDMENT
1104.02 ACRES±



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 9 OF 17
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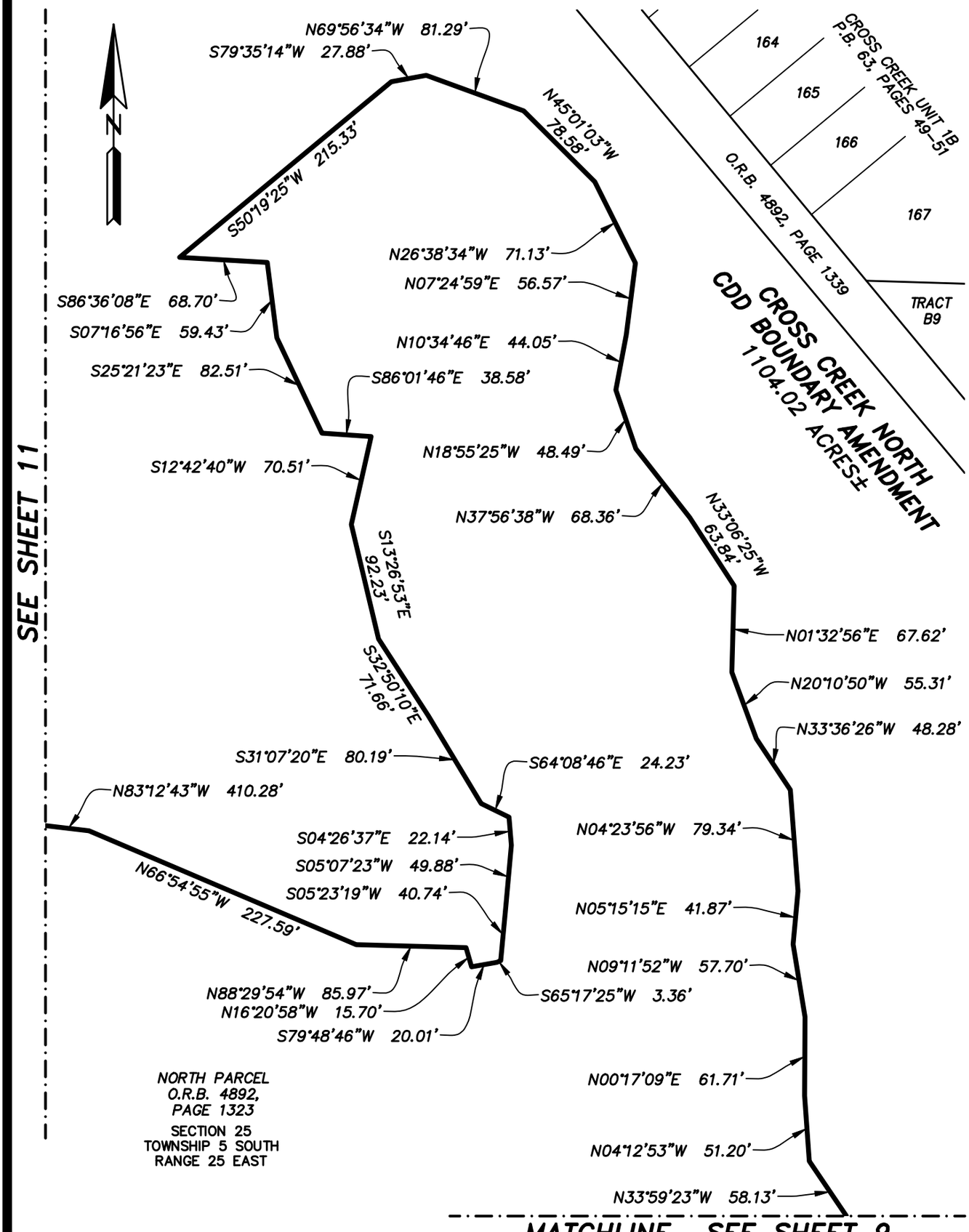

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 10 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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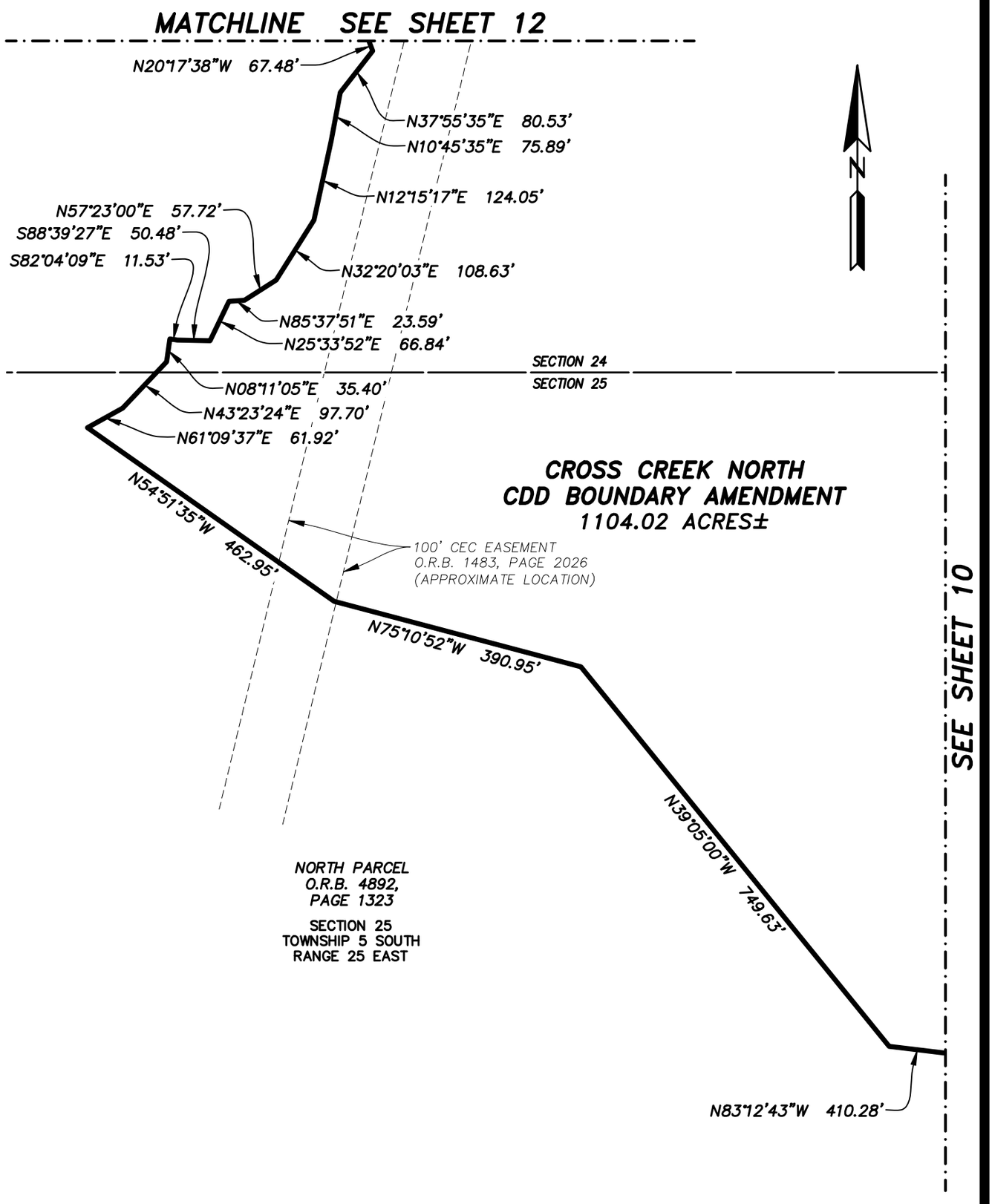

LEGEND:

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R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
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SHEET 11 OF 17
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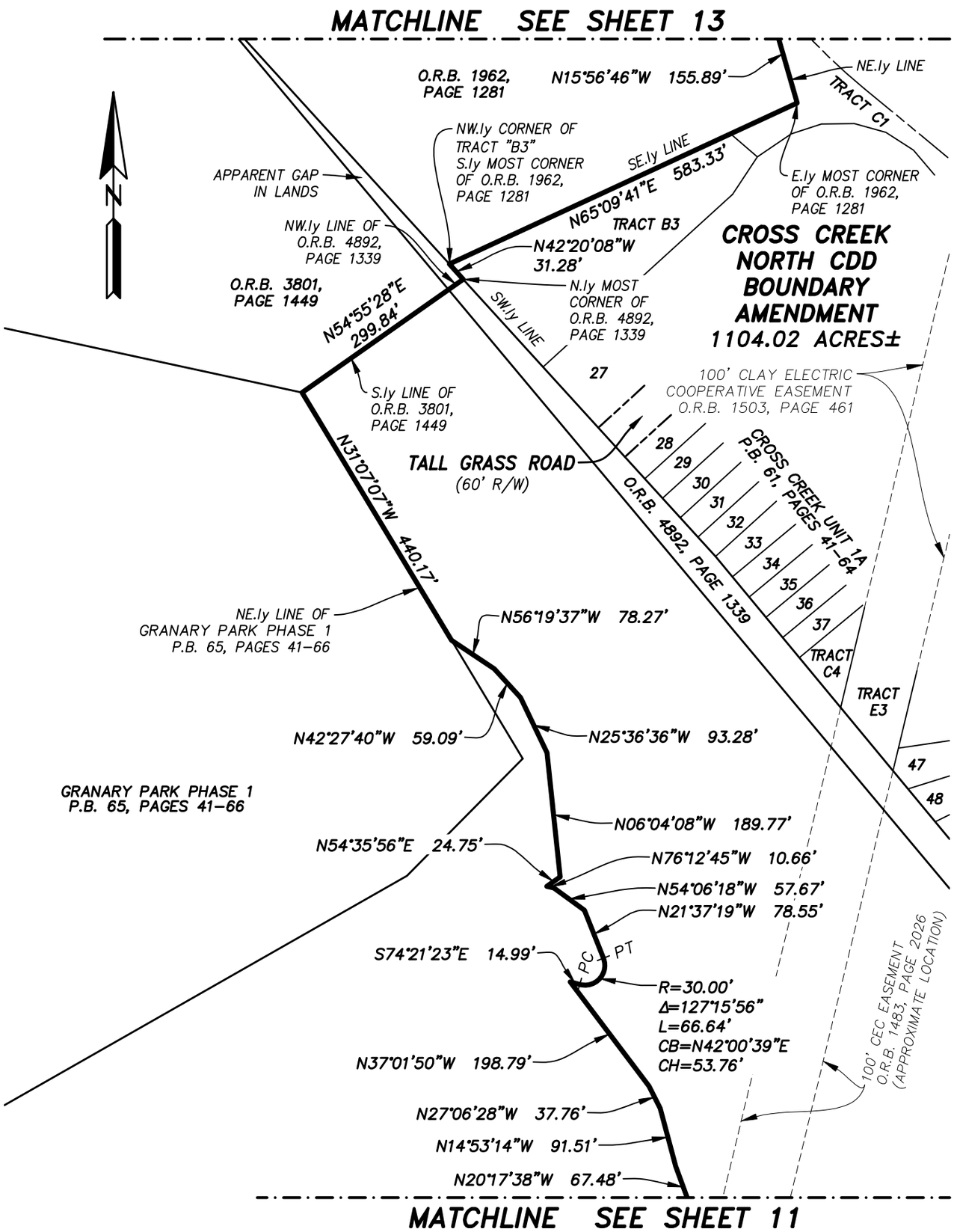

LEGEND:

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O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 12 OF 17
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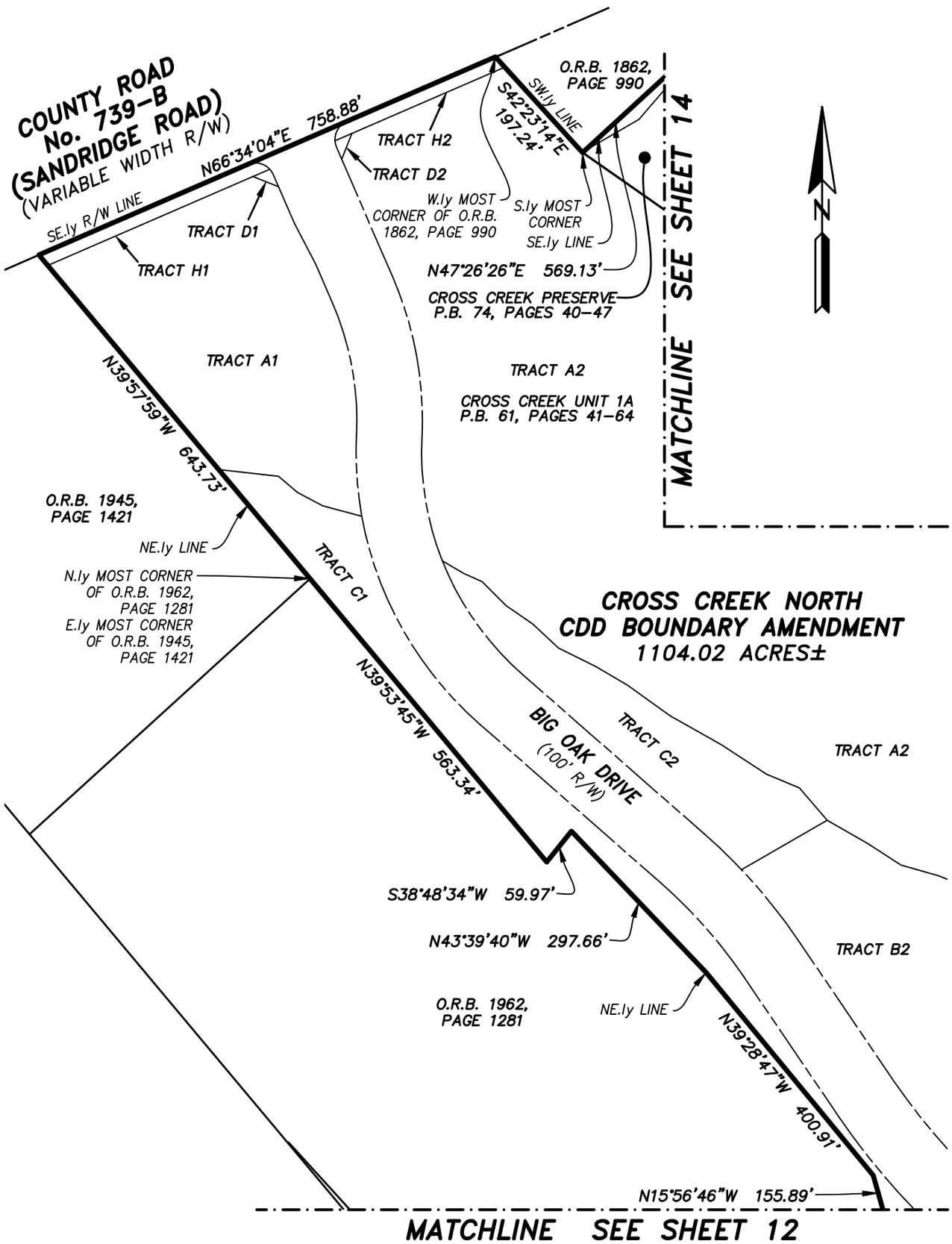
A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B-1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B-2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D-1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D-2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E-1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E-2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 13 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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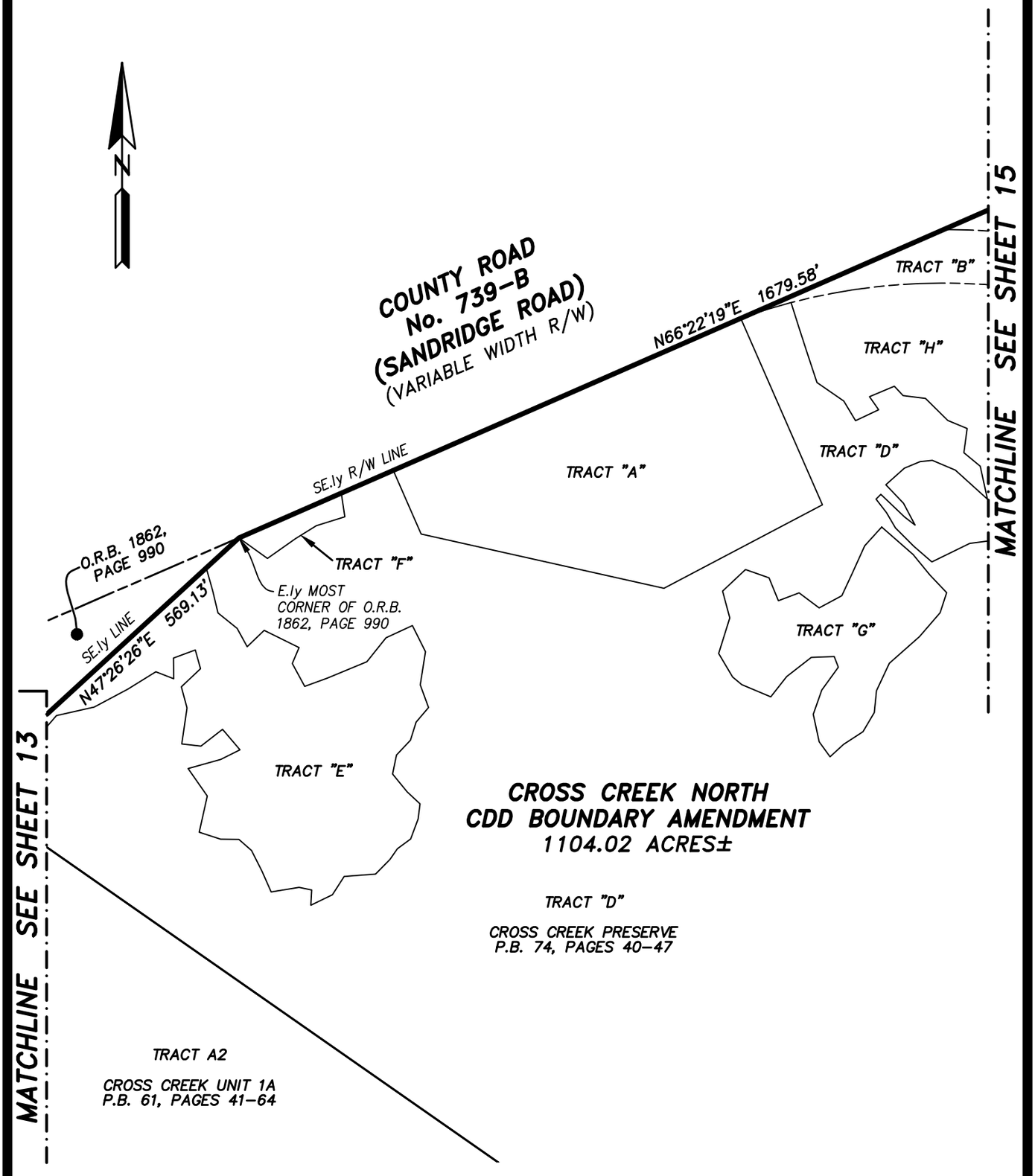

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 14 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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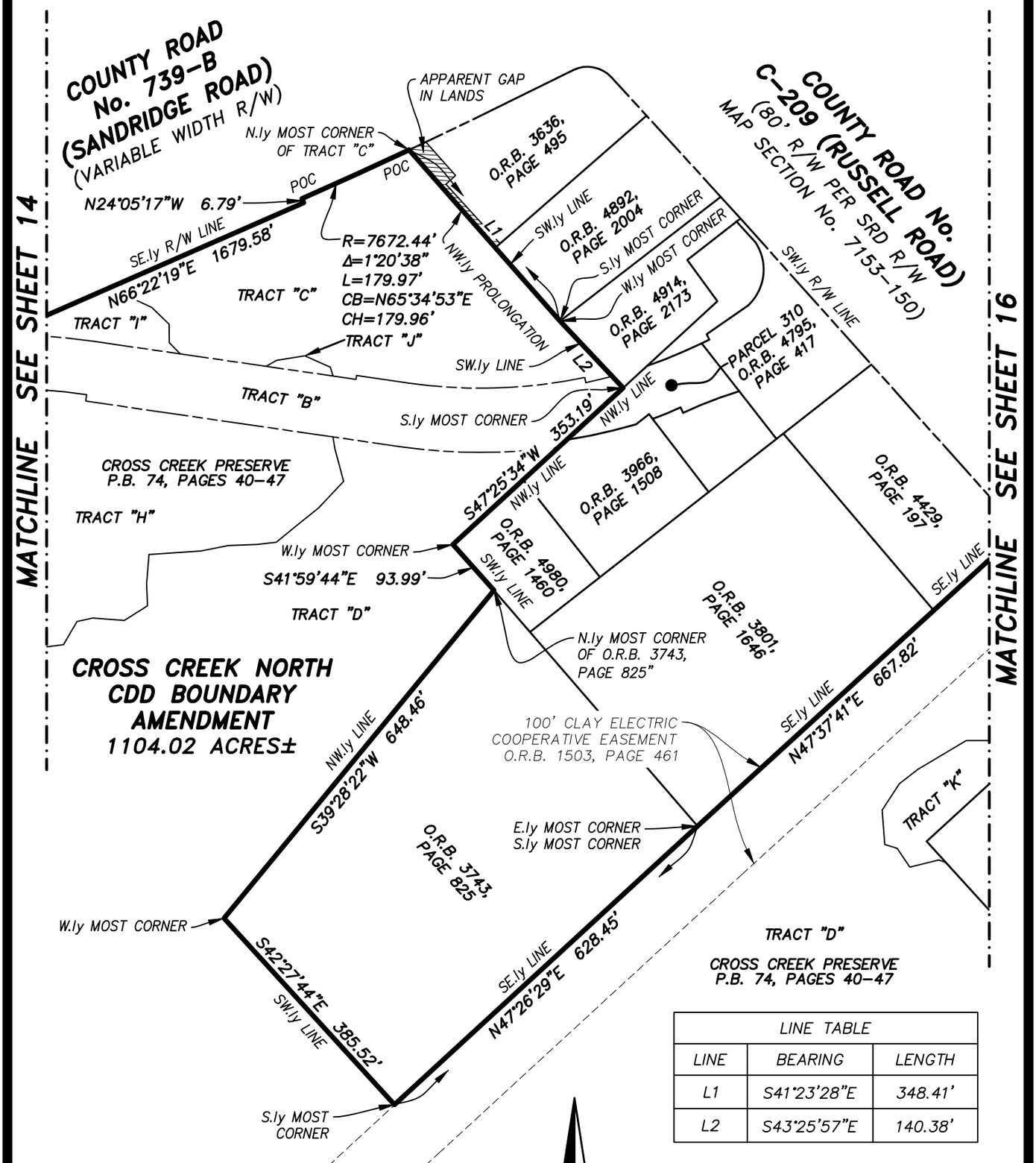

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°23'28"E	348.41'
L2	S43°25'57"E	140.38'

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
POC	POINT ON CURVE
L1	TABULATED LINE DATA
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 15 OF 17
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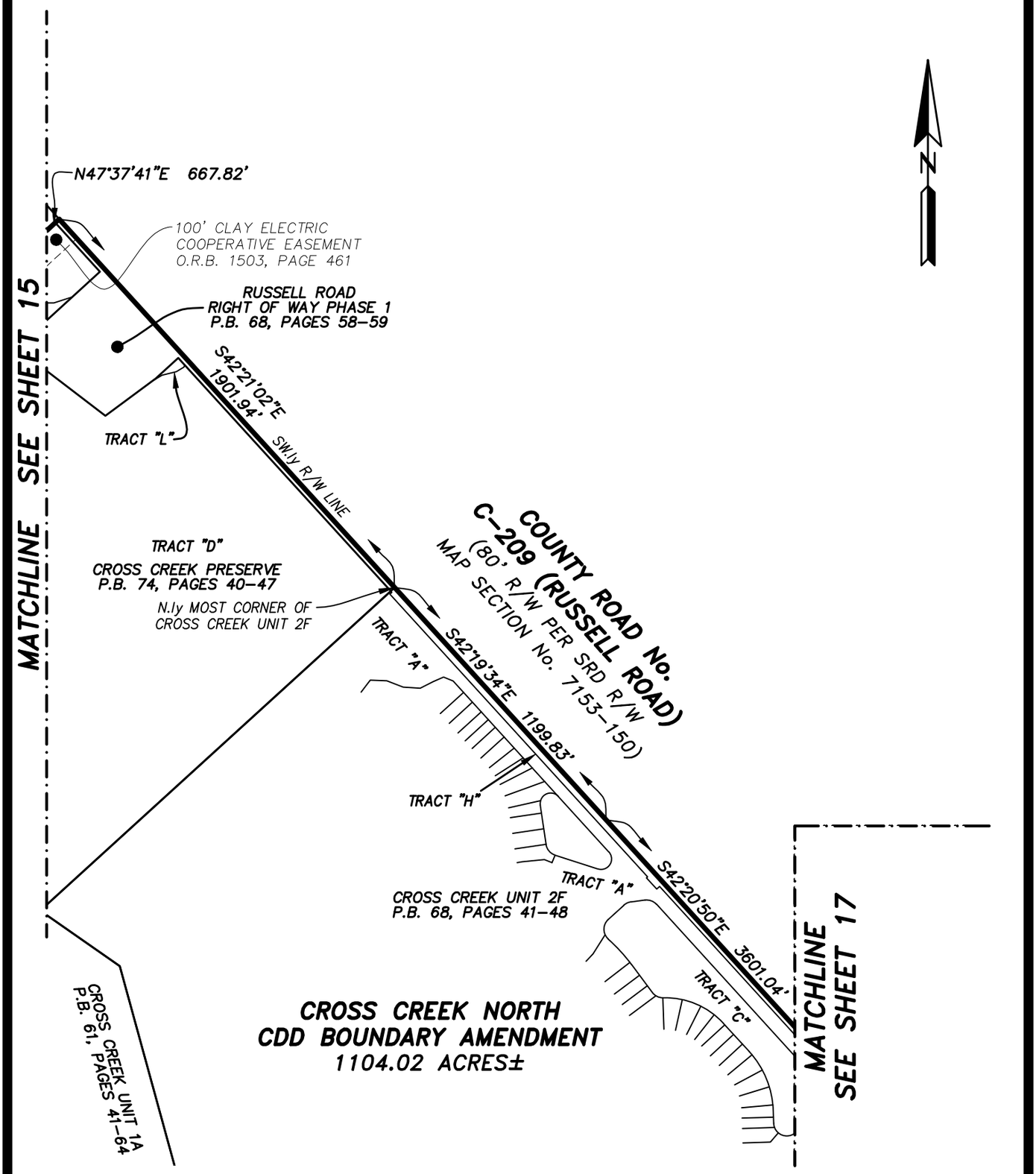

CROSS CREEK NORTH
CDD BOUNDARY AMENDMENT
1104.02 ACRES±

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 16 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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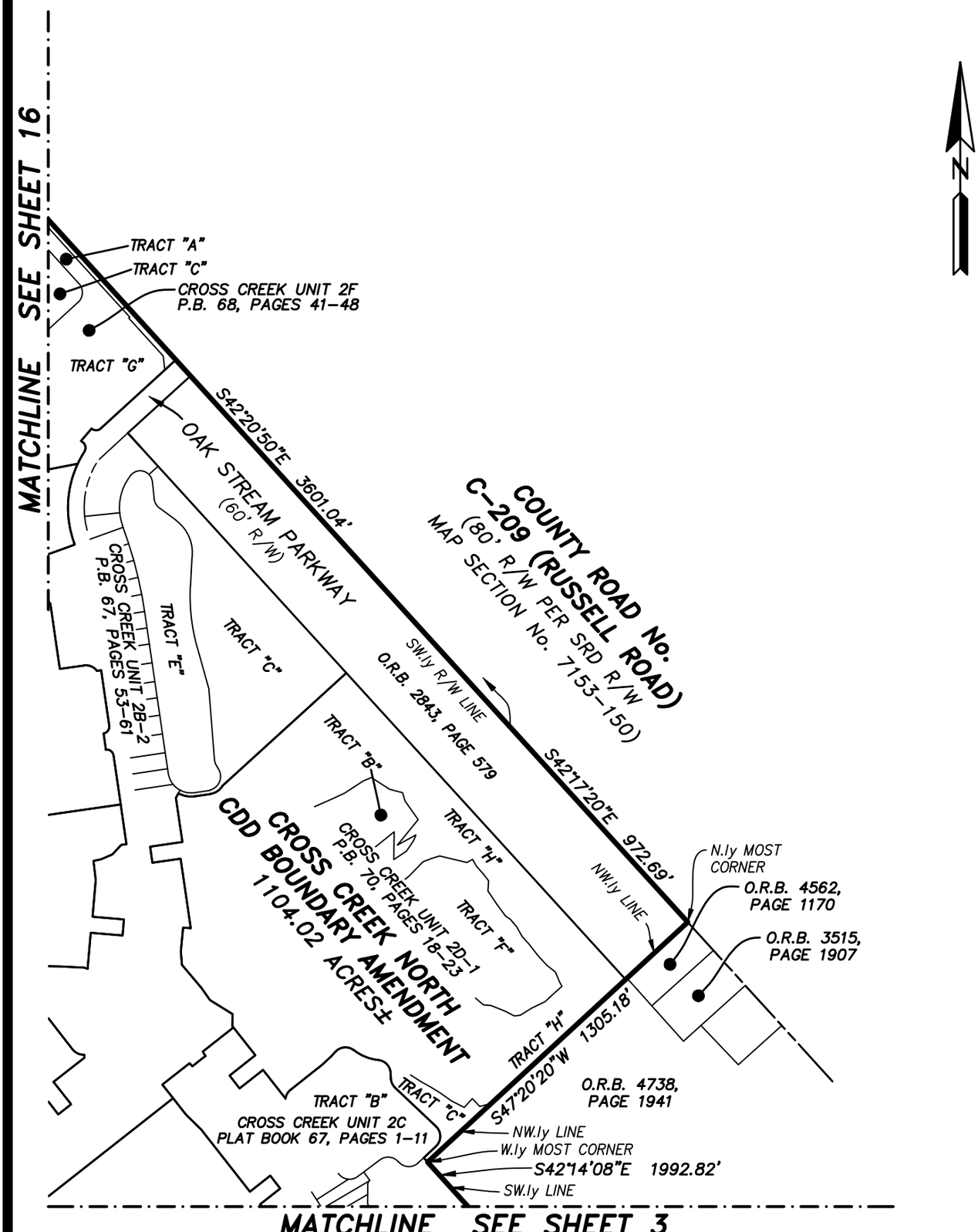

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
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0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 17 OF 17
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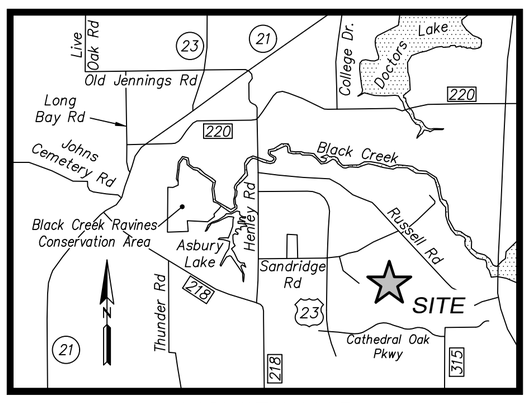
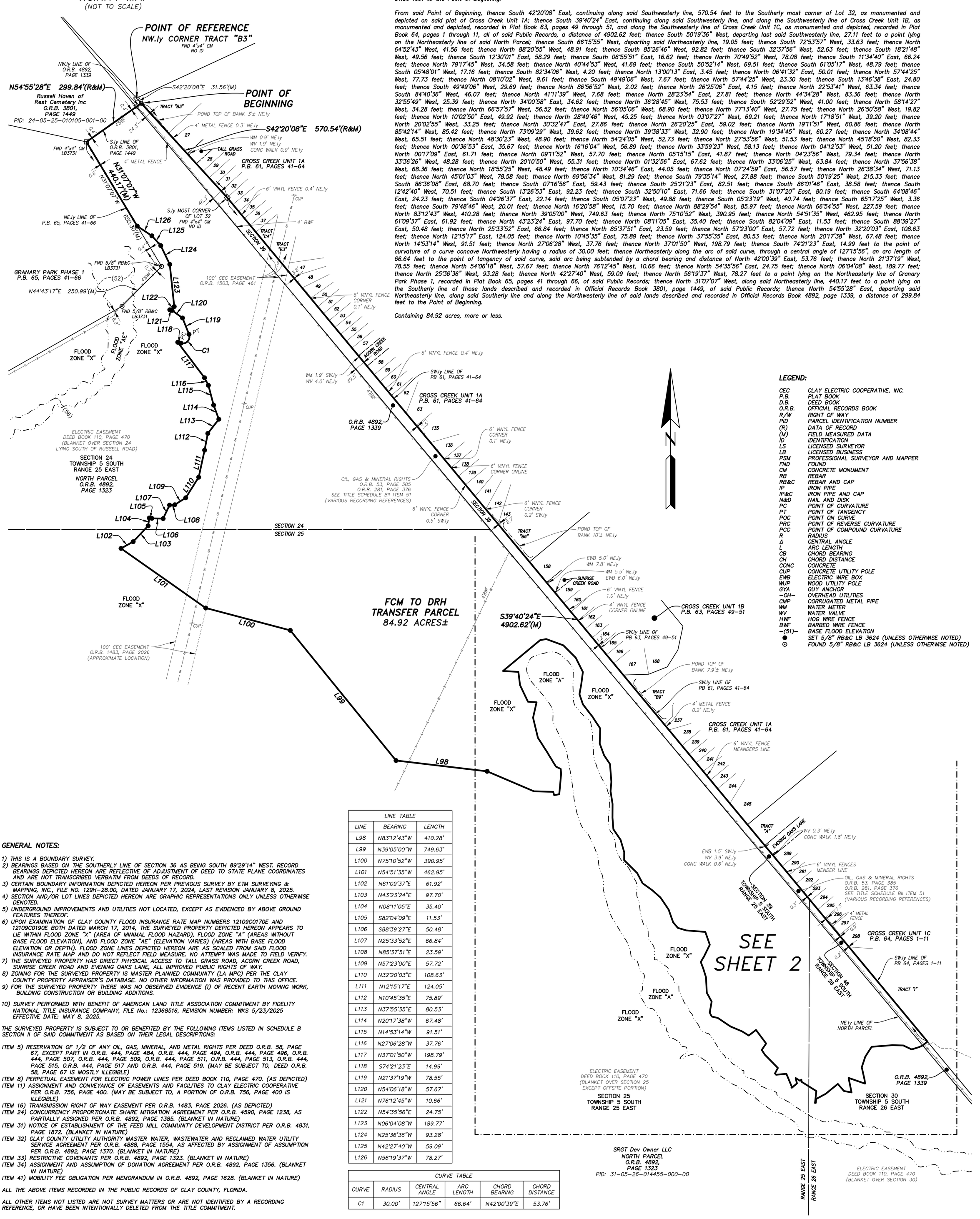
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTIONS 24, 25 AND 39, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTIONS 30 AND 46, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL LYING IN CLAY COUNTY, FLORIDA, BEING A PORTION OF NORTH PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



VICINITY MAP
(NOT TO SCALE)



SURVEYOR'S DESCRIPTION

A portion of Sections 24, 25 and 39, Township 5 South, Range 25 East, together with a portion of Sections 30 and 46, Township 5 South, Range 26 East, all lying in Clay County, Florida, being a portion of North Parcel, as described and recorded in Official Records Book 4892, page 1323, and a portion of those lands described and recorded in Official Records Book 4892, page 1339, all of the Public Records of said county, being more particularly described as follows:

For a Point of Reference commence at the Northwesterly corner of Tract "B3", as monumented and depicted on Cross Creek Unit 1A, recorded in Plat Book 61, pages 41 through 64, of the Public Records of said county; thence South 42°20' 08" East, along the Southwesterly line of said Cross Creek Unit 1A, as monumented and depicted, a distance of 31.56 feet to the Point of Beginning.

From said Point of Beginning, thence South 42°20'08" East, continuing along said Southwesterly line, 570.54 feet to the Southerly most corner of Lot 32, as monumented and depicted on said plat of Cross Creek Unit 1A; thence South 39°40'24" East, continuing along said Southwesterly line, and along the Southwesterly line of Cross Creek Unit 1B, as monumented and depicted, recorded in Plat Book 63, pages 49 through 51, and along the Southwesterly line of Cross Creek Unit 1C, as monumented and depicted, recorded in Plat Book 64, pages 1 through 11, all of said Public Records, a distance of 4902.62 feet; thence South 50°19'36" West, departing last said Southwesterly line, 27.11 feet to a point lying on the Northeasterly line of said North Parcel; thence South 66°15'55" West, departing said Northeasterly line, 19.05 feet; thence South 72°53'57" West, 33.63 feet; thence North 64°52'43" West, 41.56 feet; thence North 88°20'55" West, 48.91 feet; thence South 85°26'46" West, 92.82 feet; thence South 32°37'56" West, 52.63 feet; thence South 18°21'48" West, 49.56 feet; thence South 12°30'01" East, 58.29 feet; thence South 06°55'51" East, 16.62 feet; thence North 70°49'52" West, 78.08 feet; thence South 11°34'40" East, 66.24 feet; thence North 79°17'45" West, 34.58 feet; thence North 40°44'53" West, 41.69 feet; thence South 50°52'14" West, 69.51 feet; thence South 61°05'17" West, 48.79 feet; thence South 05°48'01" West, 17.16 feet; thence South 82°34'06" West, 4.20 feet; thence North 13°00'13" East, 3.45 feet; thence North 06°41'32" East, 50.01 feet; thence North 57°44'25" West, 77.73 feet; thence North 08°10'02" West, 9.61 feet; thence South 49°49'06" West, 7.67 feet; thence North 57°44'25" West, 23.30 feet; thence South 13°46'38" East, 24.80 feet; thence South 49°49'06" West, 29.69 feet; thence North 86°56'52" West, 2.02 feet; thence North 26°25'06" East, 4.15 feet; thence North 22°53'41" West, 63.34 feet; thence South 84°40'36" West, 46.07 feet; thence North 41°11'39" West, 7.68 feet; thence North 28°23'54" East, 27.81 feet; thence North 44°34'28" West, 83.36 feet; thence North 32°55'49" West, 25.39 feet; thence North 34°00'58" East, 34.62 feet; thence North 36°28'45" West, 75.53 feet; thence South 52°29'52" West, 41.00 feet; thence North 58°14'27" West, 34.28 feet; thence North 66°57'57" West, 56.52 feet; thence North 56°05'06" West, 68.90 feet; thence North 77°13'40" West, 27.75 feet; thence North 26°50'58" West, 19.82 feet; thence North 10°02'50" East, 49.92 feet; thence North 28°49'46" West, 45.25 feet; thence North 03°07'27" West, 69.21 feet; thence North 17°18'51" West, 39.20 feet; thence North 20°02'55" West, 33.25 feet; thence North 30°32'47" East, 27.86 feet; thence North 26°20'25" East, 59.02 feet; thence North 19°11'51" West, 60.86 feet; thence North 85°42'14" West, 85.42 feet; thence North 73°09'29" West, 39.62 feet; thence North 39°38'33" West, 32.90 feet; thence North 19°34'45" West, 60.27 feet; thence North 34°08'44" West, 65.51 feet; thence North 48°30'23" West, 48.90 feet; thence North 54°24'05" West, 52.73 feet; thence North 27°53'56" West, 51.53 feet; thence North 45°18'50" West, 82.33 feet; thence North 00°36'53" East, 35.67 feet; thence North 16°16'04" West, 56.89 feet; thence North 33°59'23" West, 58.13 feet; thence North 04°12'53" West, 51.20 feet; thence North 00°17'09" East, 61.71 feet; thence North 09°11'52" West, 57.70 feet; thence North 05°15'15" East, 41.87 feet; thence North 04°23'56" West, 79.34 feet; thence North 33°36'26" West, 48.28 feet; thence North 20°10'50" West, 55.31 feet; thence North 01°32'56" East, 67.62 feet; thence North 33°06'25" West, 63.84 feet; thence North 37°56'38" West, 68.36 feet; thence North 18°55'25" West, 48.49 feet; thence North 10°34'46" East, 44.05 feet; thence North 07°24'59" East, 56.57 feet; thence North 26°38'34" West, 71.13 feet; thence North 45°01'03" West, 78.58 feet; thence North 69°56'34" West, 81.29 feet; thence South 79°35'14" West, 27.88 feet; thence South 50°19'25" West, 215.33 feet; thence South 86°36'08" East, 68.70 feet; thence South 07°16'56" East, 59.43 feet; thence South 25°21'23" East, 82.51 feet; thence South 86°01'46" East, 38.58 feet; thence South 12°42'40" West, 70.51 feet; thence South 13°26'53" East, 92.23 feet; thence South 32°50'10" East, 71.66 feet; thence South 31°07'20" East, 80.19 feet; thence South 64°08'46" East, 24.23 feet; thence South 04°26'37" East, 22.14 feet; thence South 05°07'23" West, 49.88 feet; thence South 05°23'19" West, 40.74 feet; thence South 65°17'25" West, 3.36 feet; thence South 79°48'46" West, 20.01 feet; thence North 16°20'58" West, 15.70 feet; thence North 88°29'54" West, 85.97 feet; thence North 66°54'55" West, 227.59 feet; thence North 83°12'43" West, 410.28 feet; thence North 39°05'00" West, 749.63 feet; thence North 75°10'52" West, 390.95 feet; thence North 54°51'35" West, 462.95 feet; thence North 61°09'37" East, 61.92 feet; thence North 43°23'24" East, 97.70 feet; thence North 08°11'05" East, 35.40 feet; thence South 82°04'09" East, 11.53 feet; thence South 88°39'27" East, 50.48 feet; thence North 25°33'52" East, 66.84 feet; thence North 85°37'51" East, 23.59 feet; thence North 57°23'00" East, 57.72 feet; thence North 32°20'03" East, 108.63 feet; thence North 12°15'17" East, 124.05 feet; thence North 10°45'35" East, 75.89 feet; thence North 37°55'35" East, 80.53 feet; thence North 20°17'38" West, 67.48 feet; thence North 14°53'14" West, 91.51 feet; thence North 27°06'28" West, 37.76 feet; thence North 37°01'50" West, 198.79 feet; thence South 74°21'23" East, 14.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 127°15'56", an arc length of 66.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°00'39" East, 53.76 feet; thence North 21°37'19" West, 78.55 feet; thence North 54°06'18" West, 57.67 feet; thence North 76°12'45" West, 10.66 feet; thence North 54°35'56" East, 24.75 feet; thence North 06°04'08" West, 189.77 feet; thence North 25°36'36" West, 93.28 feet; thence North 42°27'40" West, 59.09 feet; thence North 56°19'37" West, 78.27 feet to a point lying on the Northeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records; thence North 31°07'07" West, along said Northeasterly line, 440.17 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line, along said Southerly line and along the Northwesterly line of said lands described and recorded in Official Records Book 4892, page 1339, a distance of 299.84 feet to the Point of Beginning.

Containing 84.92 acres, more or less.

LEGEND:

CEC	CLAY ELECTRIC COOPERATIVE, INC.
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
PID	PARCEL IDENTIFICATION NUMBER
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA
ID	IDENTIFICATION
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND
CM	CONCRETE MONUMENT
RB	REBAR
RB&C	REBAR AND CAP
IP	IRON PIPE
IP&C	IRON PIPE AND CAP
N&D	NAIL AND DISK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CONC	CONCRETE
CUP	CONCRETE UTILITY POLE
EWB	ELECTRIC WIRE BOX
WUP	WOOD UTILITY POLE
GYA	GUY ANCHOR
-OH-	OVERHEAD UTILITIES
CMP	CORRUGATED METAL PIPE
WM	WATER METER
WV	WATER VALVE
HWF	HOG WIRE FENCE
BWF	BARBED WIRE FENCE
-(51)-	BASE FLOOD ELEVATION
●	SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
⊙	FOUND 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L98	N83°12'43"W	410.28'
L99	N39°05'00"W	749.63'
L100	N75°10'52"W	390.95'
L101	N54°51'35"W	462.95'
L102	N61°09'37"E	61.92'
L103	N43°23'24"E	97.70'
L104	N08°11'05"E	35.40'
L105	S82°04'09"E	11.53'
L106	S88°39'27"E	50.48'
L107	N25°33'52"E	66.84'
L108	N85°37'51"E	23.59'
L109	N57°23'00"E	57.72'
L110	N32°20'03"E	108.63'
L111	N12°15'17"E	124.05'
L112	N10°45'35"E	75.89'
L113	N37°55'35"E	80.53'
L114	N20°17'38"W	67.48'
L115	N14°53'14"W	91.51'
L116	N27°06'28"W	37.76'
L117	N37°01'50"W	198.79'
L118	S74°21'23"E	14.99'
L119	N21°37'19"W	78.55'
L120	N54°06'18"W	57.67'
L121	N76°12'45"W	10.66'
L122	N54°35'56"E	24.75'
L123	N06°04'08"W	189.77'
L124	N25°36'36"W	93.28'
L125	N42°27'40"W	59.09'
L126	N56°19'37"W	78.27'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	127°15'56"	66.64'	N42°00'39"E	53.76'

GENERAL NOTES:

1) THIS IS A BOUNDARY SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 36 AS BEING SOUTH 89°29'14" WEST. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.
3) CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ETM SURVEYING & MAPPING, INC., FILE NO. 129H-28.00, DATED JANUARY 17, 2024, LAST REVISION JANUARY 8, 2025.
4) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
5) UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.
6) UPON EXAMINATION OF CLAY COUNTY FLOOD INSURANCE RATE MAP NUMBERS 12109C0170E AND 12109C0190E BOTH DATED MARCH 17, 2014, THE SURVEYED PROPERTY DEPICTED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "A" (AREAS WITHOUT BASE FLOOD ELEVATION), AND FLOOD ZONE "AE" (ELEVATION VARIES) (AREAS WITH BASE FLOOD ELEVATION OR DEPTH). FLOOD ZONE LINES DEPICTED HEREON ARE AS SCALED FROM SAID FLOOD INSURANCE RATE MAP AND DO NOT REFLECT FIELD MEASURE. NO ATTEMPT WAS MADE TO FIELD VERIFY.
7) THE SURVEYED PROPERTY HAS DIRECT PHYSICAL ACCESS TO TALL GRASS ROAD, ACORN CREEK ROAD, SUNRISE CREEK ROAD AND EVENING OAKS LANE, ALL IMPROVED PUBLIC RIGHTS OF WAY.
8) ZONING FOR THE SURVEYED PROPERTY IS MASTER PLANNED COMMUNITY (LA MPC) PER THE CLAY COUNTY PROPERTY APPRAISER'S DATABASE. NO OTHER INFORMATION WAS PROVIDED TO THIS OFFICE.
9) FOR THE SURVEYED PROPERTY THERE WAS NO OBSERVED EVIDENCE (I) OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10) SURVEY PERFORMED WITH BENEFIT OF AMERICAN LAND TITLE ASSOCIATION COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE No.: 12368516, REVISION NUMBER: WKS 5/23/2025 EFFECTIVE DATE: MAY 8, 2025.

THE SURVEYED PROPERTY IS SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

ITEM 5) RESERVATION OF 1/2 OF ANY OIL, GAS, MINERAL, AND METAL RIGHTS PER DEED O.R.B. 58, PAGE 67, EXCEPT PART IN O.R.B. 444, PAGE 484, O.R.B. 444, PAGE 494, O.R.B. 444, PAGE 496, O.R.B. 444, PAGE 507, O.R.B. 444, PAGE 509, O.R.B. 444, PAGE 511, O.R.B. 444, PAGE 513, O.R.B. 444, PAGE 515, O.R.B. 444, PAGE 517 AND O.R.B. 444, PAGE 519. (MAY BE SUBJECT TO, DEED O.R.B. 58, PAGE 67 IS MOSTLY ILLEGIBLE)
ITEM 8) PERPETUAL EASEMENT FOR ELECTRIC POWER LINES PER DEED BOOK 110, PAGE 470. (AS DEPICTED)
ITEM 11) ASSIGNMENT AND CONVEYANCE OF EASEMENTS AND FACILITIES TO CLAY ELECTRIC COOPERATIVE PER O.R.B. 756, PAGE 400. (MAY BE SUBJECT TO, A PORTION OF O.R.B. 756, PAGE 400 IS ILLEGIBLE)
ITEM 16) TRANSMISSION RIGHT OF WAY EASEMENT PER O.R.B. 1483, PAGE 2026. (AS DEPICTED)
ITEM 24) CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT PER O.R.B. 4590, PAGE 1238, AS PARTIALLY ASSIGNED PER O.R.B. 4892, PAGE 1385. (BLANKET IN NATURE)
ITEM 31) NOTICE OF ESTABLISHMENT OF THE FEED MILL COMMUNITY DEVELOPMENT DISTRICT PER O.R.B. 4831, PAGE 1872. (BLANKET IN NATURE)
ITEM 32) CLAY COUNTY UTILITY AUTHORITY MASTER WATER, WASTEWATER AND RECLAIMED WATER UTILITY SERVICE AGREEMENT PER O.R.B. 4888, PAGE 1554, AS AFFECTED BY ASSIGNMENT OF ASSUMPTION PER O.R.B. 4892, PAGE 1370. (BLANKET IN NATURE)
ITEM 33) RESTRICTIVE COVENANTS PER O.R.B. 4892, PAGE 1323. (BLANKET IN NATURE)
ITEM 34) ASSIGNMENT AND ASSUMPTION OF DONATION AGREEMENT PER O.R.B. 4892, PAGE 1356. (BLANKET IN NATURE)
ITEM 41) MOBILITY FEE OBLIGATION PER MEMORANDUM IN O.R.B. 4892, PAGE 1628. (BLANKET IN NATURE)

ALL THE ABOVE ITEMS RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ALL OTHER ITEMS NOT LISTED ARE NOT SURVEY MATTERS OR ARE NOT IDENTIFIED BY A RECORDING REFERENCE, OR HAVE BEEN INTENTIONALLY DELETED FROM THE TITLE COMMITMENT.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SRGT Dev Owner LLC
NORTH PARCEL
O.R.B. 4892, PAGE 1323
PID: 31-05-26-014455-000-00

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 13, 2025.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM SURVEYING & MAPPING
Trusted Advisors, Creating Community
14775 Old St. Augustine Rd. (904) 642-8550
Jacksonville, Florida 32258 www.etminc.com
Certificate of Authorization No: LB 3624

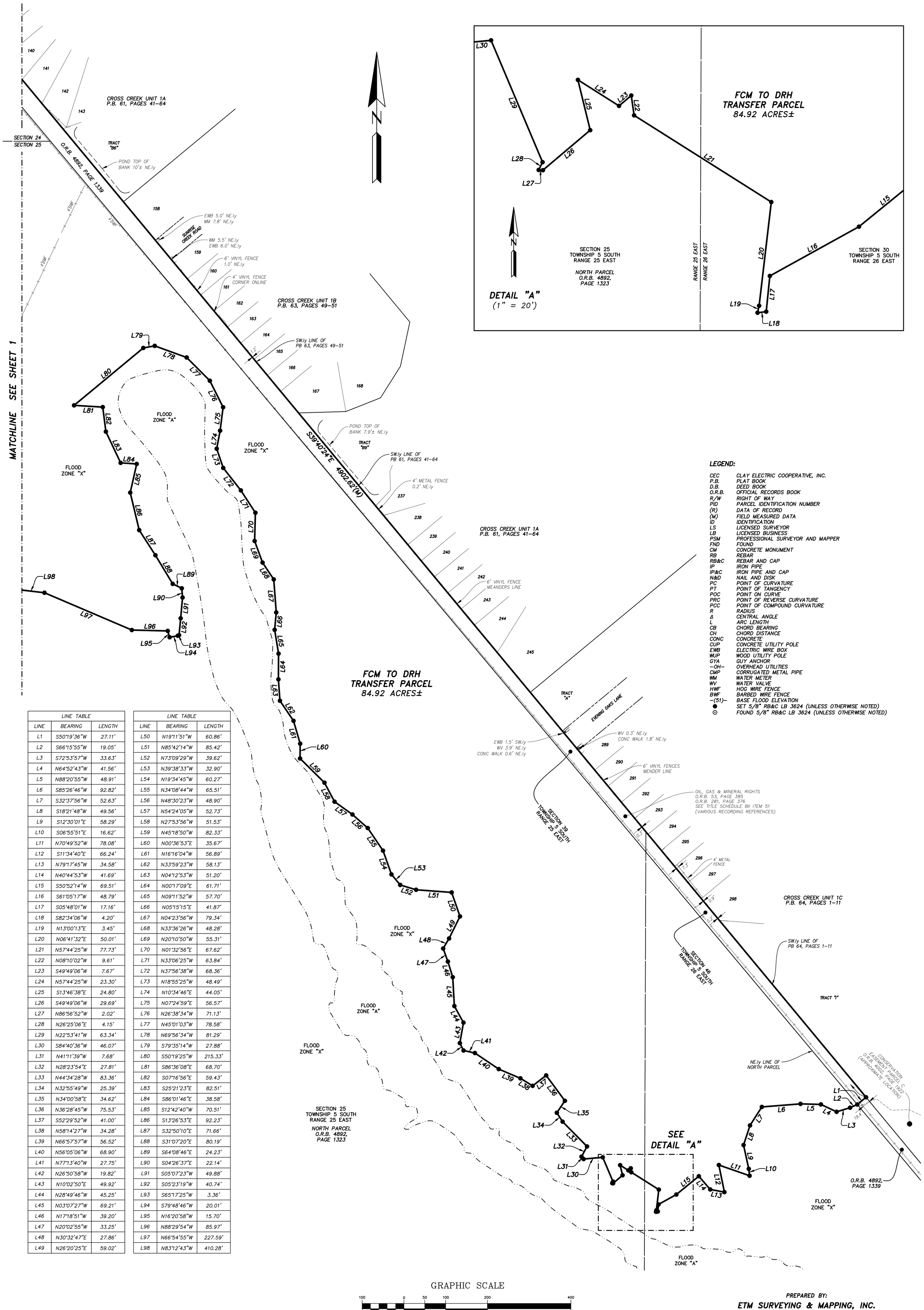
BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA PSM No. 4827
PittmanB@etmsurvey.com

DATE MAY 21, 2025 SCALE 1"=200'

SHEET 1 OF 2

REVISED JULY 3, 2025 TO MODIFY BOUNDARY PER ENGINEER'S REQUEST. (25-160.01)
REVISED MAY 23, 2025 TO UPDATE TITLE COMMITMENT.

CAD FILE: I:\Survey\RMAproj\Saratoga Springs\Bndy\FCM to DRH Transfer Parcel REV 1.dwg FIELD BOOK: INFINITY'25160' DRAWN BY: JMB CHECKED BY: BLP COUNTY: CLAY ORDER NO.: 25-160.00 FILE NO.: 131B-09.00A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°19'36"W	27.11'
L2	S66°15'55"W	19.05'
L3	S72°53'57"W	33.63'
L4	N64°52'43"W	41.56'
L5	N88°20'55"W	48.91'
L6	S85°26'46"W	92.82'
L7	S32°37'56"W	52.63'
L8	S18°21'48"W	49.56'
L9	S12°30'01"E	58.29'
L10	S06°55'51"E	16.62'
L11	N70°49'52"W	78.08'
L12	S11°34'40"E	66.24'
L13	N79°17'45"W	34.58'
L14	N40°44'53"W	41.69'
L15	S50°52'14"W	69.51'
L16	S61°05'17"W	48.79'
L17	S05°48'01"W	17.16'
L18	S82°34'06"W	4.20'
L19	N13°00'13"E	3.45'
L20	N06°41'32"E	50.01'
L21	N57°44'25"W	77.73'
L22	N08°10'02"W	9.61'
L23	S49°49'06"W	7.67'
L24	N57°44'25"W	23.30'
L25	S13°46'38"E	24.80'
L26	S49°49'06"W	29.69'
L27	N86°56'52"W	2.02'
L28	N26°25'06"E	4.15'
L29	N22°53'41"W	63.34'
L30	S84°40'36"W	46.07'
L31	N41°11'39"W	7.68'
L32	N28°23'54"E	27.81'
L33	N44°34'28"W	83.36'
L34	N32°55'49"W	25.39'
L35	N34°00'58"E	34.62'
L36	N36°28'45"W	75.53'
L37	S52°29'52"W	41.00'
L38	N58°14'27"W	34.28'
L39	N66°57'57"W	56.52'
L40	N56°05'06"W	68.90'
L41	N77°13'40"W	27.75'
L42	N26°50'58"W	19.82'
L43	N10°02'50"E	49.92'
L44	N28°49'46"W	45.25'
L45	N03°07'27"W	69.21'
L46	N17°18'51"W	39.20'
L47	N20°02'55"W	33.25'
L48	N30°32'47"E	27.86'
L49	N26°20'25"E	59.02'

LINE TABLE		
LINE	BEARING	LENGTH
L50	N19°11'51"W	60.86'
L51	N85°42'14"W	85.42'
L52	N73°09'29"W	39.62'
L53	N39°38'33"W	32.90'
L54	N19°34'45"W	60.27'
L55	N34°08'44"W	65.51'
L56	N48°30'23"W	48.90'
L57	N54°24'05"W	52.73'
L58	N27°53'56"W	51.53'
L59	N45°18'50"W	82.33'
L60	N00°36'53"E	35.67'
L61	N16°16'04"W	56.89'
L62	N33°59'23"W	58.13'
L63	N04°12'53"W	51.20'
L64	N00°17'09"E	61.71'
L65	N09°11'52"W	57.70'
L66	N05°15'15"E	41.87'
L67	N04°23'56"W	79.34'
L68	N33°36'26"W	48.28'
L69	N20°10'50"W	55.31'
L70	N01°32'56"E	67.62'
L71	N33°06'25"W	63.84'
L72	N37°56'38"W	68.36'
L73	N18°55'25"W	48.49'
L74	N10°34'46"E	44.05'
L75	N07°24'59"E	56.57'
L76	N26°38'34"W	71.13'
L77	N45°01'03"W	78.58'
L78	N69°56'34"W	81.29'
L79	S79°35'14"W	27.88'
L80	S50°19'25"W	215.33'
L81	S86°36'08"E	68.70'
L82	S07°16'56"E	59.43'
L83	S25°21'23"E	82.51'
L84	S86°01'46"E	38.58'
L85	S12°42'40"W	70.51'
L86	S13°26'53"E	92.23'
L87	S32°50'10"E	71.66'
L88	S31°07'20"E	80.19'
L89	S64°08'46"E	24.23'
L90	S04°26'37"E	22.14'
L91	S05°07'23"W	49.88'
L92	S05°23'19"W	40.74'
L93	S65°17'25"W	3.36'
L94	S79°48'46"W	20.01'
L95	N16°20'58"W	15.70'
L96	N88°29'54"W	85.97'
L97	N66°54'55"W	227.59'
L98	N83°12'43"W	410.28'

LEGEND:

CEC	CLAY ELECTRIC COOPERATIVE, INC.
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
PID	PARCEL IDENTIFICATION NUMBER
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA
ID	IDENTIFICATION
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LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND
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RB&C	REBAR AND CAP
IP	IRON PIPE
IP&C	IRON PIPE AND CAP
N&D	NAIL AND DISK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CONC	CONCRETE
CUP	CONCRETE UTILITY POLE
EWB	ELECTRIC WIRE BOX
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GYA	GUY ANCHOR
–OH–	OVERHEAD UTILITIES
CMP	CORRUGATED METAL PIPE
WM	WATER METER
WV	WATER VALVE
HWF	HOG WIRE FENCE
BWF	BARBED WIRE FENCE
–(51)–	BASE FLOOD ELEVATION
●	SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
⊙	FOUND 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)

GRAPHIC SCALE

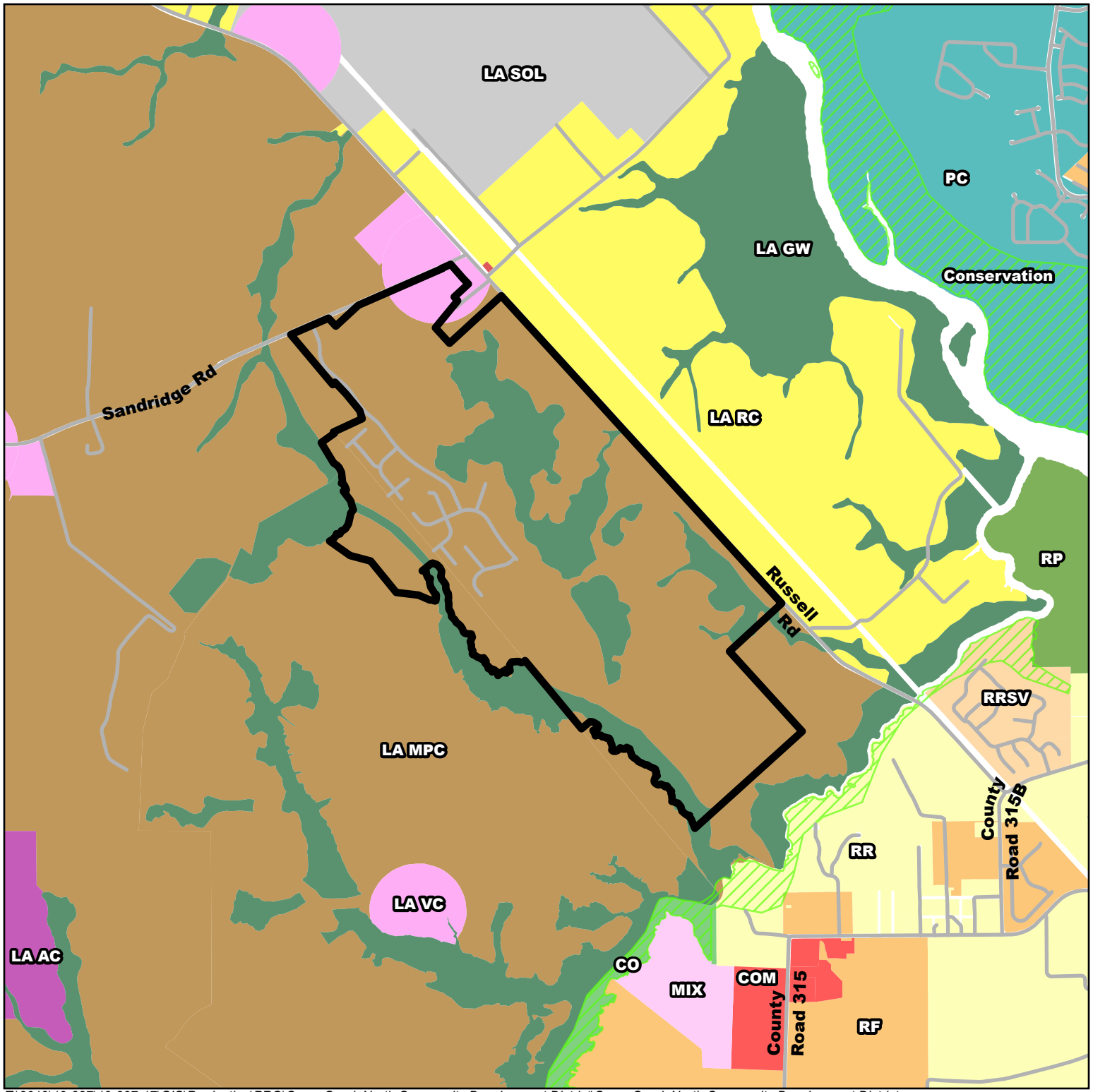
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642–8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CAD FILE: I:\Survey\RMAproj\Saratoga Springs\Bndy\FCM to DRH Transfer Parcel REV 1.dwg FIELD BOOK: INFINITY'25160' DRAWN BY: JMB CHECKED BY: BLP COUNTY: CLAY ORDER NO.: 25–160.00 FILE NO.: 131B–09.00A



Cross Creek North Community Development District

Future Land Use

Source: ETM, Clay County, Esri

- Cross Creek North Community Development District
- Clay County Conservation Overlay
- RR
- LA RC
- RRSV
- RF
- LA MPC
- COM
- LA COM
- LA SOL
- MIX
- LA VC
- LA AC
- PC
- CO
- LA GW
- RP

N
W E
S

0 2,500 5,000

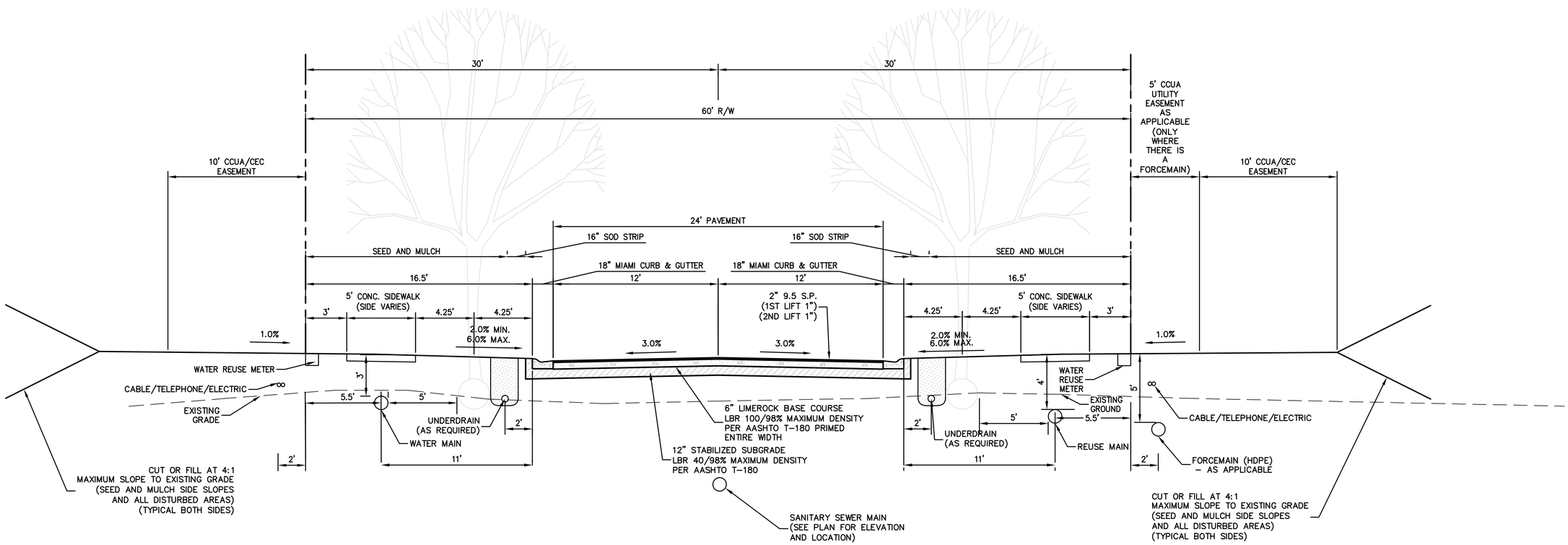
Feet

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

Date: 1/21/2026

T:\2019\19-327\19-327-17\GIS\Production\PRO\Cross Creek North Community Development District\Cross Creek North Community Development District.aprx



60' RESIDENTIAL ROW TYPICAL SECTION (24' PAVEMENT)

N.T.S.

PLATE 5

DRH SARATOGA PARCEL
CLAY COUNTY, FLORIDA

ETM
ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

PLOTTED: October 30, 2025 - 10:41 AM, BY: Cora Hebb
T:\2019\19-327\19-327-15\Landdev\Design\Plots\Exhibits\CDD\Typical Roadway Cross Section.dwg

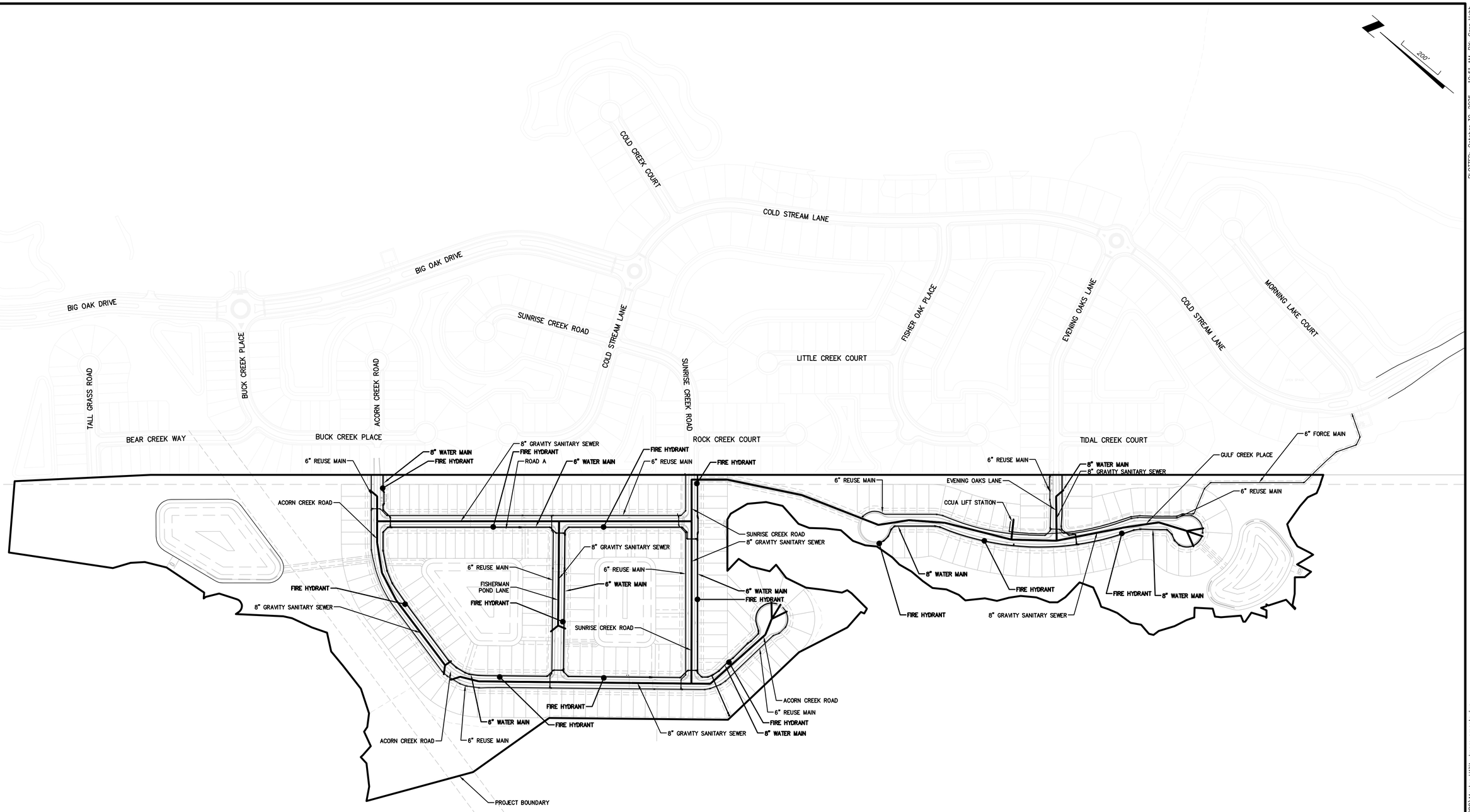


PLATE 6

DRH SARATOGA PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

PLOTTED: October 30, 2025 – 10:51 AM, BY: Cora Hebb
T:\2019\19-327\19-327-15\LandDev\Design\Plots\Exhibits\GDD\Master Utility Improvements.dwg

PLOTTED: October 30, 2025 – 10:53 AM, BY: Cora Hebb

200'

COLD CREEK COURT

COLD STREAM LANE

BIG OAK DRIVE

BIG OAK DRIVE

SUNRISE CREEK ROAD

COLD STREAM LANE

LITTLE CREEK COURT

FISHER OAK PLACE

EVENING OAKS LANE

COLD STREAM LANE

MORNING LAKE COURT

TALL GRASS ROAD

BUCK CREEK PLACE

ACORN CREEK ROAD

SUNRISE CREEK ROAD

BEAR CREEK WAY

BUCK CREEK PLACE

ROCK CREEK COURT

TIDAL CREEK COURT

6" REUSE MAIN

6" REUSE MAIN

6" CAP, TAPPED 2"

6" REUSE MAIN

6" REUSE MAIN

ROAD A

ACORN CREEK ROAD

6" PVC DR-18

6" PVC DR-18

SUNRISE CREEK ROAD

6" PVC DR-18

EVENING OAKS LANE

6" REUSE MAIN

6" CAP, TAPPED 2"

2" HDPE CTS SDR 9 RM

6" PVC DR-18

2" FLUSHING HYDRANT

6" REUSE MAIN

2" FLUSHING HYDRANT

2" HDPE CTS SDR 9 RM

6" REUSE MAIN

6" REUSE MAIN

2" FLUSHING HYDRANT

2" HDPE CTS SDR 9 RM

6" CAP, TAPPED 2"

FISHERMAN POND LANE

SUNRISE CREEK ROAD

6" REUSE MAIN

GULF CREEK PLACE

6" PVC DR-18

ACORN CREEK ROAD

6" PVC DR-18

6" PVC DR-18

6" REUSE MAIN

ACORN CREEK ROAD

PROJECT BOUNDARY

PLATE 7

DRH SARATOGA PARCEL
CLAY COUNTY, FLORIDA

ETM
ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

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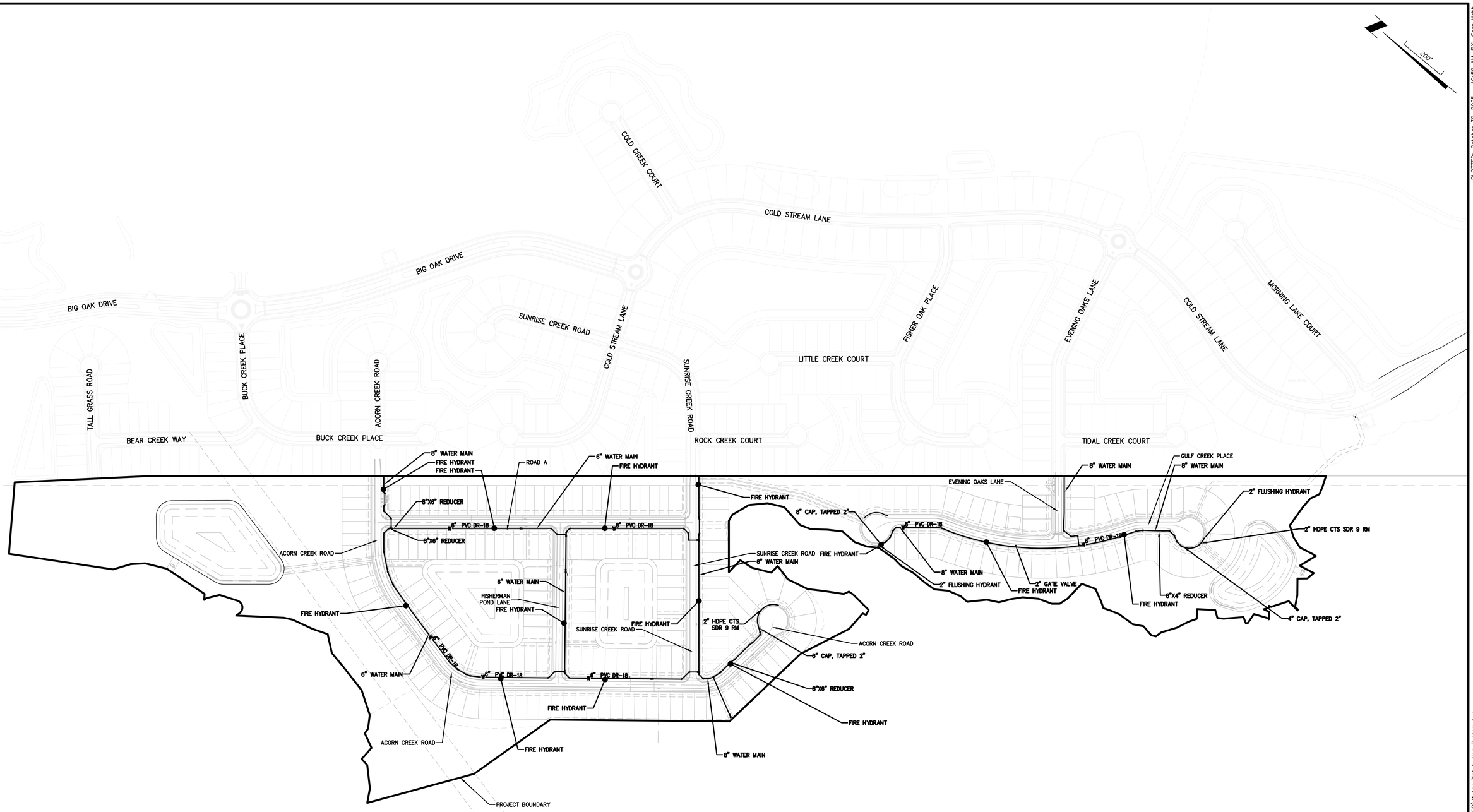

PLATE 8

DRH SARATOGA PARCEL
CLAY COUNTY, FLORIDA

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PLOTTED: October 30, 2025 – 11:04 AM, BY: Cora Hebb

200'

COLD CREEK COURT
COLD STREAM LANE
BIG OAK DRIVE
BIG OAK DRIVE
SUNRISE CREEK ROAD
COLD STREAM LANE
LITTLE CREEK COURT
FISHER OAK PLACE
EVENING OAKS LANE
COLD STREAM LANE
MORNING LAKE COURT
TALL GRASS ROAD
BUCK CREEK PLACE
ACORN CREEK ROAD
SUNRISE CREEK ROAD
BEAR CREEK WAY
BUCK CREEK PLACE
ROCK CREEK COURT
TIDAL CREEK COURT
GULF CREEK PLACE
6" FORCE MAIN
ROAD A
(6" SERVICE) GRAVITY SANITARY SEWER
8" PVC
EVENING OAKS LANE
(6" SERVICE)
GRAVITY SANITARY SEWER
6" PVC DR-18
CCUA LIFT STATION
ACORN CREEK ROAD
GRAVITY SANITARY SEWER
SUNRISE CREEK ROAD
FISHERMAN POND LANE
(6" SERVICE)
GRAVITY SANITARY SEWER
GRAVITY SANITARY SEWER
ACORN CREEK ROAD
PROJECT BOUNDARY

PLATE 9

DRH SARATOGA PARCEL
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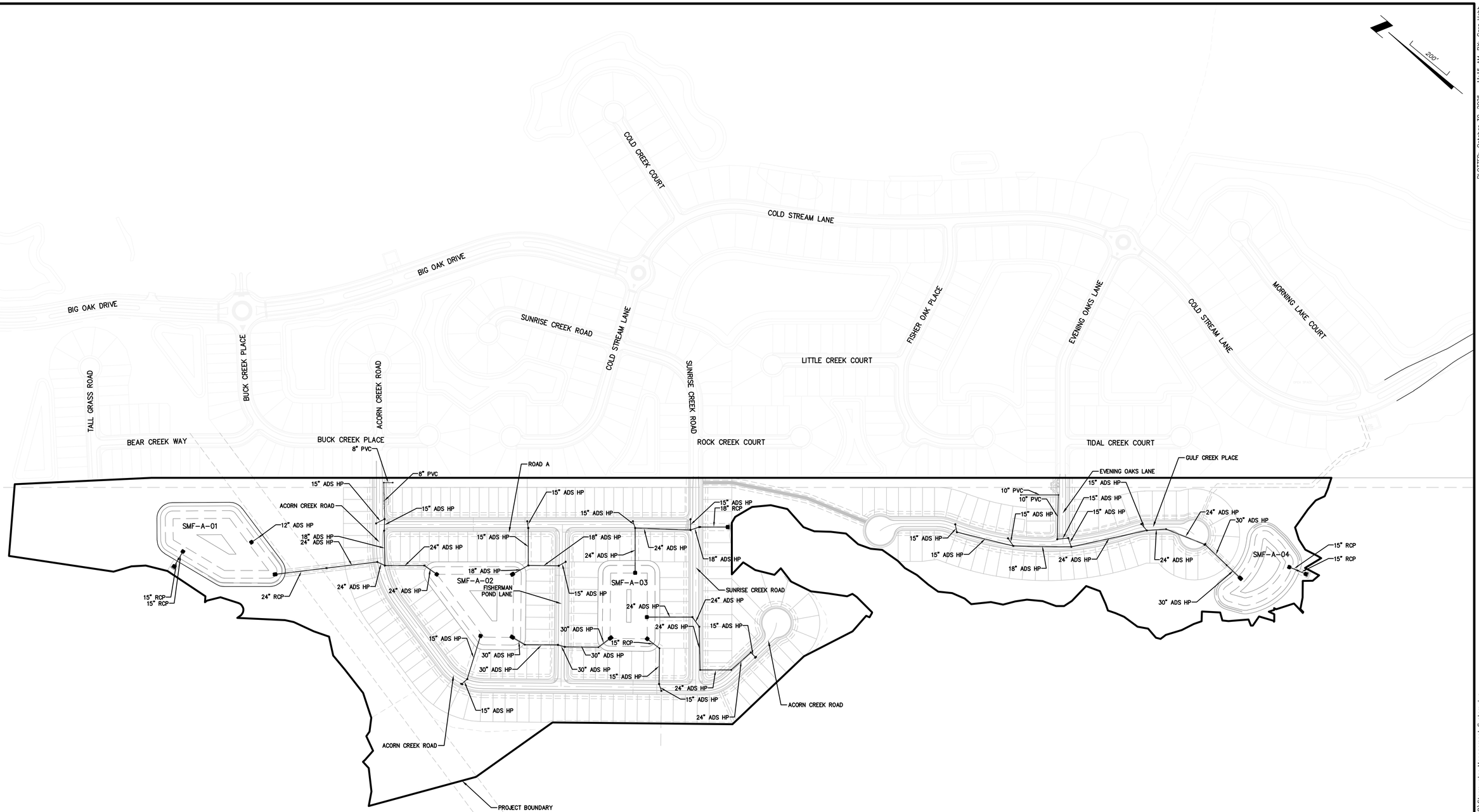

PLATE 10

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CLAY COUNTY, FLORIDA

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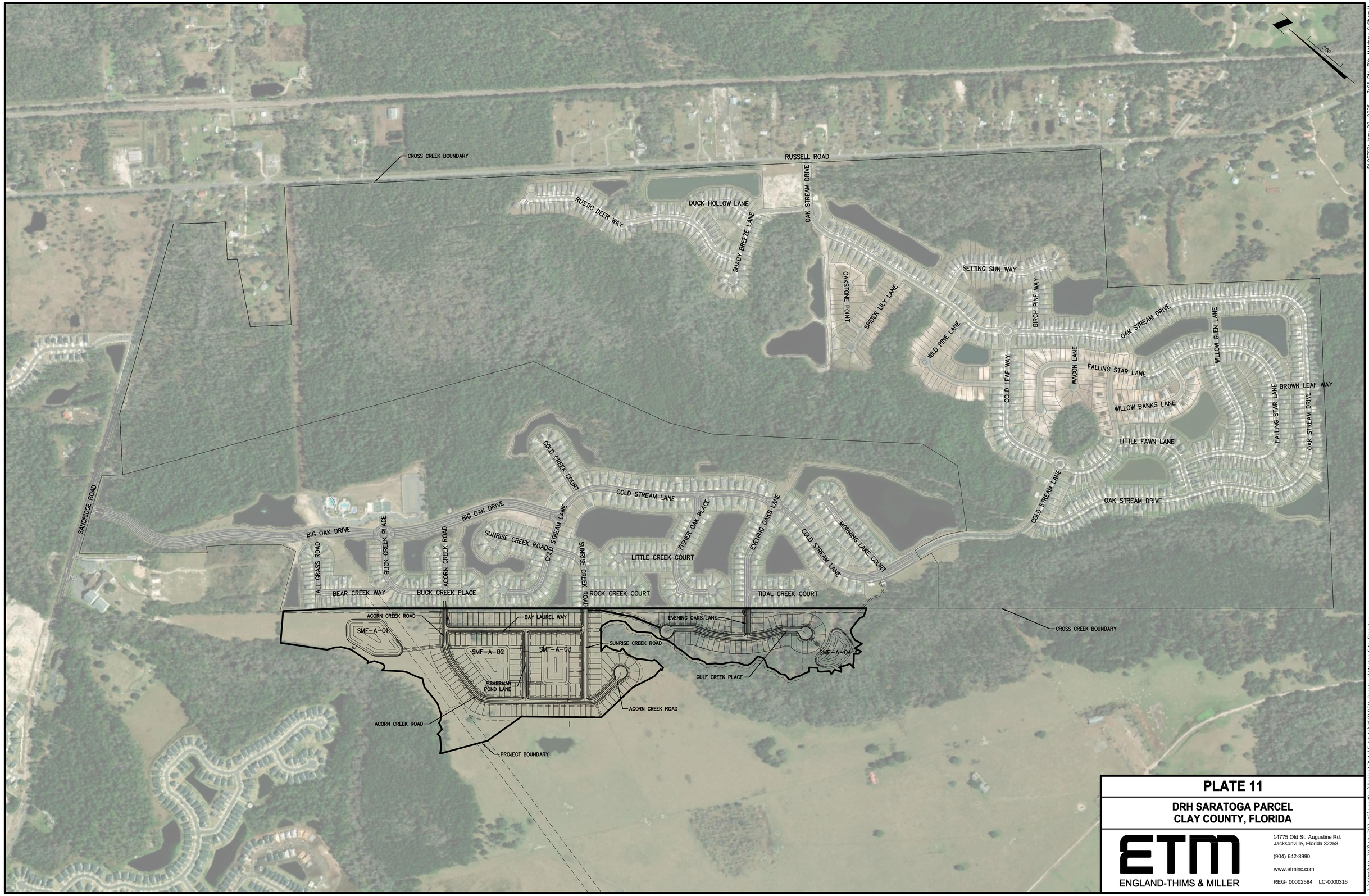

PLATE 11

DRH SARATOGA PARCEL
CLAY COUNTY, FLORIDA

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REG- 00002584 LC-0000316

PLOTTED: May 22, 2026 – 3:05 PM, BY: Matthew Guiheaurt

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Tab 12

CAPITAL IMPROVEMENT PLAN
FOR THE
CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
SOUTH PARCEL ANNEX ASSESMENT AREA

PREPARED FOR:

BOARD OF SUPERVISORS
CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

England, Thims and Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida, 32224

Project Number 19-327-17

May 22, 2026

BACKGROUND

The Cross Creek North Community Development District (the "District") is a 918.87± acre community development district located in the Clay County, Florida. (See ***Plate 1,*** Location Map). The authorized land uses within the District include residential development as well as open space and recreational amenities. This report will focus on the South Tract. A separate report will be done on the West Tract.

The South Tract consists of 74.53± acres within the District. The conceptual development for the South Tract within the District's boundaries is as depicted in Table 1.

TABLE 1
SOUTH TRACT DEVELOPMENT SUMMARY

	Area (Acres)
Residential	35.0
Neighborhood/Community Parks	1.5
Open Space/ Greenbelt	3.65
Wetlands	1.5
Undisturbed Upland's	34.7
TOTALS	**74.53**

Plate 2A depicts the District boundary, Plate 2B depicts the South Tract boundary, Plate 3A provides the legal description of the District, Plate 3B provides the legal description of the South Tract, and Plate 4 depicts the Future Land Use Map within the District Boundary.

The currently proposed development program for the South Tract is presented below. The current proposed Master Plan is depicted on Plate 12.

TABLE 2
SOUTH TRACT CONCEPTUAL LOT TYPE

UNIT TYPE	**TOTAL**
SF 60'	50
SF 70'	50
TOTALS	**100**

To serve the residents of the District, the District has developed a capital improvement plan to allow it to finance and construct certain utility, stormwater management, transportation infrastructures, and flood control infrastructure necessary for development in the South Tract within the District (the "South CIP") which consists of Cross Creek South Addition Phases 1 and 2. Summaries of the conceptual South CIP

and corresponding cost estimates follow in Table 3. A detailed description and basis of costs for each improvement is included in this report.

The South CIP contained in this report reflects a concept of the District for the South Tract. However, the South CIP may be subject to modification to developing future units. The implementation of any improvement is outlined within the Plan requires final approval by the District's Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

Cross Creek South Addition (South Tract)

ITEM	ESTIMATED AGENCY APPROVAL DATE
1. CC	April 2026
2. SJRWMD	April 2026
3. CCUA	April 2026
5. FDEP – Water	April 2026
6. FDEP – Sewer	April 2026

A jurisdictional wetland delineation forCross Creek South Addition within the District has been completed and going through permitting by the St. Johns River Water Management District (SJRWMD). Engineering and permitting for Cross Creek South Addition are ongoing. There is a reasonable expectation that the remaining required permits for the South Tract improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2025 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

PROJECT PHASING

The overall capital improvement plan for the South Tract will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the South Tract.

TABLE 3

SOUTH TRACT INFRASTRUCTURE SUMMARY OF COSTS

Improvement Description	Estimated Cost
Lift Stations, Potable Water, Reclaimed Water, and Sewer	$2,269,400
Amenity, Hardscape, Landscape, Irrigation, Fencing, and Signage	$562,100
Stormwater Management Facilities, Drainage Collection System and Flood Control	$2,445,800
Roadway	$1,046,500
Electric	$424,200
Planning, Engineering, Survey, and Regulatory (15%)	$1,012,200
Contingency (20%)	$1,552,040
INFRASTRUCTURE COST TOTAL	**$9,312,240**

Proposed infrastructure improvements shall be designed and constructed to Clay County, Clay County Utility Authority, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Proposed facility infrastructure ownership and maintenance is listed in Table 4.

TABLE 4

PROPOSED FACILITIES INFRASTRUCTURE OWNERSHIP AND MAINTENANCE

Improvement	**Ownership, Operation, and Maintenance**
Lift Stations, Potable Water, Reclaimed Water, and Sanitary Sewer	CCUA
Hardscape, Landscape, Irrigation, Fencing, and Signage	CDD
Subdivision Roadways	CDD
Subdivision Stormwater Management Facilities and Drainage Collection System	CDD

CC = Clay County
CCUA = Clay County Utility Authority
CDD = Community Development District

MASTER UTILITY IMPROVEMENTS

The District currently intends to finance certain maser utility infrastructure necessary for development within the District boundaries for the South Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. These improvements will be designed and constructed to CCUA and FDEP standards and will be owned and maintained by CCUA.

FORCEMAIN SYSTEM

The proposed improvement involves the construction of 400 linear feet of 6" sanitary force main from Oak Stream Dr to the planned CCUA Lift station located, as depicted on Plate 7.

PUMP STATION

The proposed improvement involves the construction of 1 CCUA lift station that will provide service to all of the lots within the District. This location is depicted on Plate 7.

RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries for the South Tract. The improvements that the District currently intends to finance include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, stormwater management, flood control, subsurface drainage improvements, potable water, reclaimed water and sanitary sewer underground utility construction, drainage, grassing, and sodding. These items have been grouped into the broader categories listed in Table 3, as appropriate. Refer to Plates 8-11 for the Neighborhood Infrastructure Improvements.

DRAINAGE/FLOOD CONTROL

The District currently intends to finance certain surface and subsurface drainage improvements necessary for development within the District boundaries for the South Tract. This section of infrastructure includes clearing, grubbing, roadway storm sewer collection system, stormwater management facilities, flood control, groundwater control, surface and subsurface drainage improvements. Cost estimates include stormwater pond construction, drainage catch basins, inlets, underground storm piping within roadways, control structures, grading, sod and seeding as required for sediment and erosion control, etc. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, include utility easements, and surrounding residential areas as necessary to provide a complete stormwater management system. Stormwater management facilities provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and Clay County standards, as depicted on plate 11. As part of the complete stormwater management system, earthwork will include portions of residential lots as needed to collect stormwater runoff into the stormwater management facilities. This earthwork will include placing fill above the pond 100-year pond design high water elevation and to provide positive discharge from the residential lots to the storm sewer collection system. The district does not intend to finance any final lot grading.

LOCAL WATER, REUSE, AND SANITARY SEWER

Water, sanitary sewer and reuse cost estimates included in the residential infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development within the South Tract. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with Clay County Utility Authority and Florida Department of Environmental Protection standards. Utility improvements are depicted on Plates 7-10.

BASIS OF COST ESTIMATE FOR INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

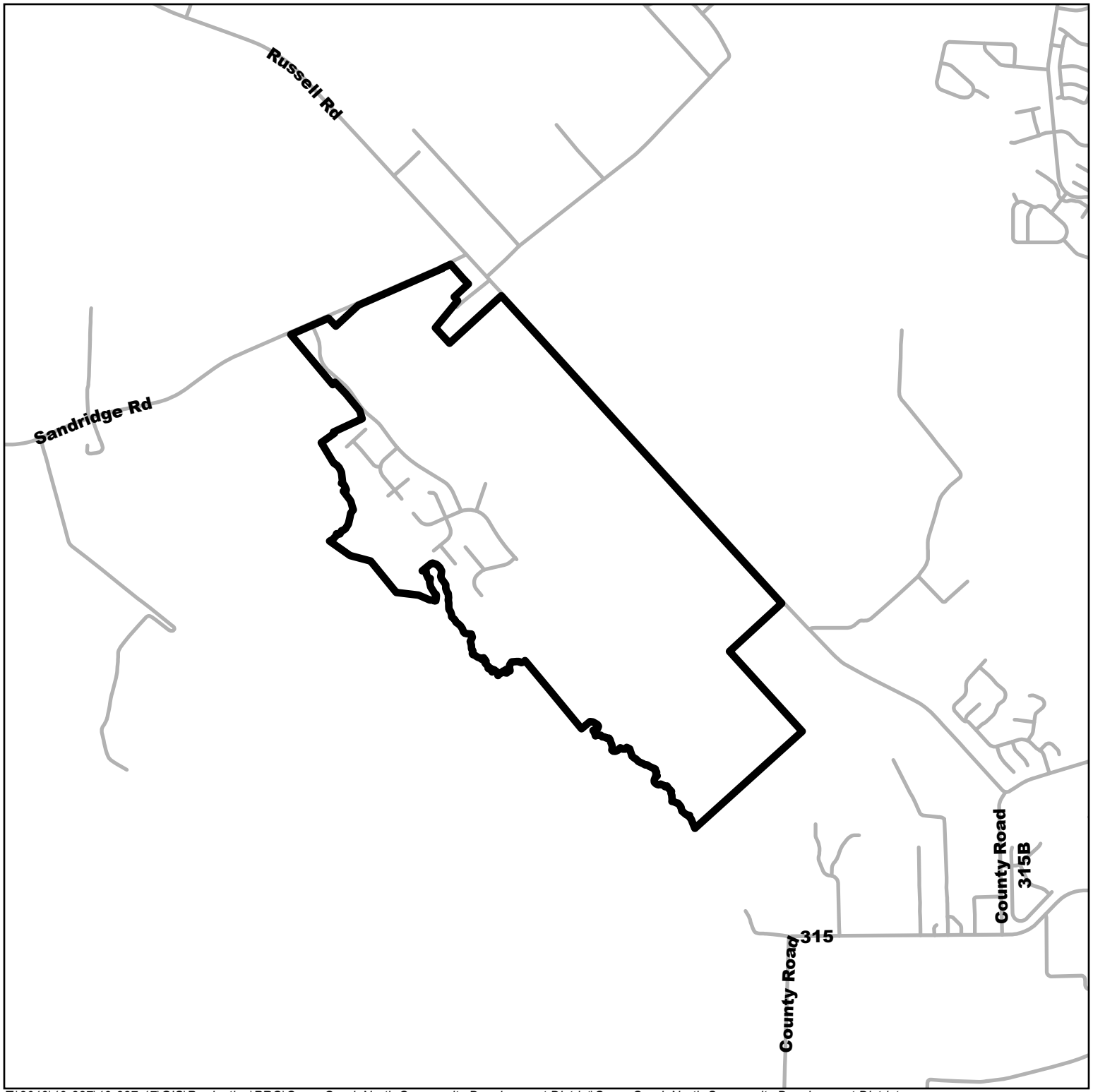
- Costs utilized were obtained from recent bid schedule of values.
- Water, Reclaimed Water, and Sewer Facilities are designed in accordance with CCUA and FDEP standards.
- Roadway improvements are designed in accordance with Clay County Standards,
- The stormwater management system is designed pursuant to SJRWMD and CC standards and the cost estimate has been developed from recent bid schedule of values.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost. (15% of subtotal costs)
- For the purposes of this report, a contingency factor of up to 20% has been included for infrastructure depending on the completeness of the plans on which the estimate was based.
- Cost estimates contained in this report are based upon year 2025 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

CONCLUSION

The actual development within the District shall be consistent with the County's Comprehensive Plan, Land Development Code, and other Government Regulations which presently permits 100 residential units within the District boundary.

APPENDIX
Description

1	Location Map
2 A	District Boundary
2 B	South Tract Boundary
3 A	District Legal Description
3 B	South Tract Legal Description
4	Future Land Use Map
5	Typical Roadway Cross Section
6	Master Utility Improvements
7	Reclaimed Water Distribution System
8	Water Distribution System
9	Sanitary Sewer Collection System
10	Stormwater Management System
11	Master Plan



Cross Creek North Community Development District

Location

Source: ETM, Clay County, Esri

Cross Creek North Community Development District

N
W E
S

0 2,500 5,000

Feet

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Date: 1/21/2026

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Revised February 23, 2026
January 20, 2026 Work Order No. 25-160.09
 File No. 131B-09.09A

Cross Creek North CDD Boundary Amendment

A portion of Sections 24 & 25, Township 5 South, Range 25 East, together with a portion of Section 30 and Section 46 of the Moses E. Levy Grant, Township 5 South, Range 26 East, Clay County, Florida, together with Cross Creek Unit 1A, recorded in Plat Book 61, pages 41 through 64, Cross Creek Unit 1B, recorded in Plat Book 63, pages 49 through 51, Cross Creek Unit 1C, recorded in Plat Book 64, pages 1 through 11, Cross Creek Unit 2A, recorded in Plat Book 64, pages 55 through 63, Cross Creek Unit 2B-1, recorded in Plat Book 66, pages 1 through 10, Cross Creek Unit 2B-2, recorded in Plat Book 67, pages 53 through 61, Cross Creek Unit 2C, recorded in Plat Book 67, pages 1 through 11, Cross Creek Unit 2D-1, recorded in Plat Book 70, pages 18 through 23, Cross Creek Unit 2D-2, recorded in Plat Book 71, pages 63 through 68, Cross Creek Unit 2E-1, recorded in Plat Book 72, pages 41 through 45, Cross Creek Unit 2E-2, recorded in Plat Book 72, pages 66 through 74, Cross Creek Unit 2F, recorded in Plat Book 68, pages 41 through 48, Cross Creek Preserve, recorded in Plat Book 74, pages 40 through 47, Russell Road Right of Way Phase 1, recorded in Plat Book 68, pages 58 through 59, a portion of Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, together with a portion of those lands described and recorded in Official Records Book 2843, page 579, Official Records Book 4892, page 1323, and Official Records Book 4892, page 1339, all of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Easterly most corner of said Cross Creek Unit 2C, also being the Westerly most corner of Lot 8, Block 46, said Florida Farmer's Land Company's Subdivision; thence South 42°14'08" East, along the Southwesterly line of Lots 8 and 7, said Block 46, a distance of 1020.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue South 42°14'08" East, along said Southwesterly line of Lot 7, Block 46, a distance of 185 feet, more or less to a point lying on the waters of Peters Creek; thence Southwesterly departing said Southwesterly line and along the meanderings of the waters of Peters Creek, 4483 feet, more or less to a point lying on the Northeasterly line of North Parcel, as described and recorded in Official Records Book 4892, page 1323, of said Public Records; thence North 39°56'32" West, departing said waters of Peters Creek and along said Northeasterly line, 60 feet, more or less to a point hereinafter referred to as Reference Point "B", said point bearing South 58°34'08" West, 3182.72 feet from said Reference Point "A"; thence continue North 39°56'32" West, along said Northeasterly line, 430.00 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4892, page 1339, of said Public Records; thence North 39°35'19" West, departing said Northeasterly line of North Parcel and along the Northeasterly line of last said lands, 0.88 feet to the Southerly most corner of Lot 4, Block 48, said Florida Farmer's Land Company's Subdivision; thence North 47°53'48" East, along the Southeasterly line of said Lot 4, a distance of 440.35 feet; thence North 21°52'11" West, departing said Southeasterly line, 140.27 feet; thence North 17°45'07" West, 39.34 feet; thence North 38°57'28" West, 44.37 feet; thence North 09°27'59" West, 39.00 feet; thence North 85°52'37"

Cross Creek North CDD Boundary Amendment (continued)

West, 48.69 feet; thence North 53°48’40” West, 50.96 feet; thence North 46°24’45” West, 69.08 feet; thence North 16°55’14” West, 28.56 feet; thence North 12°06’35” West, 48.45 feet; thence North 37°41’05” West, 57.80 feet; thence North 39°36’30” West, 32.98 feet; thence North 88°55’31” West, 27.30 feet; thence North 65°03’57” West, 59.78 feet; thence North 81°00’47” West, 27.91 feet; thence North 11°08’05” East, 24.13 feet; thence North 05°39’36” West, 49.77 feet; thence North 00°26’23” West, 34.94 feet; thence North 21°30’22” West, 52.88 feet; thence North 23°05’01” East, 27.25 feet; thence North 42°13’04” West, 92.13 feet; thence North 33°01’34” West, 38.50 feet; thence South 68°56’39” West, 35.05 feet; thence North 51°34’55” West, 43.92 feet; thence North 64°14’52” West, 52.51 feet; thence South 69°52’48” West, 45.96 feet; thence North 69°21’08” West, 47.47 feet; thence North 42°45’07” West, 45.96 feet; thence North 03°01’30” West, 34.75 feet; thence North 19°39’33” East, 21.24 feet; thence North 22°05’02” East, 47.15 feet; thence North 59°54’46” East, 34.48 feet; thence North 32°48’25” West, 44.71 feet; thence North 27°23’21” East, 33.83 feet; thence North 48°36’09” West, 39.91 feet; thence North 09°38’52” East, 32.50 feet; thence North 66°17’55” West, 61.66 feet; thence North 65°56’32” West, 52.13 feet; thence North 56°07’19” West, 56.17 feet; thence South 87°55’22” West, 36.27 feet; thence North 61°13’48” West, 42.65 feet; thence North 65°57’30” West, 41.62 feet; thence North 62°40’37” West, 55.73 feet; thence North 43°02’50” West, 61.97 feet; thence North 62°15’22” West, 42.38 feet; thence North 48°00’20” West, 58.86 feet; thence North 12°09’04” West, 42.78 feet; thence North 19°42’47” West, 51.33 feet; thence North 14°22’11” West, 39.56 feet; thence North 61°26’16” West, 31.99 feet; thence North 65°00’42” West, 32.53 feet; thence South 32°39’56” West, 39.56 feet; thence North 88°17’05” West, 55.14 feet; thence North 60°00’36” West, 45.78 feet; thence South 42°56’04” West, 58.15 feet; thence South 66°57’54” West, 57.29 feet; thence North 84°05’13” West, 43.12 feet; thence North 49°54’03” West, 31.35 feet; thence North 15°17’42” East, 48.90 feet; thence North 13°41’54” West, 58.10 feet; thence North 25°33’58” West, 44.73 feet; thence North 14°12’20” West, 41.38 feet; thence North 30°56’46” West, 37.39 feet; thence North 86°37’52” West, 46.67 feet; thence North 57°30’07” West, 35.00 feet; thence North 86°15’24” West, 50.42 feet; thence North 40°14’57” West, 43.81 feet; thence South 82°35’58” West, 35.71 feet; thence North 71°43’35” West, 28.93 feet; thence South 59°04’54” West, 37.41 feet; thence North 16°47’54” West, 58.56 feet; thence North 34°27’01” West, 52.07 feet; thence North 66°15’37” East, 40.09 feet; thence North 69°43’41” East, 50.82 feet; thence North 18°50’11” East, 45.83 feet; thence North 28°26’48” West, 39.68 feet; thence North 61°46’02” West, 43.83 feet; thence North 57°59’17” West, 48.60 feet; thence North 82°36’30” West, 56.90 feet; thence South 50°03’23” West, 205.69 feet to a point lying on the Northeasterly line of said lands described and recorded in Official Records Book 4892, page 1339; thence North 39°35’19” West, along said Northeasterly line, 947.33 feet to the Southerly most corner of Tract “G”, as depicted on said Cross Creek Unit 1C; thence North 39°40’24” West, continuing along said Northeasterly line, 681.03 feet; thence South 50°19’36” West, departing said Northeasterly line, 27.11 feet; thence South 66°15’55” West, 19.05 feet; thence South 72°53’57” West, 33.63 feet; thence North 64°52’43” West, 41.56 feet; thence North 88°20’55” West, 48.91 feet; thence South 85°26’46” West, 92.82 feet; thence South 32°37’56” West, 52.63 feet; thence South 18°21’48” West, 49.56 feet; thence South 12°30’01” East, 58.29 feet; thence South 06°55’51” East, 16.62 feet; thence North 70°49’52” West, 78.08 feet; thence South 11°34’40” East, 66.24 feet; thence North 79°17’45” West, 34.58 feet; thence

Cross Creek North CDD Boundary Amendment (continued)

North 40°44’53” West, 41.69 feet; thence South 50°52’14” West, 69.51 feet; thence South 61°05’17” West, 48.79 feet; thence South 05°48’01” West, 17.16 feet; thence South 82°34’06” West, 4.20 feet; thence North 13°00’13” East, 3.45 feet; thence North 06°41’32” East, 50.01 feet; thence North 57°44’25” West, 77.73 feet; thence North 08°10’02” West, 9.61 feet; thence South 49°49’06” West, 7.67 feet; thence North 57°44’25” West, 23.30 feet; thence South 13°46’38” East, 24.80 feet; thence South 49°49’06” West, 29.69 feet; thence North 86°56’52” West, 2.02 feet; thence North 26°25’06” East, 4.15 feet; thence North 22°53’41” West, 63.34 feet; thence South 84°40’36” West, 46.07 feet; thence North 41°11’39” West, 7.68 feet; thence North 28°23’54” East, 27.81 feet; thence North 44°34’28” West, 83.36 feet; thence North 32°55’49” West, 25.39 feet; thence North 34°00’58” East, 34.62 feet; thence North 36°28’45” West, 75.53 feet; thence South 52°29’52” West, 41.00 feet; thence North 58°14’27” West, 34.28 feet; thence North 66°57’57” West, 56.52 feet; thence North 56°05’06” West, 68.90 feet; thence North 77°13’40” West, 27.75 feet; thence North 26°50’58” West, 19.82 feet; thence North 10°02’50” East, 49.92 feet; thence North 28°49’46” West, 45.25 feet; thence North 03°07’27” West, 69.21 feet; thence North 17°18’51” West, 39.20 feet; thence North 20°02’55” West, 33.25 feet; thence North 30°32’47” East, 27.86 feet; thence North 26°20’25” East, 59.02 feet; thence North 19°11’51” West, 60.86 feet; thence North 85°42’14” West, 85.42 feet; thence North 73°09’29” West, 39.62 feet; thence North 39°38’33” West, 32.90 feet; thence North 19°34’45” West, 60.27 feet; thence North 34°08’44” West, 65.51 feet; thence North 48°30’23” West, 48.90 feet; thence North 54°24’05” West, 52.73 feet; thence North 27°53’56” West, 51.53 feet; thence North 45°18’50” West, 82.33 feet; thence North 00°36’53” East, 35.67 feet; thence North 16°16’04” West, 56.89 feet; thence North 33°59’23” West, 58.13 feet; thence North 04°12’53” West, 51.20 feet; thence North 00°17’09” East, 61.71 feet; thence North 09°11’52” West, 57.70 feet; thence North 05°15’15” East, 41.87 feet; thence North 04°23’56” West, 79.34 feet; thence North 33°36’26” West, 48.28 feet; thence North 20°10’50” West, 55.31 feet; thence North 01°32’56” East, 67.62 feet; thence North 33°06’25” West, 63.84 feet; thence North 37°56’38” West, 68.36 feet; thence North 18°55’25” West, 48.49 feet; thence North 10°34’46” East, 44.05 feet; thence North 07°24’59” East, 56.57 feet; thence North 26°38’34” West, 71.13 feet; thence North 45°01’03” West, 78.58 feet; thence North 69°56’34” West, 81.29 feet; thence South 79°35’14” West, 27.88 feet; thence South 50°19’25” West, 215.33 feet; thence South 86°36’08” East, 68.70 feet; thence South 07°16’56” East, 59.43 feet; thence South 25°21’23” East, 82.51 feet; thence South 86°01’46” East, 38.58 feet; thence South 12°42’40” West, 70.51 feet; thence South 13°26’53” East, 92.23 feet; thence South 32°50’10” East, 71.66 feet; thence South 31°07’20” East, 80.19 feet; thence South 64°08’46” East, 24.23 feet; thence South 04°26’37” East, 22.14 feet; thence South 05°07’23” West, 49.88 feet; thence South 05°23’19” West, 40.74 feet; thence South 65°17’25” West, 3.36 feet; thence South 79°48’46” West, 20.01 feet; thence North 16°20’58” West, 15.70 feet; thence North 88°29’54” West, 85.97 feet; thence North 66°54’55” West, 227.59 feet; thence North 83°12’43” West, 410.28 feet; thence North 39°05’00” West, 749.63 feet; thence North 75°10’52” West, 390.95 feet; thence North 54°51’35” West, 462.95 feet; thence North 61°09’37” East, 61.92 feet; thence North 43°23’24” East, 97.70 feet; thence North 08°11’05” East, 35.40 feet; thence South 82°04’09” East, 11.53 feet; thence South 88°39’27” East, 50.48 feet; thence North 25°33’52” East, 66.84 feet; thence North 85°37’51” East, 23.59 feet; thence North 57°23’00” East, 57.72 feet; thence North 32°20’03” East, 108.63 feet; thence North 12°15’17”

Cross Creek North CDD Boundary Amendment (continued)

East, 124.05 feet; thence North 10°45'35" East, 75.89 feet; thence North 37°55'35" East, 80.53 feet; thence North 20°17'38" West, 67.48 feet; thence North 14°53'14" West, 91.51 feet; thence North 27°06'28" West, 37.76 feet; thence North 37°01'50" West, 198.79 feet; thence South 74°21'23" East, 14.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 127°15'56", an arc length of 66.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°00'39" East, 53.76 feet; thence North 21°37'19" West, 78.55 feet; thence North 54°06'18" West, 57.67 feet; thence North 76°12'45" West, 10.66 feet; thence North 54°35'56" East, 24.75 feet; thence North 06°04'08" West, 189.77 feet; thence North 25°36'36" West, 93.28 feet; thence North 42°27'40" West, 59.09 feet; thence North 56°19'37" West, 78.27 feet to a point lying on the Northeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records; thence North 31°07'07" West, along said Northeasterly line, 440.17 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line, along said Southerly line and along the Northwesterly line of said lands described and recorded in Official Records Book 4892, page 1339, a distance of 299.84 feet to the Northerly most corner of last said lands, said corner lying on the Southwesterly line of Tract B3, said Cross Creek Unit 1A; thence North 42°20'08" West, along said Southwesterly line, 31.28 feet to the Northwesterly corner of said Tract B3, also being the Southerly most corner of those lands described and recorded in Official Records Book 1962, page 1281, of said Public Records; thence North 65°09'41" East, along the Southeasterly line of last said lands, 583.33 feet to the Easterly most corner thereof; thence Northwesterly along the Northeasterly line of last said lands the following 5 courses: Course 1, thence North 15°56'46" West, 155.89 feet; Course 2, thence North 39°28'47" West, 400.91 feet; Course 3, thence North 43°39'40" West, 297.66 feet; Course 4, thence South 38°48'34" West, 59.97 feet; Course 5, thence North 39°53'45" West, 563.34 feet to the Northerly most corner thereof, also being the Easterly most corner of those lands described and recorded in Official Records Book 1945, page 1421, of said Public Records; thence North 39°57'59" West, along the Northeasterly line of last said lands, 643.73 feet to a point lying on the Southeasterly right of way line of County Road No. 739-B (Sandridge Road), a variable width right of way as presently established; thence North 66°34'04" East, departing said Northeasterly line and along said Southeasterly right of way line, 758.88 feet to the Westerly most corner of those lands described and recorded in Official Records Book 1862, page 990, of said Public Records; thence South 42°23'14" East, departing said Southeasterly right of way line and along the Southwesterly line of last said lands, 197.24 feet to the Southerly most corner thereof; thence North 47°26'26" East, along the Southeasterly line thereof, 569.13 feet to the Easterly most corner thereof, said corner lying on said Southeasterly right of way line of County Road No. 739-B; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North 66°22'19" East, 1679.58 feet; Course 2, thence North 24°05'17" West, 6.79 feet to a point on a non-tangent curve concave Northwesterly having a radius of 7672.44 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of 01°20'38", an arc length of 179.97 feet to the Northerly most corner of Tract "C", said Cross Creek Preserve, said corner lying on the Northwesterly prolongation of the Southwesterly line of those lands described and recorded in Official Records Book 4892, page 2004, of said Public

Cross Creek North CDD Boundary Amendment (continued)

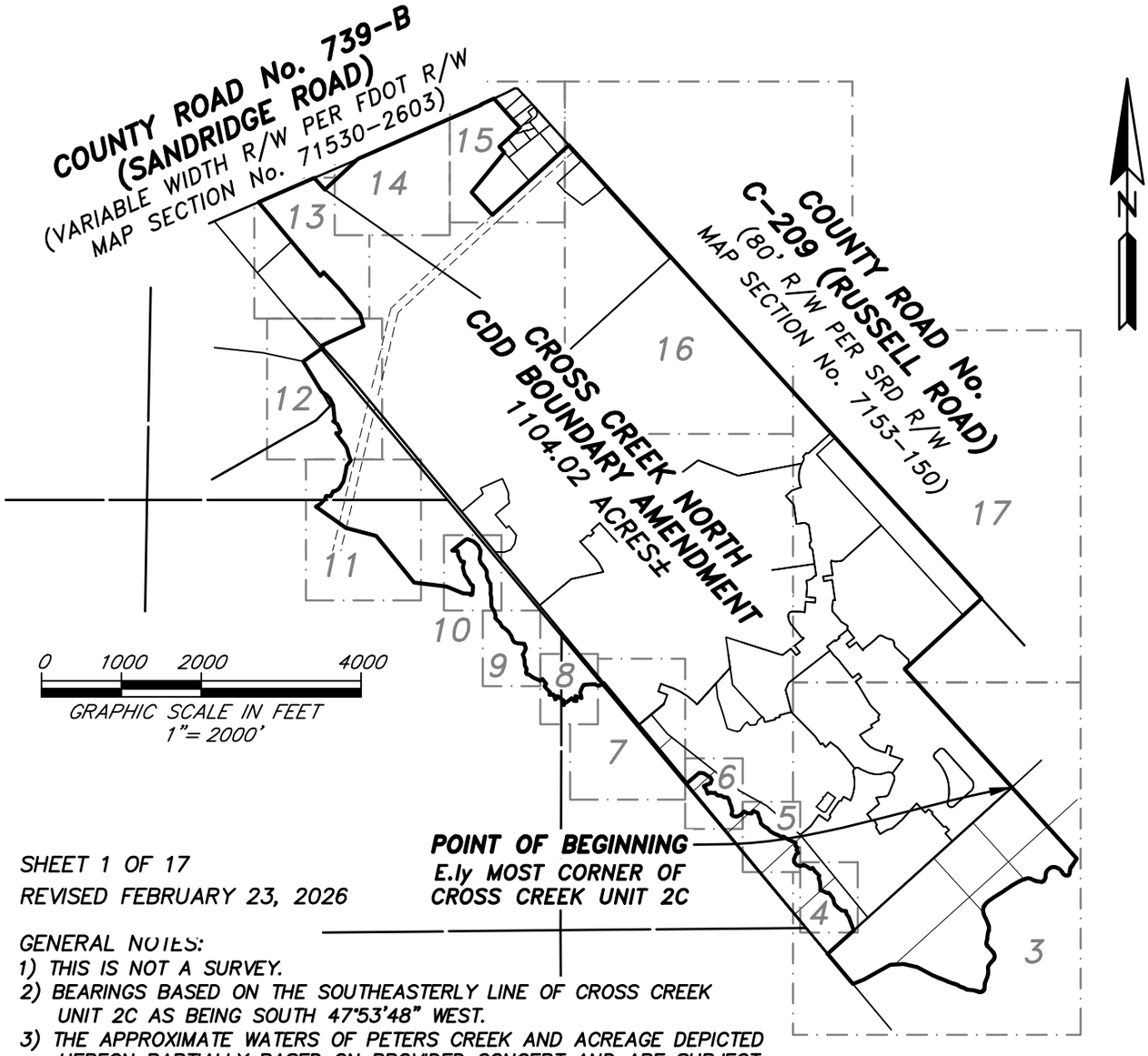
Records, said arc being subtended by a chord bearing and distance of North 65°34'53" East, 179.96 feet; thence South 41°23'28" East, along said Northwesterly prolongation, along said Southwesterly line, and along a non-tangent line, 348.41 feet to the Southerly most corner of last said lands, also being the Westerly most corner of those lands described and recorded in Official Records Book 4914, page 2173, of said Public Records; thence South 43°25'57" East, along the Southwesterly line of last said lands, 140.38 feet to the Southerly most corner thereof, said corner lying on the Northwesterly line of Parcel 310, as described and recorded in Official Records Book 4795, page 417, of said Public Records; thence South 47°25'34" West, along said Northwesterly line, along the Northwesterly line of those lands described and recorded in Official Records Book 3966, page 1508, and Official Records Book 4980, page 1460, both of said Public Records, 353.19 feet to the Westerly most corner of last said lands; thence South 41°59'44" East, along the Southwesterly line thereof, 93.99 feet to the Northerly most corner of those lands described and recorded in Official Records Book 3743, page 825, of said Public Records; thence South 39°28'22" West, departing said Southwesterly line and along the Northwesterly line of last said lands, 648.46 feet to the Westerly most corner thereof; thence South 42°27'44" East, along the Southwesterly line thereof, 385.52 feet to the Southerly most corner thereof; thence North 47°26'29" East, along the Southeasterly line thereof, 628.45 feet to the Easterly most corner thereof, also being the Southerly most corner of those lands described and recorded in Official Records Book 3801, page 1646, of said Public Records; thence North 47°37'41" East, along the Southeasterly line of last said lands and along the Southeasterly line of those lands described and recorded in Official Records Book 4429, page 197, of said Public Records, 667.82 feet to a point lying on the Southwesterly right of way line of County Road No. C-209 (Russell Road), an 80 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: thence South 42°21'02" East, 1901.94 feet to the Northerly most corner of said Cross Creek Unit 2F; Course 2, thence South 42°19'34" East, 1199.83 feet; Course 3, thence South 42°20'50" East, 3601.04 feet; Course 4, thence South 42°17'20" East, 972.69 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4562, page 1170, of said Public Records; thence South 47°20'20" West, departing said Southwesterly right of way line, along the Northwesterly line of last said lands and along the Northwesterly line of those lands described and recorded in Official Records Book 4738, page 1941, of said Public Records, 1305.18 feet to the Westerly most corner of last said lands; thence South 42°14'08" East, along the Southwesterly line thereof, 1992.82 feet to the Point of Beginning.

Containing 1104.02 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B-1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B-2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D-1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D-2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E-1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E-2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 17

REVISED FEBRUARY 23, 2026

GENERAL NOTES:

1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHEASTERLY LINE OF CROSS CREEK UNIT 2C AS BEING SOUTH 47°53'48" WEST.
3) THE APPROXIMATE WATERS OF PETERS CREEK AND ACREAGE DEPICTED HEREON PARTIALLY BASED ON PROVIDED CONCEPT AND ARE SUBJECT TO CHANGE UPON A COMPLETE AND ACCURATE BOUNDARY SURVEY.

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Certificate of Authorization No: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

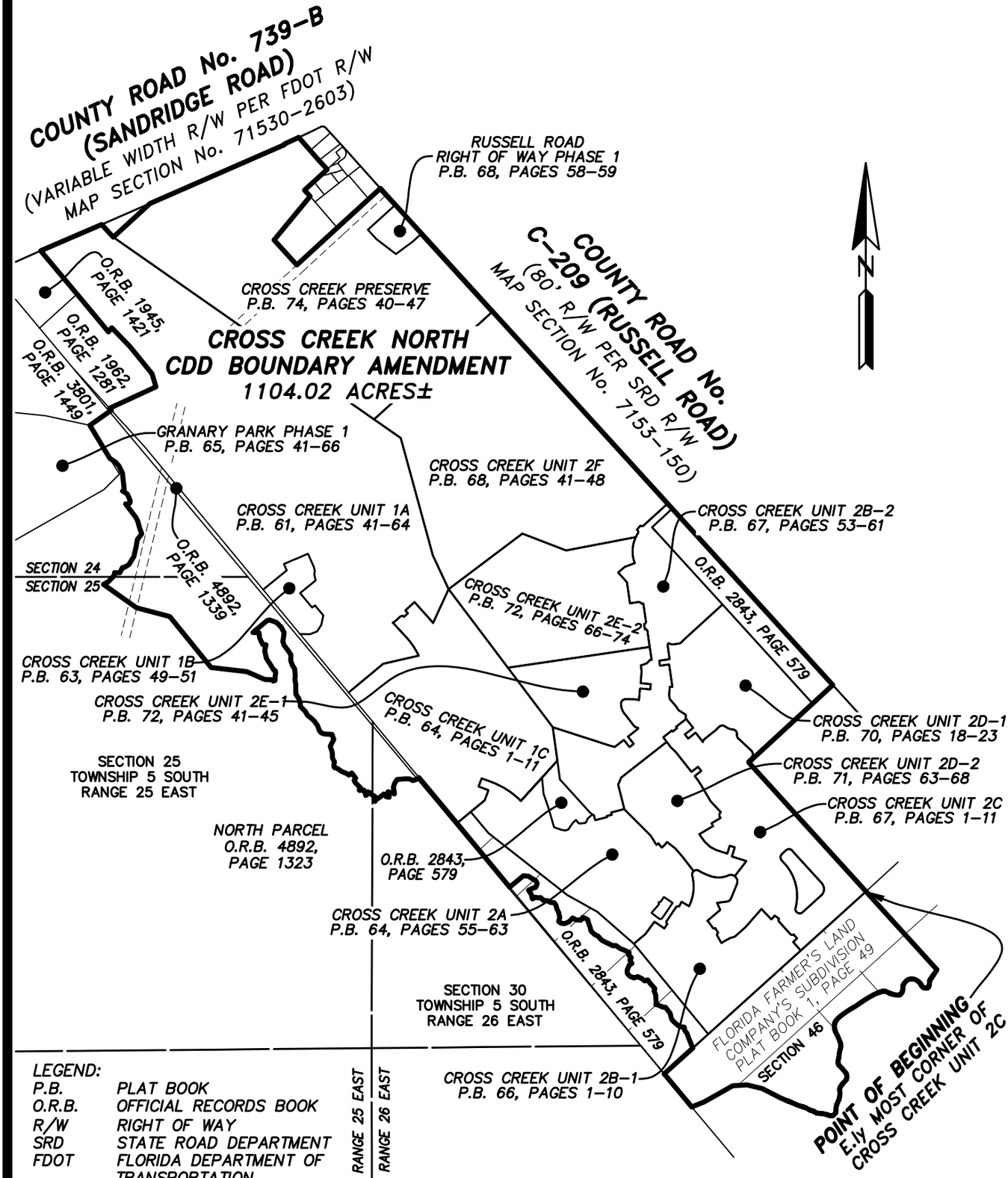
SCALE: 1" = 2000'

DATE: JANUARY 20, 2026

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA PSM No. 4827

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B–1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B–2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D–1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D–2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E–1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E–2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 750 1500 3000

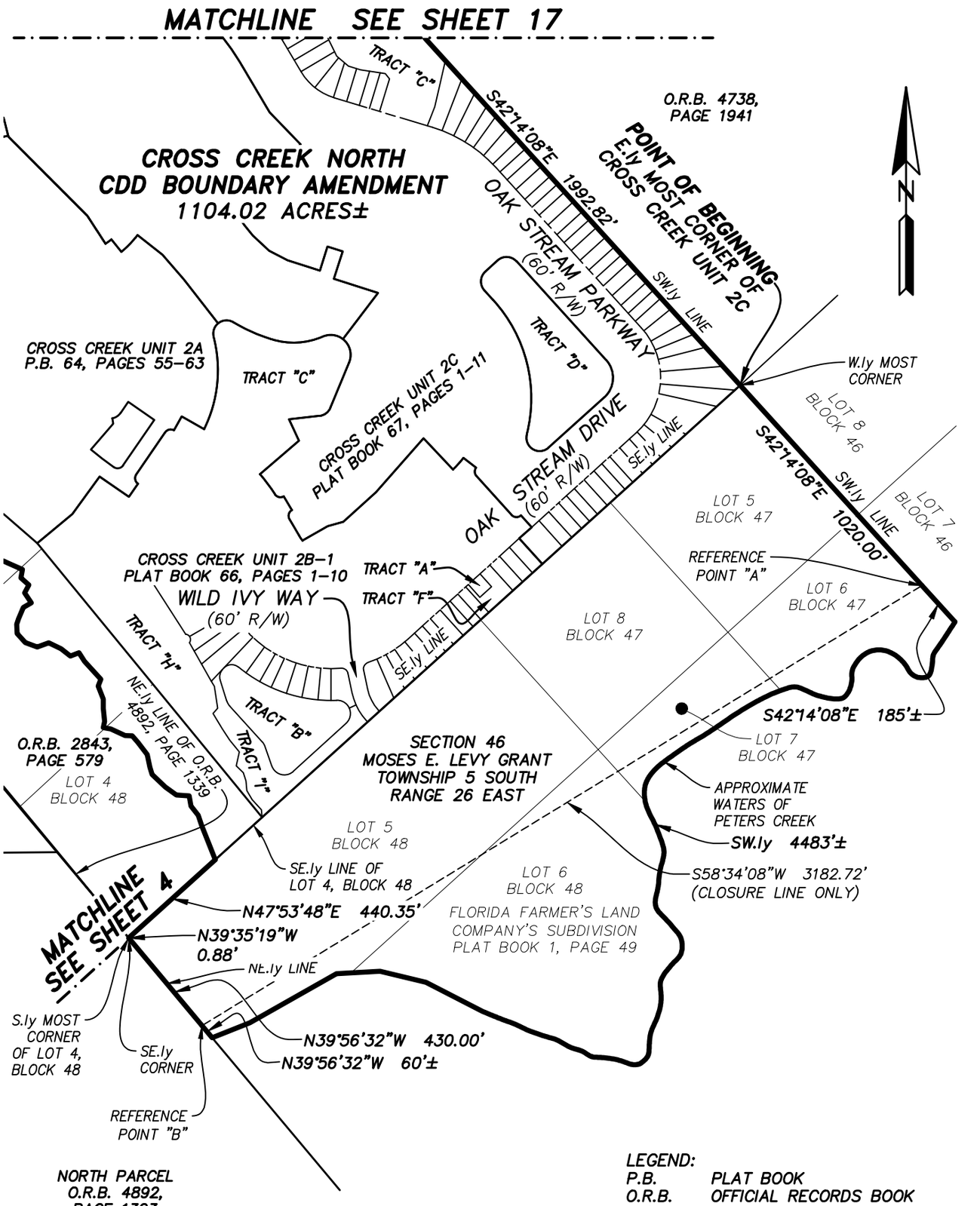
GRAPHIC SCALE IN FEET
1"= 1500'

SHEET 2 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

A PORTION OF SECTIONS 24 & 25, TOWNSHIP 5 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 46 OF THE MOSES E. LEVY GRANT, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, TOGETHER WITH CROSS CREEK UNIT 1A, RECORDED IN PLAT BOOK 61, PAGES 41 THROUGH 64, CROSS CREEK UNIT 1B, RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51, CROSS CREEK UNIT 1C, RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2A, RECORDED IN PLAT BOOK 64, PAGES 55 THROUGH 63, CROSS CREEK UNIT 2B–1, RECORDED IN PLAT BOOK 66, PAGES 1 THROUGH 10, CROSS CREEK UNIT 2B–2, RECORDED IN PLAT BOOK 67, PAGES 53 THROUGH 61, CROSS CREEK UNIT 2C, RECORDED IN PLAT BOOK 67, PAGES 1 THROUGH 11, CROSS CREEK UNIT 2D–1, RECORDED IN PLAT BOOK 70, PAGES 18 THROUGH 23, CROSS CREEK UNIT 2D–2, RECORDED IN PLAT BOOK 71, PAGES 63 THROUGH 68, CROSS CREEK UNIT 2E–1, RECORDED IN PLAT BOOK 72, PAGES 41 THROUGH 45, CROSS CREEK UNIT 2E–2, RECORDED IN PLAT BOOK 72, PAGES 66 THROUGH 74, CROSS CREEK UNIT 2F, RECORDED IN PLAT BOOK 68, PAGES 41 THROUGH 48, CROSS CREEK PRESERVE, RECORDED IN PLAT BOOK 74, PAGES 40 THROUGH 47, RUSSELL ROAD RIGHT OF WAY PHASE 1, RECORDED IN PLAT BOOK 68, PAGES 58 THROUGH 59, A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 49, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OFFICIAL RECORDS BOOK 4892, PAGE 1323, AND OFFICIAL RECORDS BOOK 4892, PAGE 1339, ALL OF THE PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 3 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642–8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25–160.09 FILE NO.: 131B–09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

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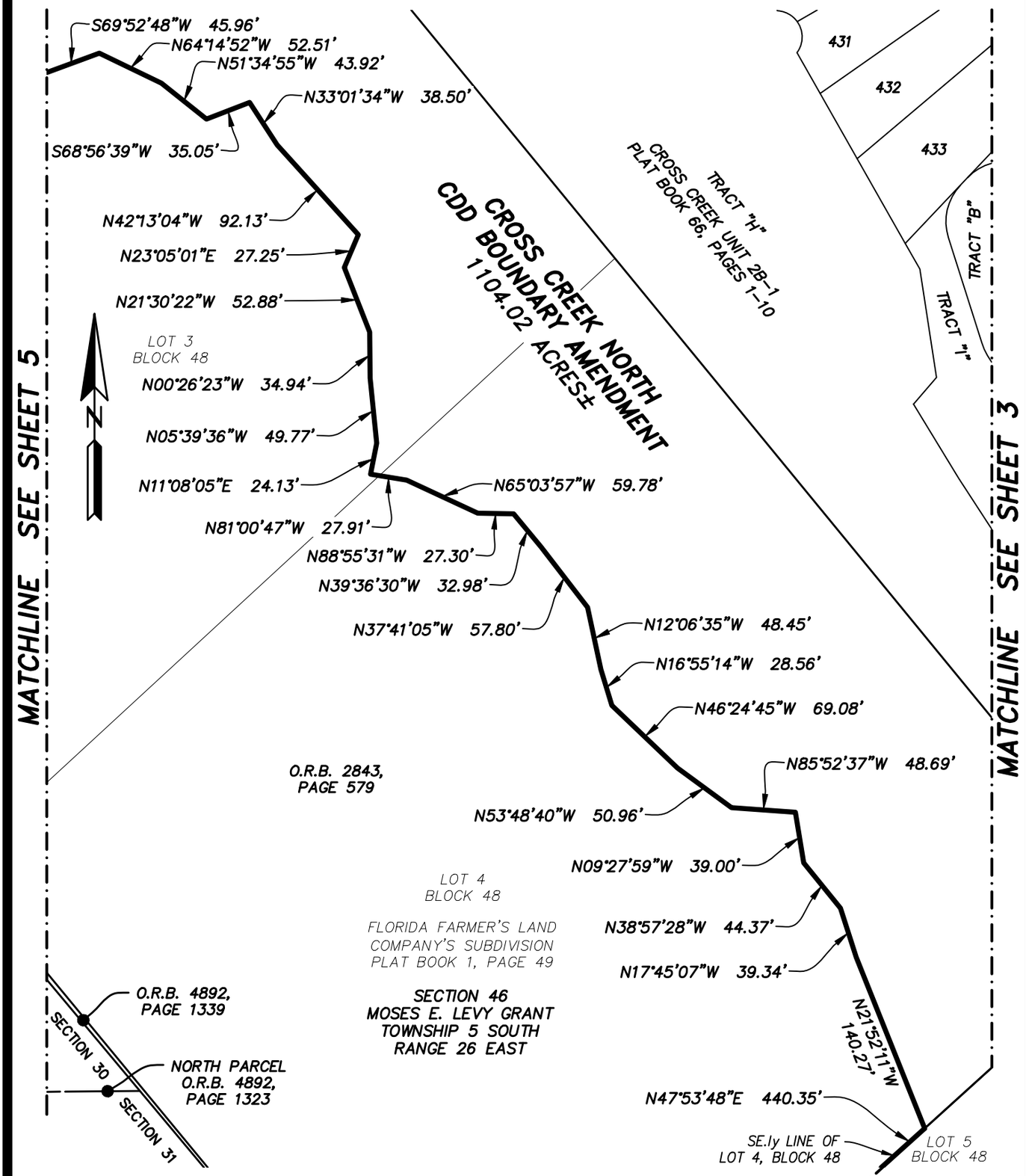

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 4 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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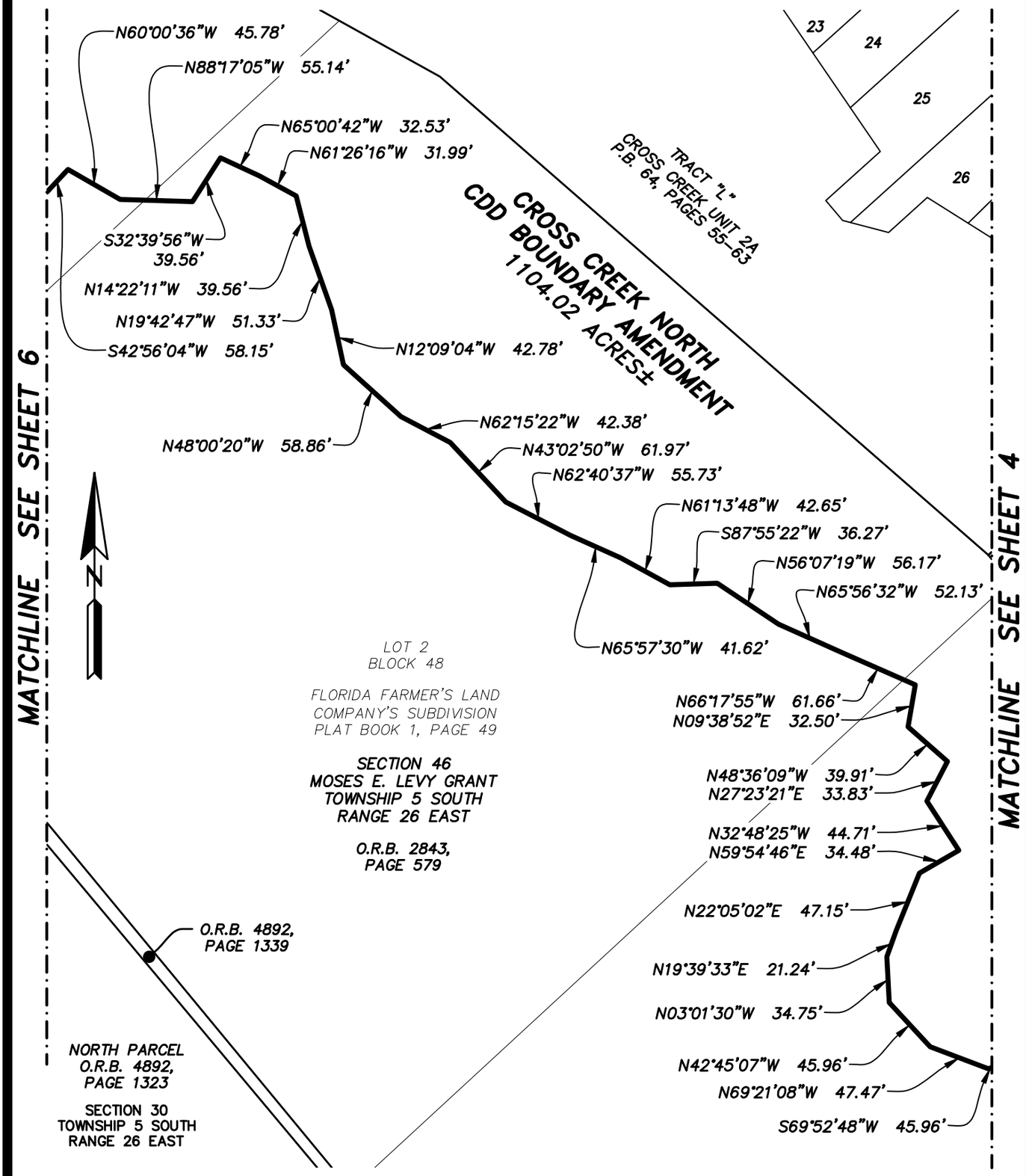

LEGEND:

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R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 5 OF 17
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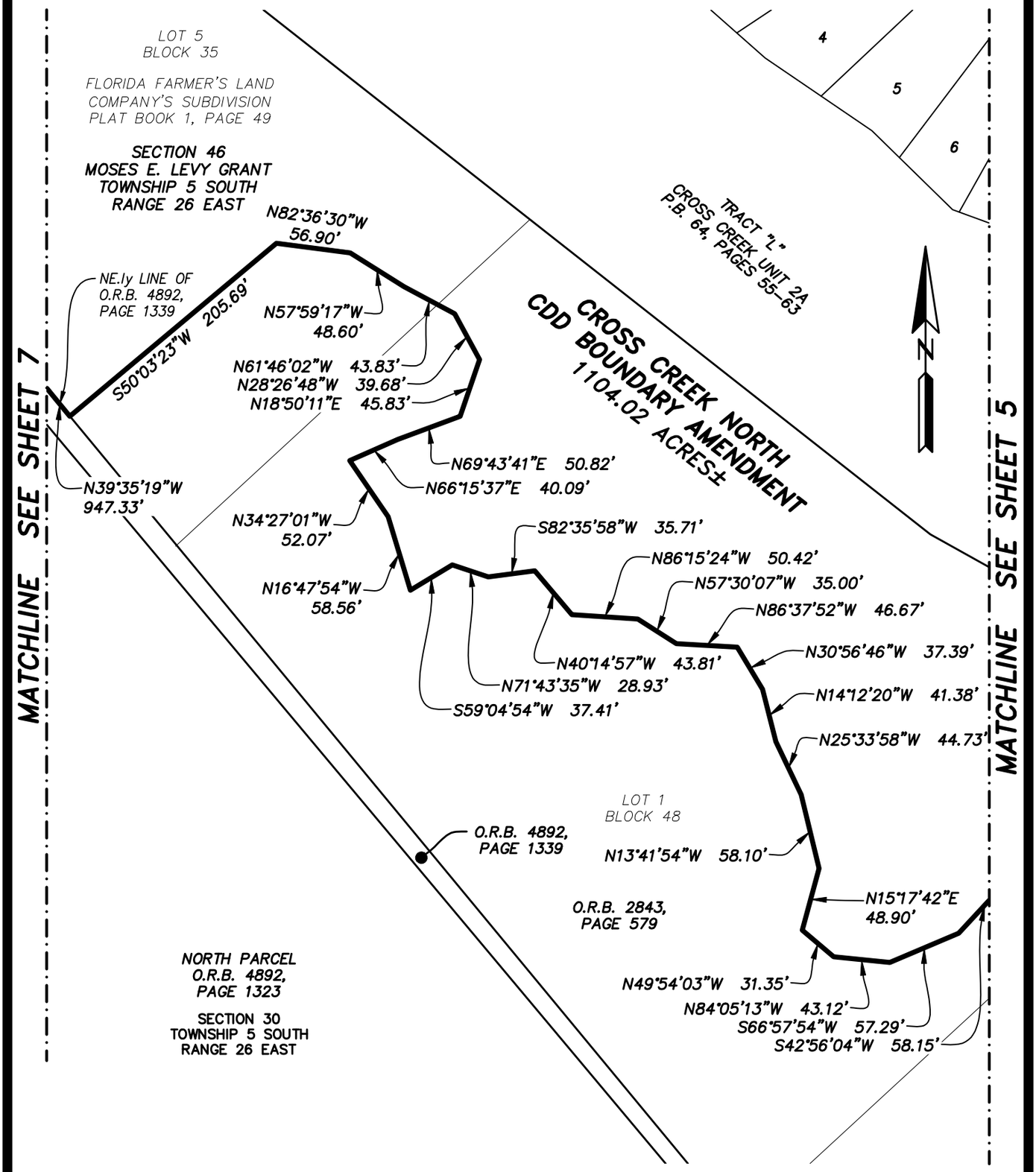

LEGEND:

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FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

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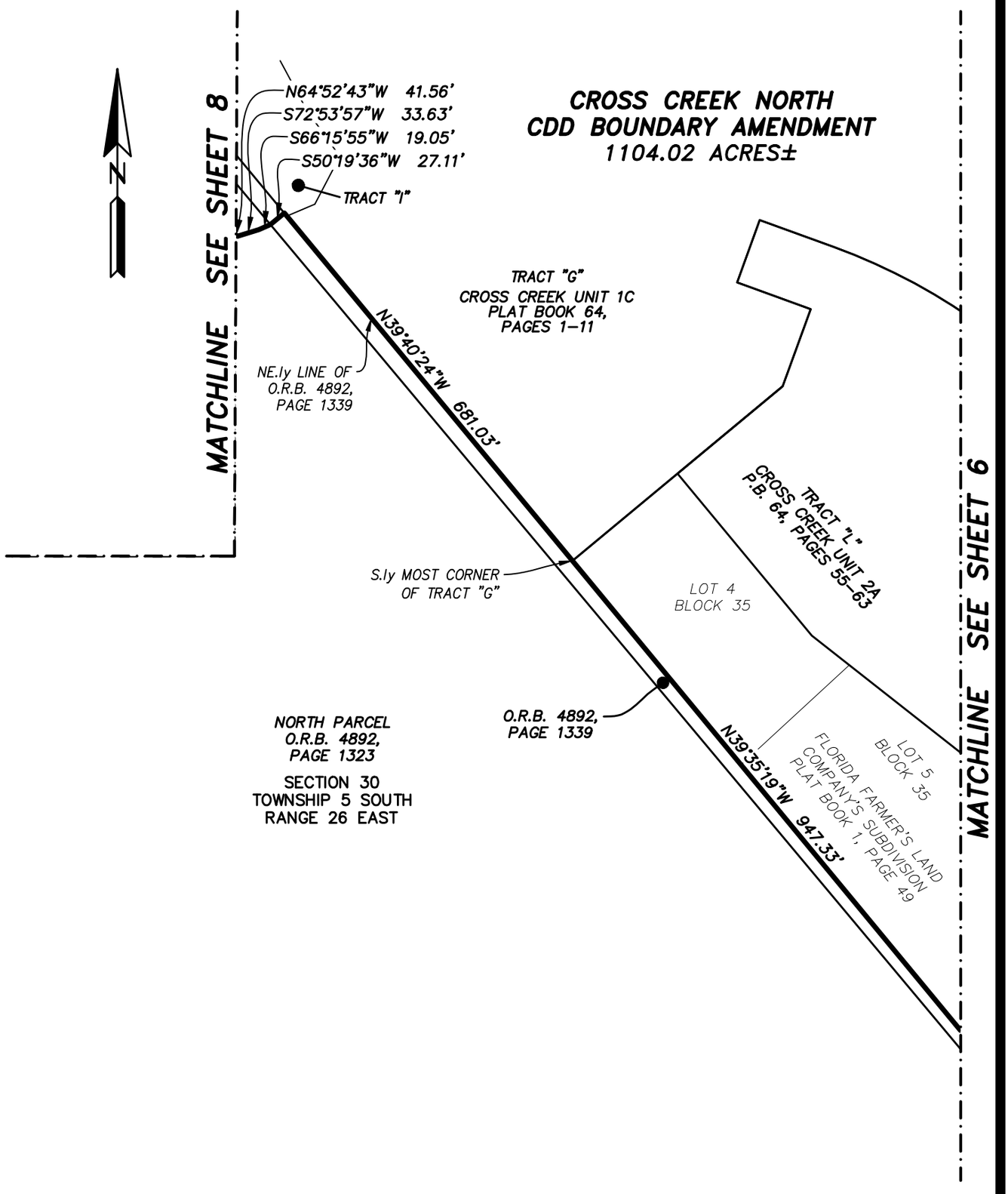

LEGEND:

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O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 7 OF 17
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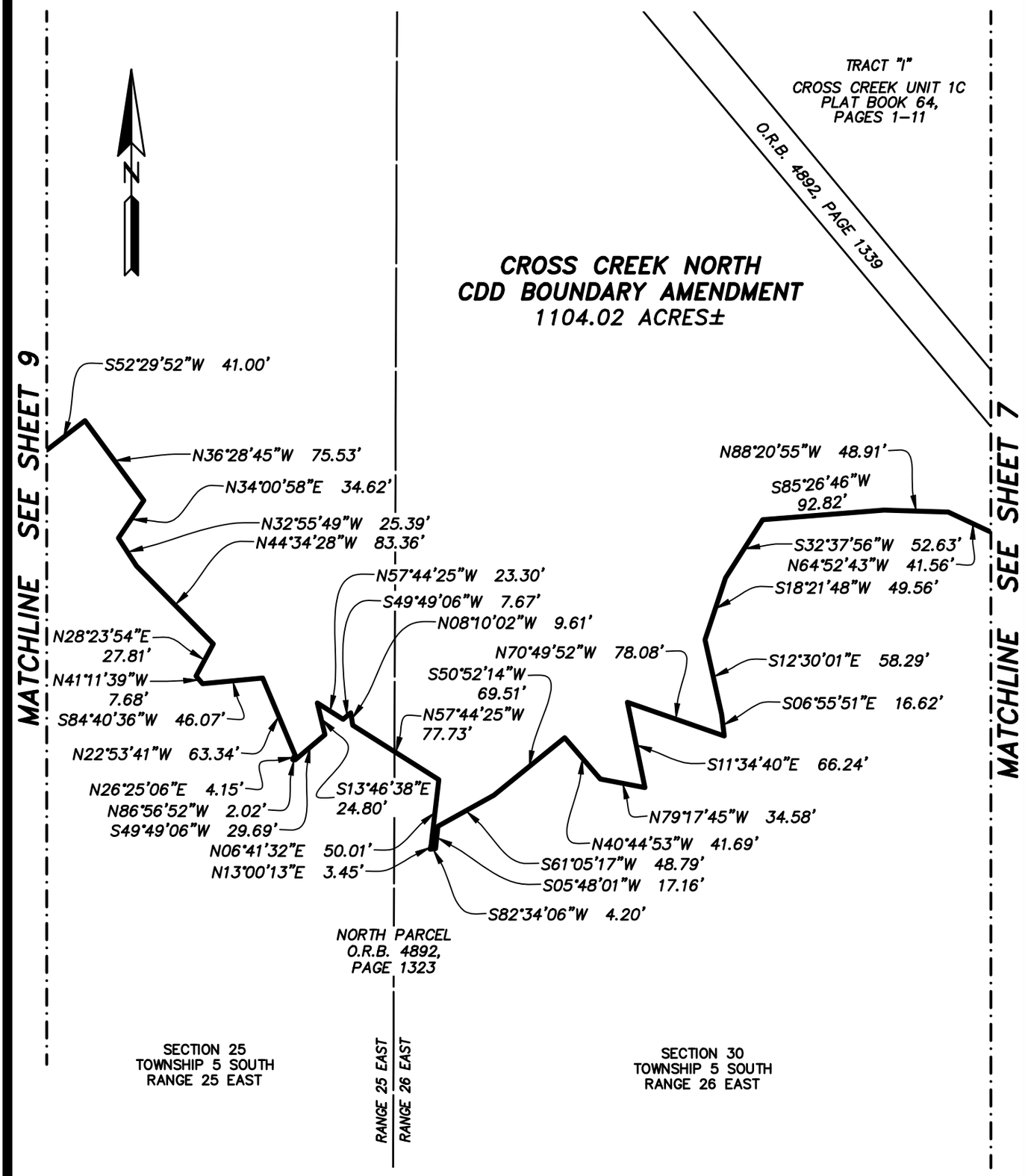

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 8 OF 17
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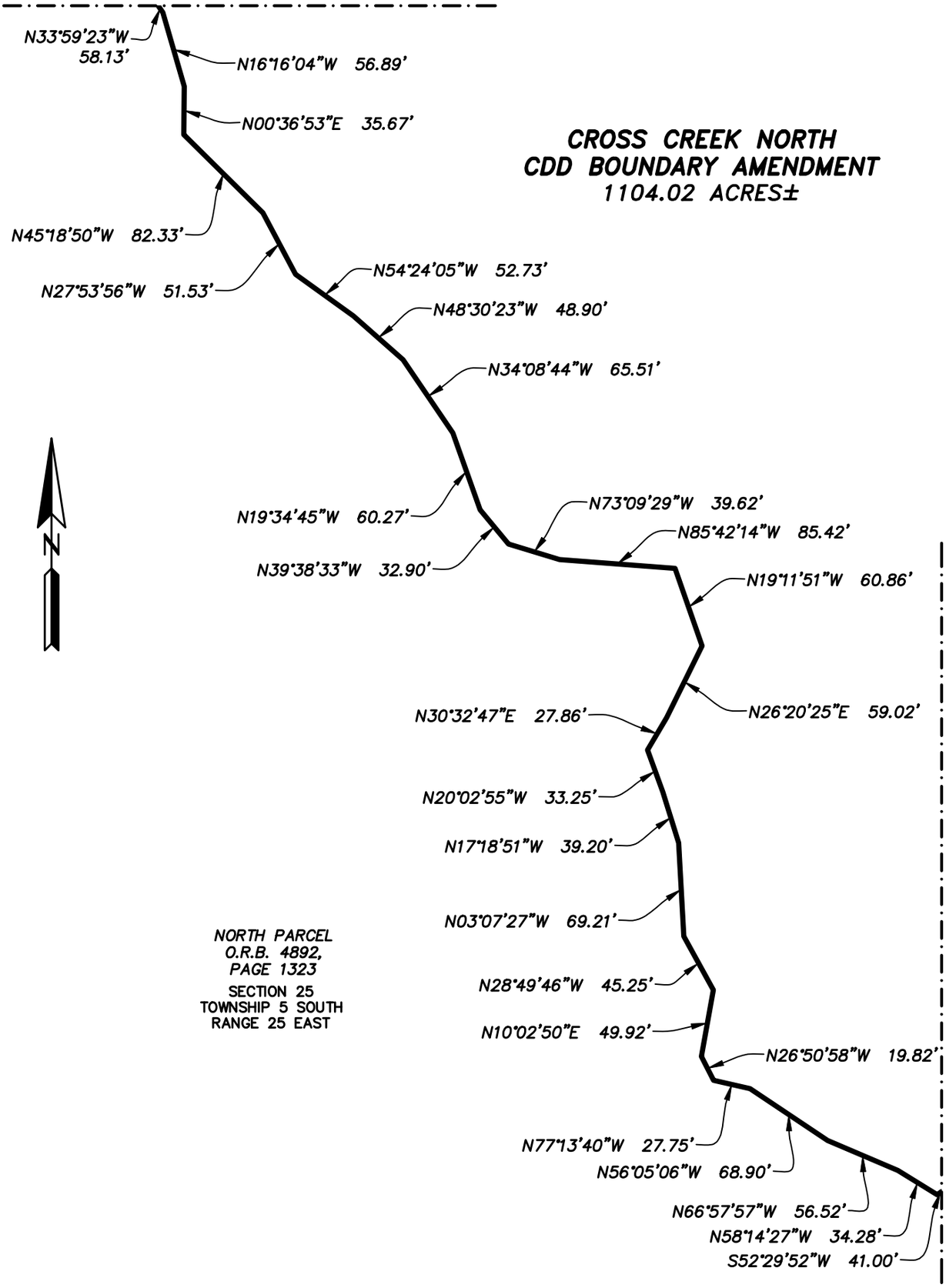
MATCHLINE SEE SHEET 10

CROSS CREEK NORTH
CDD BOUNDARY AMENDMENT
1104.02 ACRES±



LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 50 100 200

GRAPHIC SCALE IN FEET
1"= 100'

SHEET 9 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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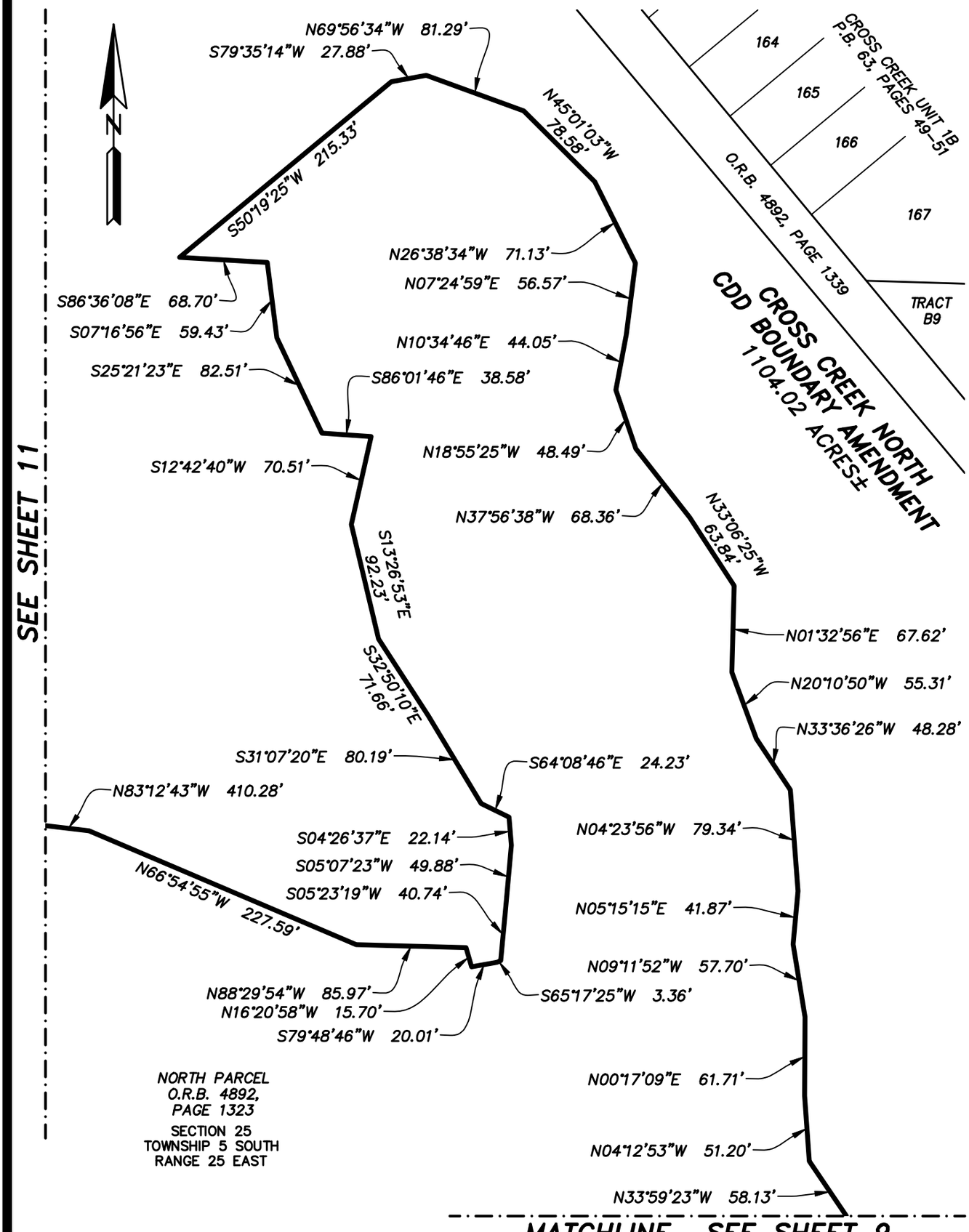

LEGEND:

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GRAPHIC SCALE IN FEET
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SHEET 10 OF 17
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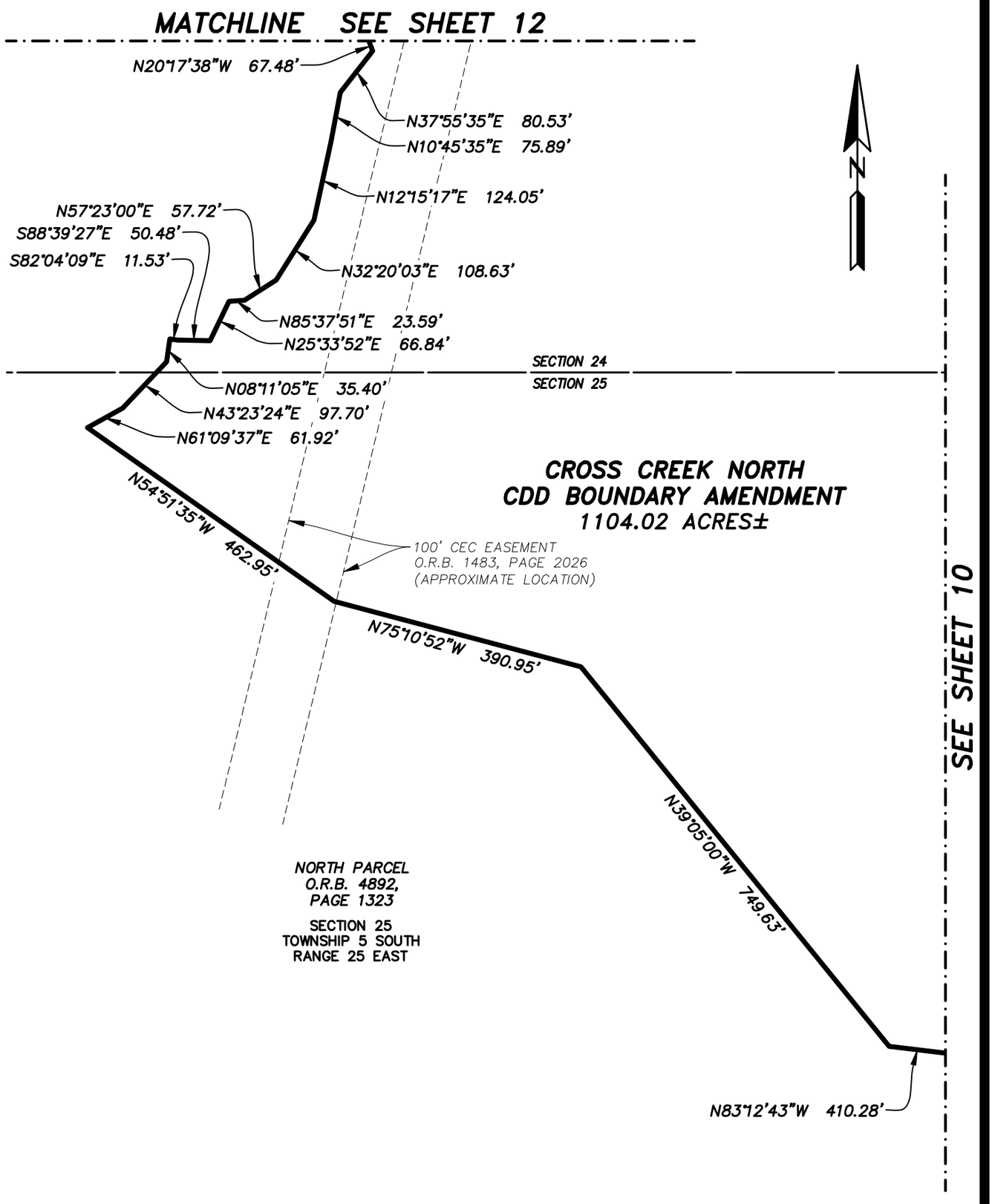

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GRAPHIC SCALE IN FEET
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SHEET 11 OF 17
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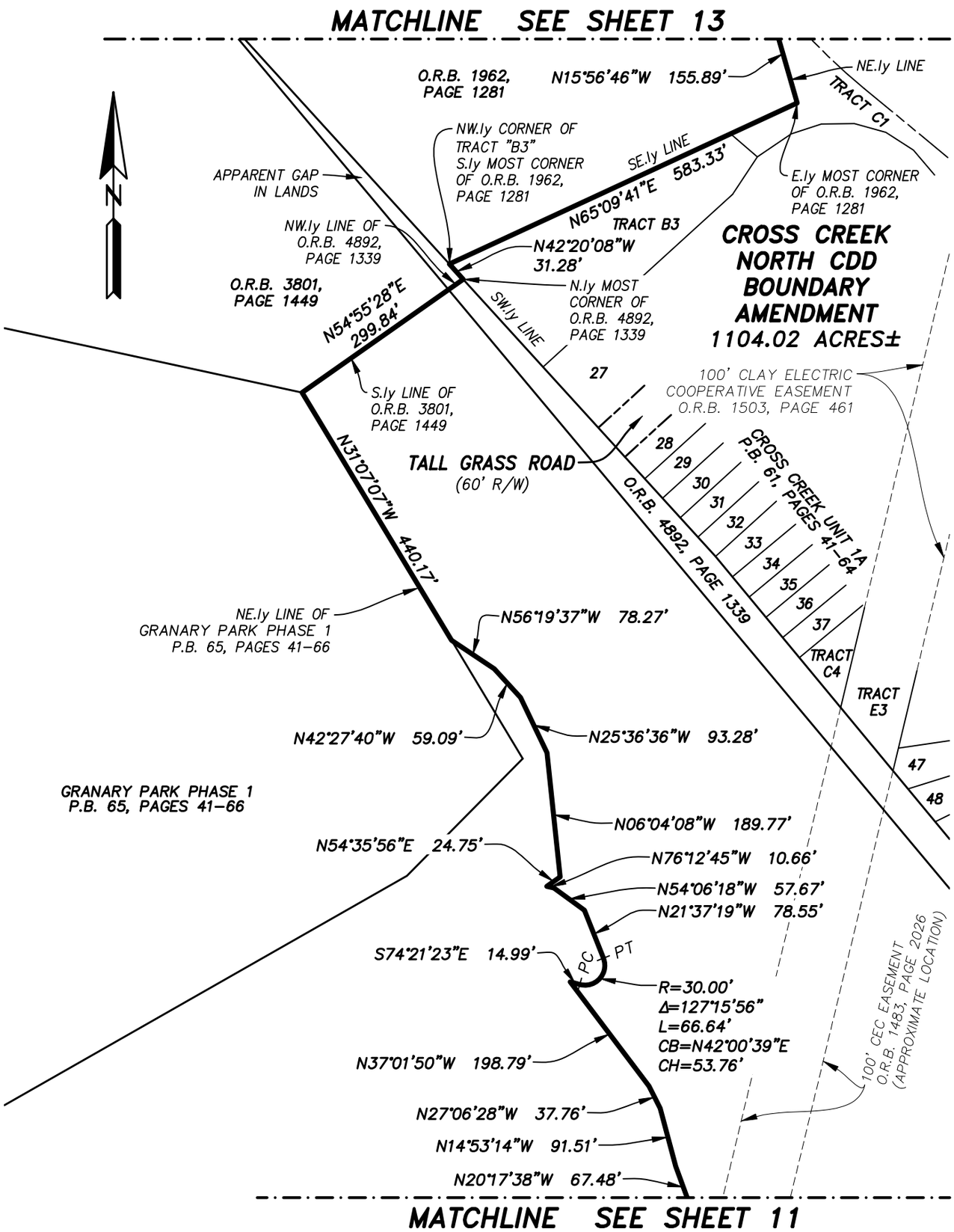

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 12 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

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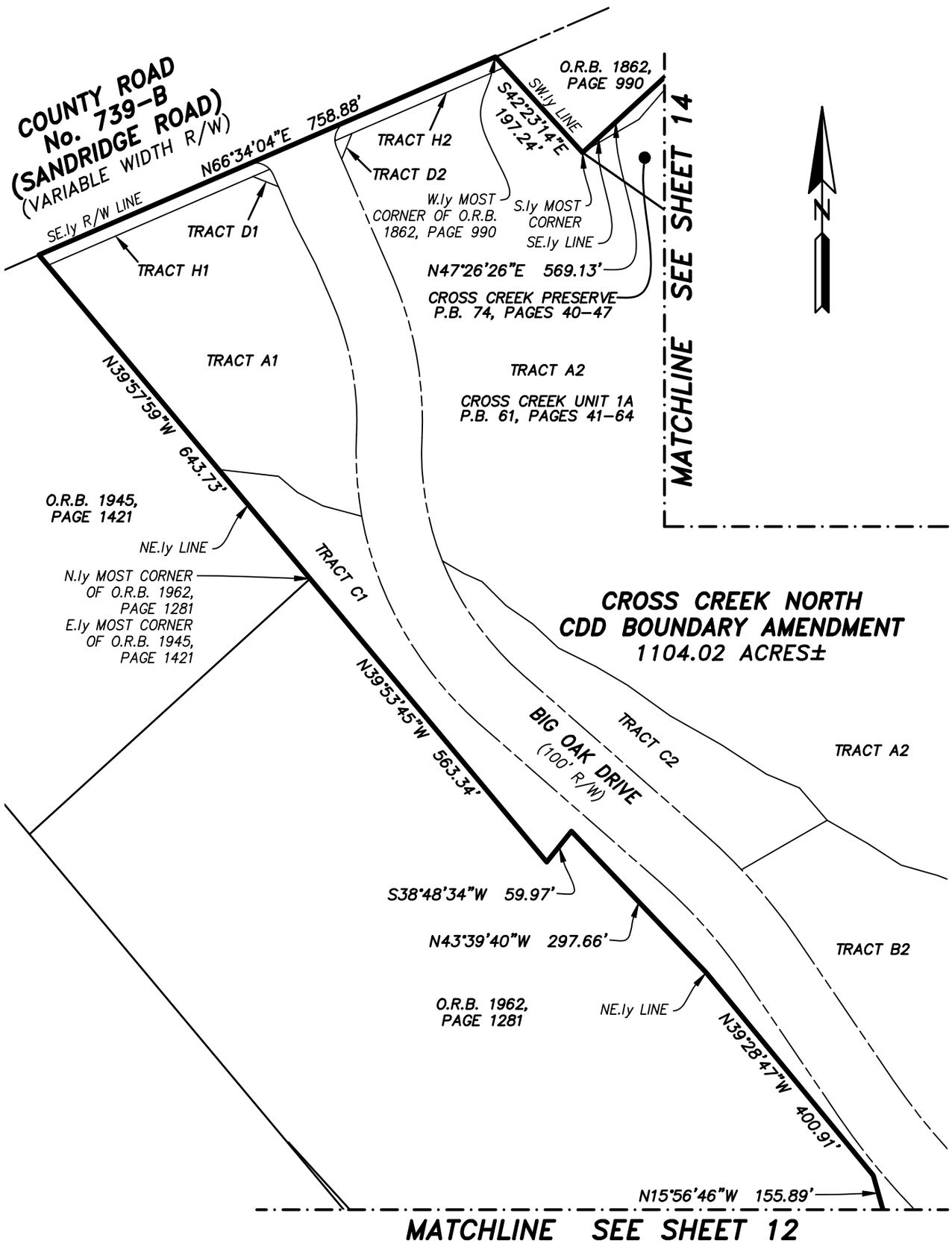

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 13 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25-160.09 FILE NO.: 131B-09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

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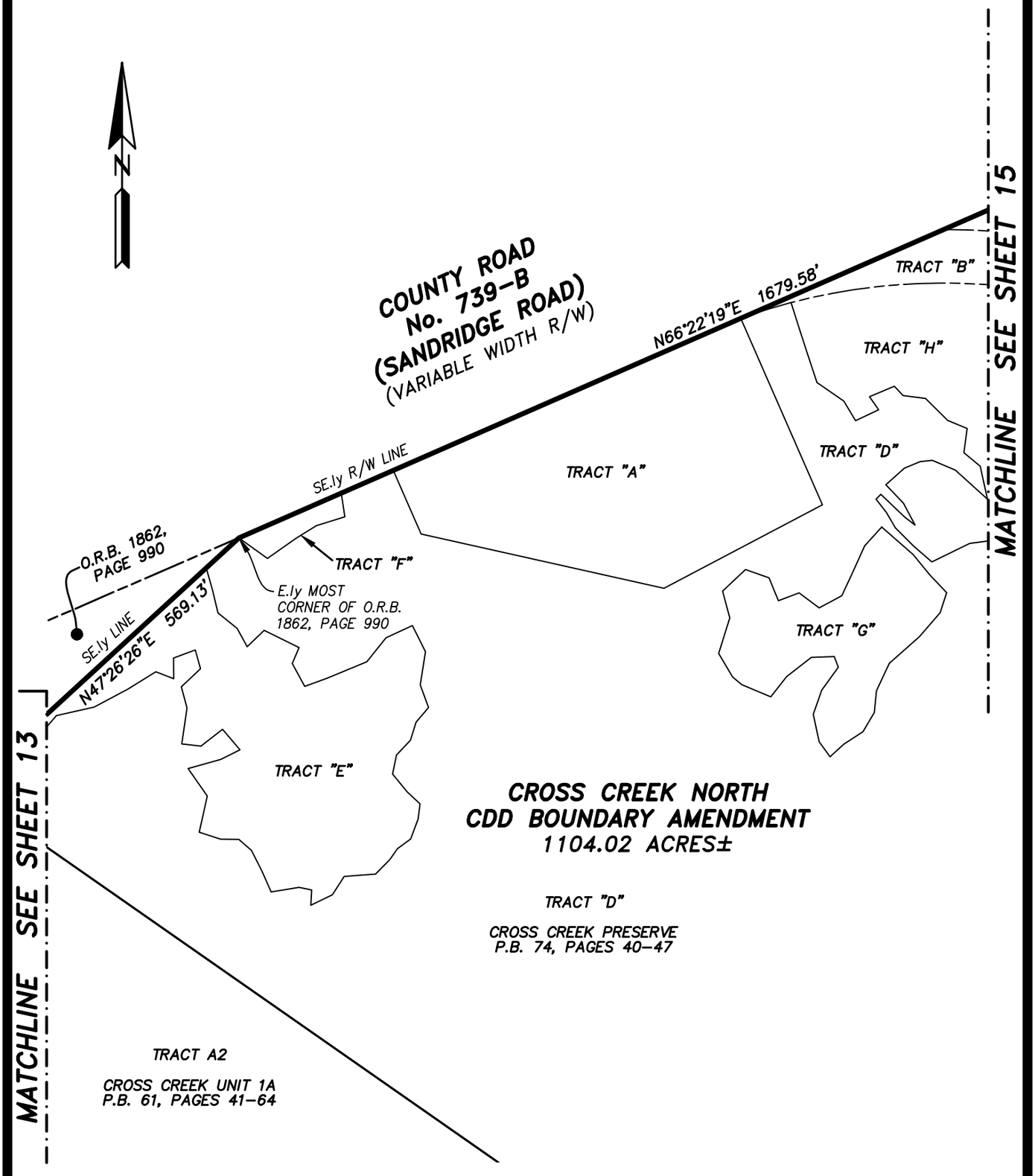

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 14 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642–8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 25–160.09 FILE NO.: 131B–09.09A DRAWN BY: JMB CAD FILE: I:\Survey\RMAproj\Cross Creek\Sketches\Cross Creek North CDD Boundary Amendment REV 1.dwg

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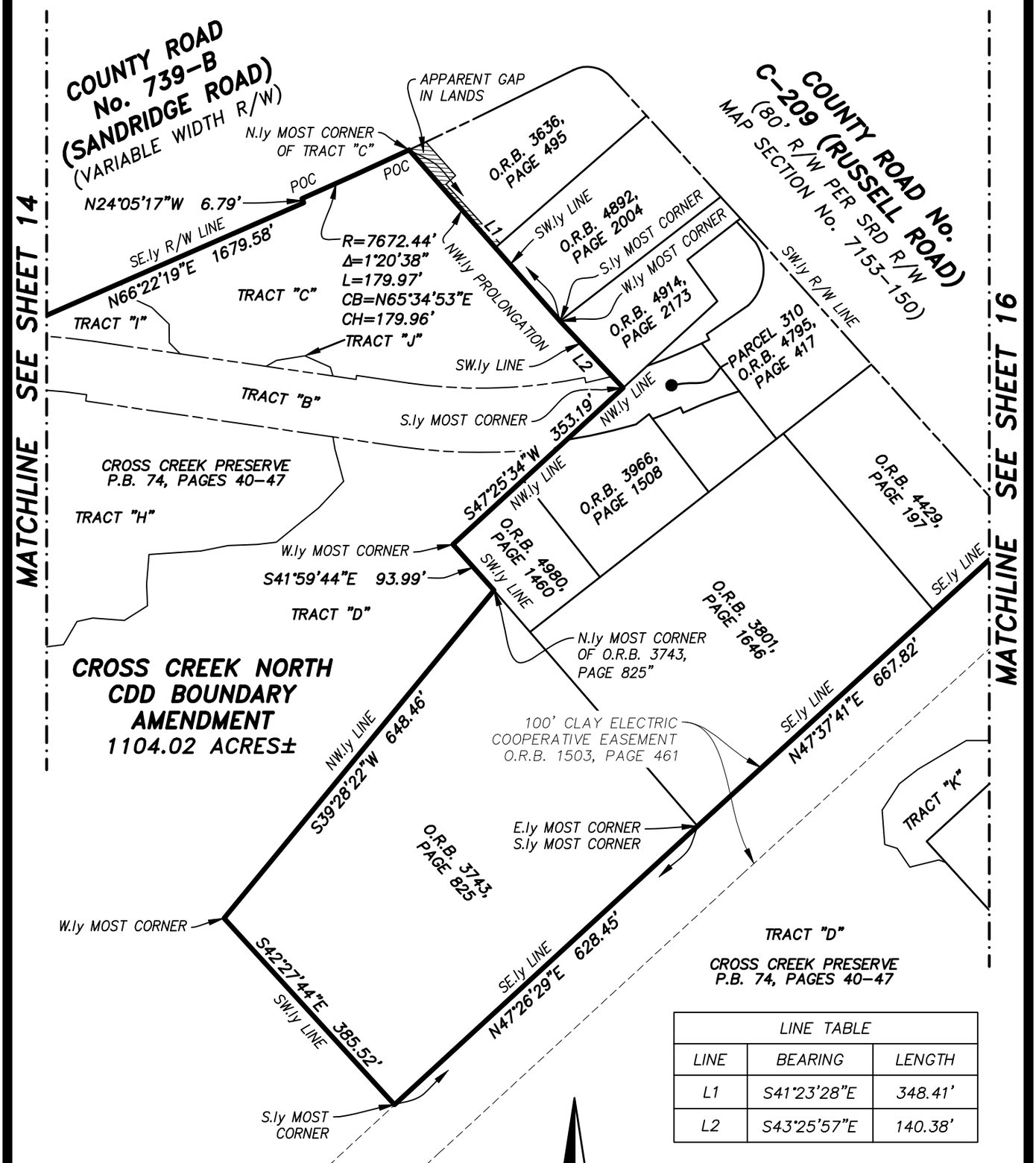

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°23'28"E	348.41'
L2	S43°25'57"E	140.38'

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
POC	POINT ON CURVE
L1	TABULATED LINE DATA
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 100 200 400

GRAPHIC SCALE IN FEET
1"= 200'

SHEET 15 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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JACKSONVILLE, FL 32258 (904) 642-8550
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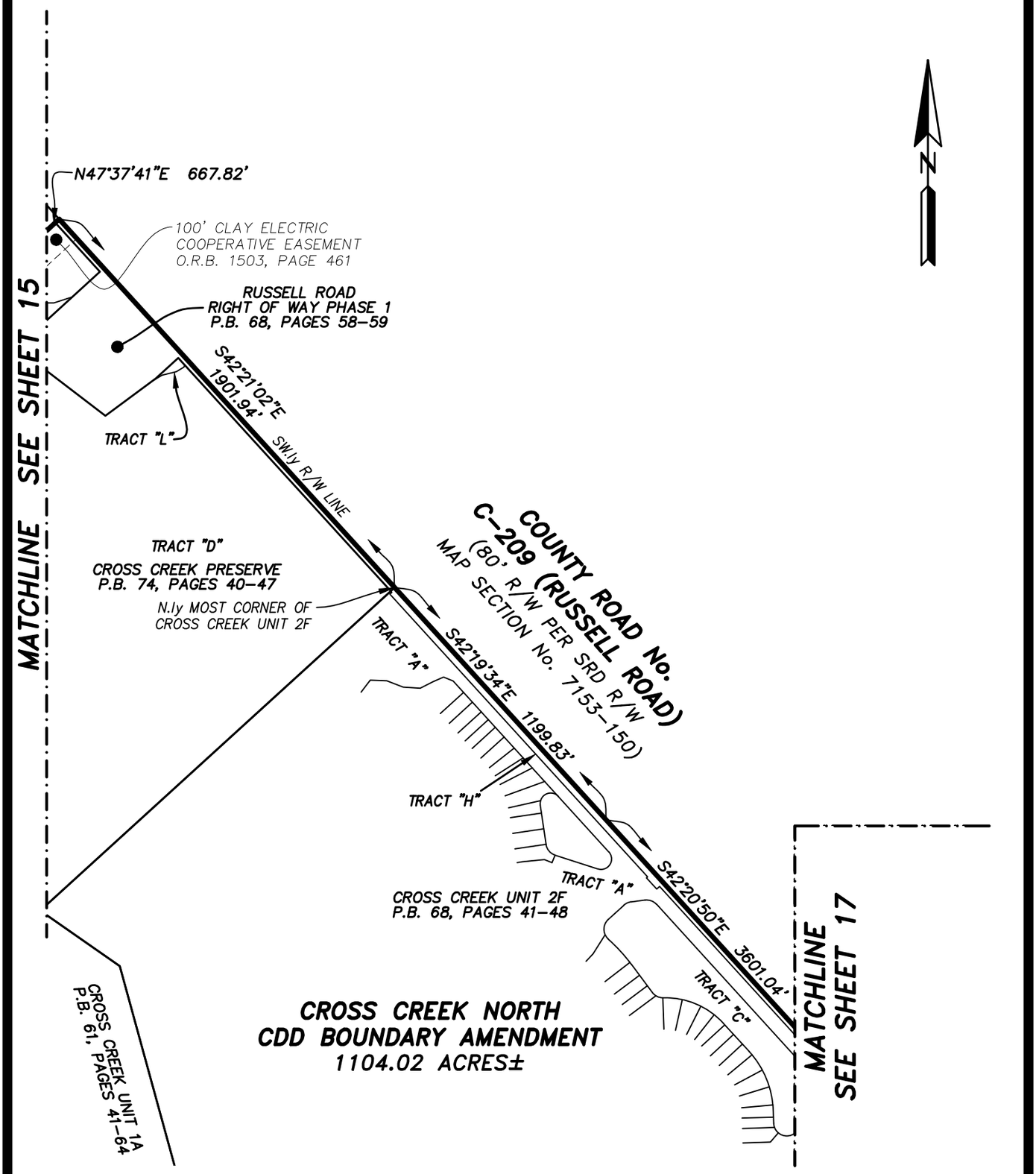

CROSS CREEK NORTH
CDD BOUNDARY AMENDMENT
1104.02 ACRES±

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 16 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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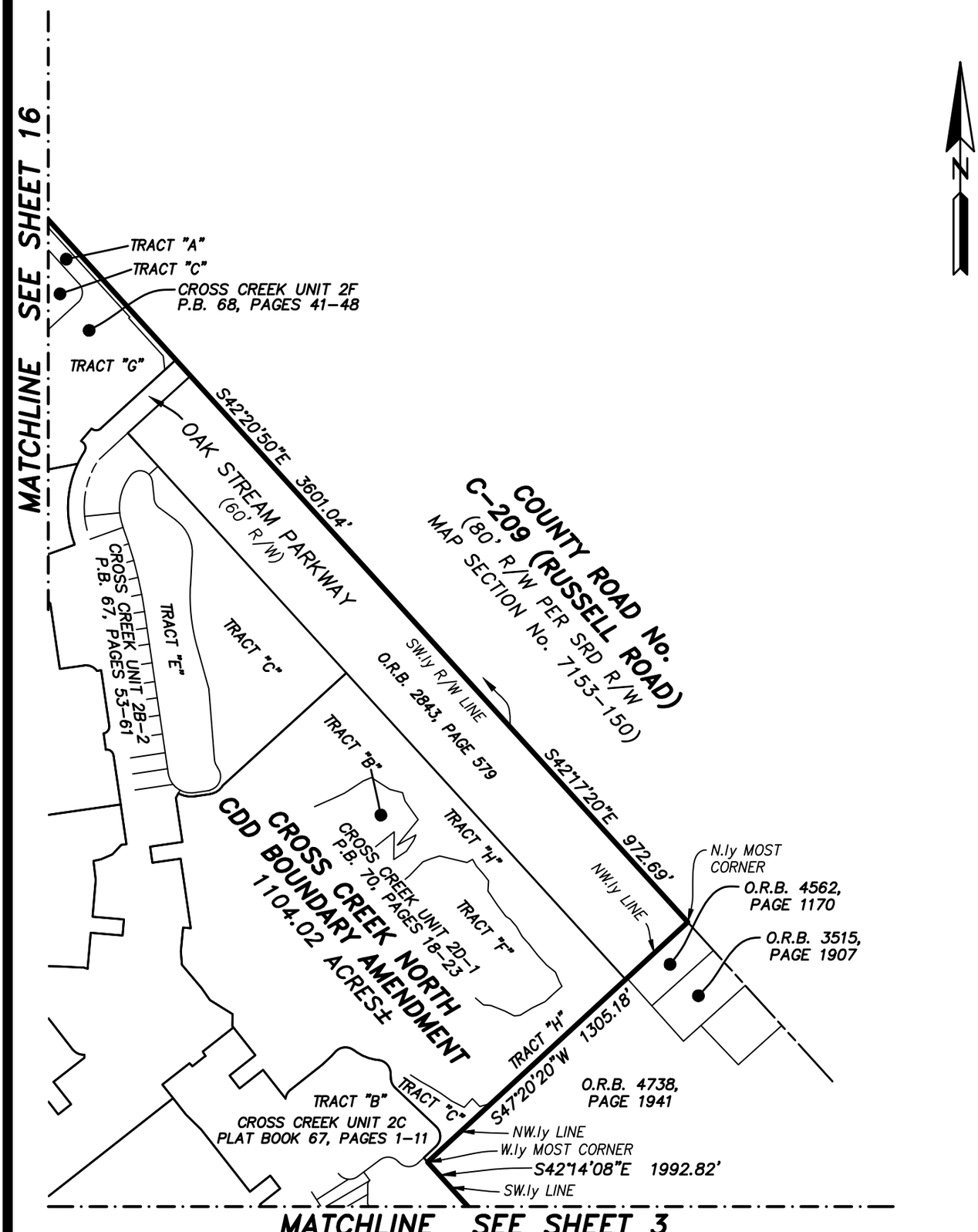

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

0 250 500 1000

GRAPHIC SCALE IN FEET
1"= 500'

SHEET 17 OF 17
SEE SHEET 1 FOR GENERAL NOTES AND KEY MAP

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JACKSONVILLE, FL 32258 (904) 642–8550
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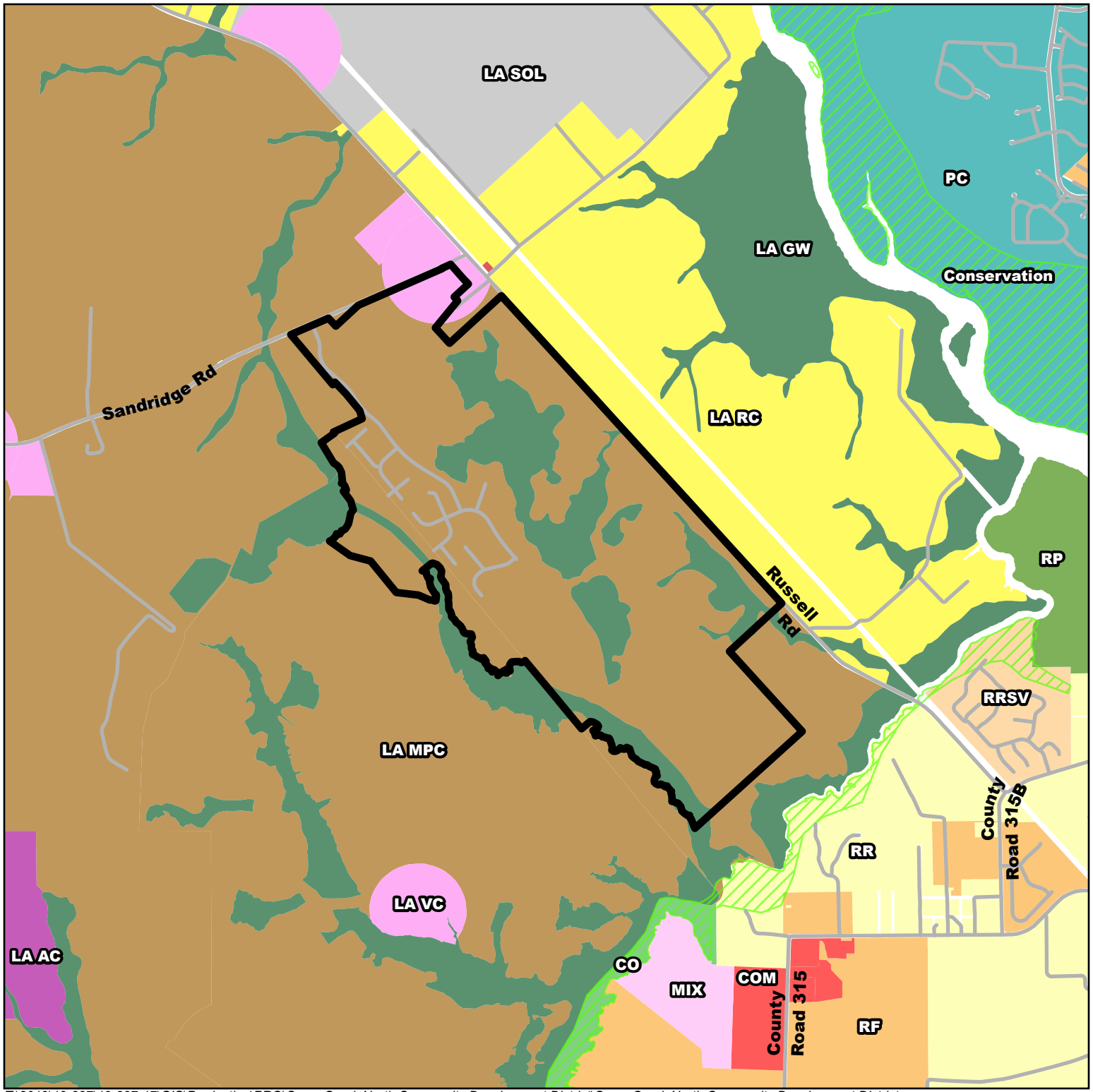

Cross Creek North Community Development District

Future Land Use

Source: ETM, Clay County, Esri

- Cross Creek North Community Development District
- Clay County Conservation Overlay
- RR
- LA RC
- RRSV
- RF
- LA MPC
- COM
- LA COM
- LA SOL
- MIX
- LA VC
- LA AC
- PC
- CO
- LA GW
- RP

N
W E
S

0 2,500 5,000

Feet

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

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Date: 1/21/2026

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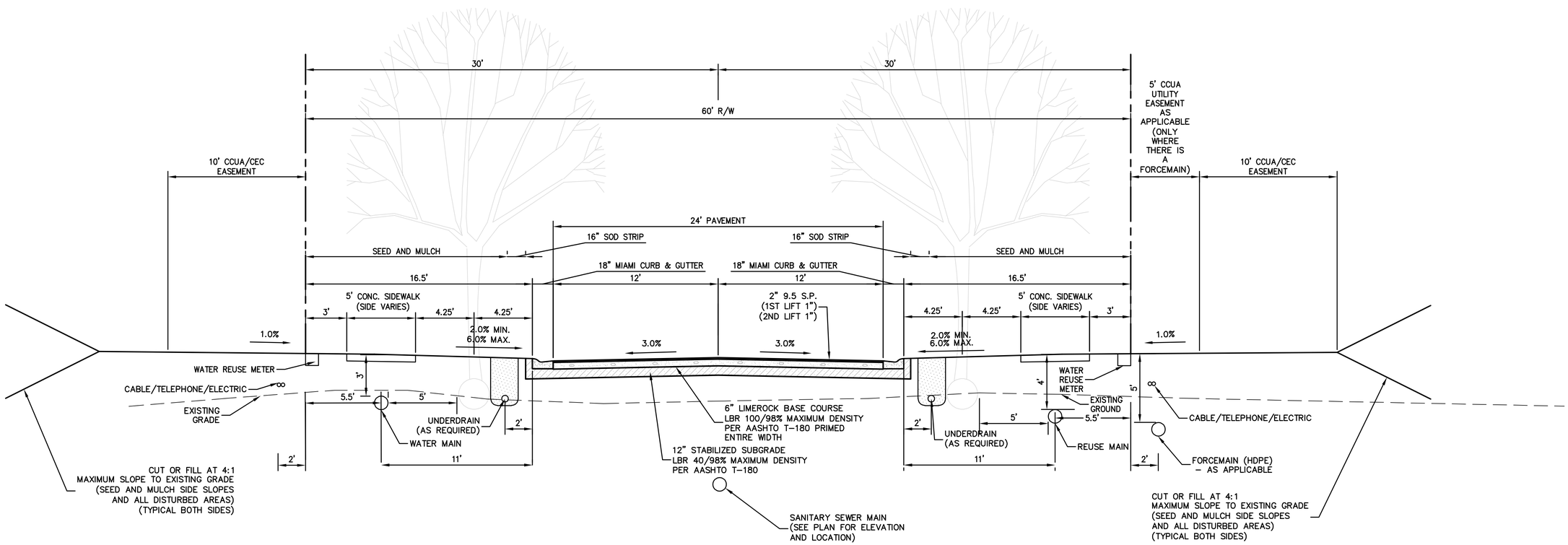

60' RESIDENTIAL ROW TYPICAL SECTION (24' PAVEMENT)

N.T.S.

TYPICAL ROADWAY CROSS SECTION

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

PLOTTED: December 10, 2025 - 9:47 AM, BY: Kara Dust
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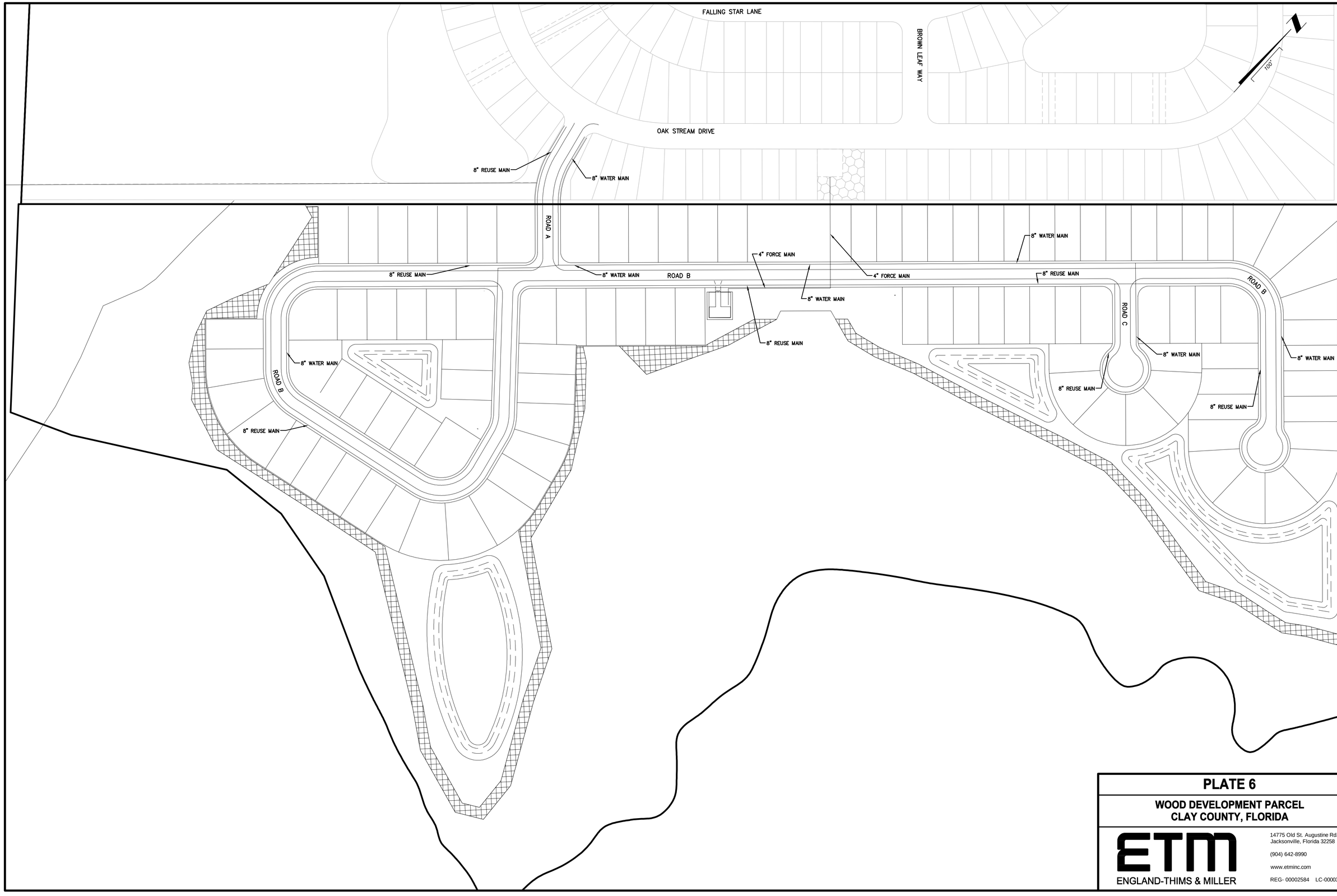

PLATE 6

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

PLOTTED: December 10, 2025 - 10:27 AM, BY: Kara Dust
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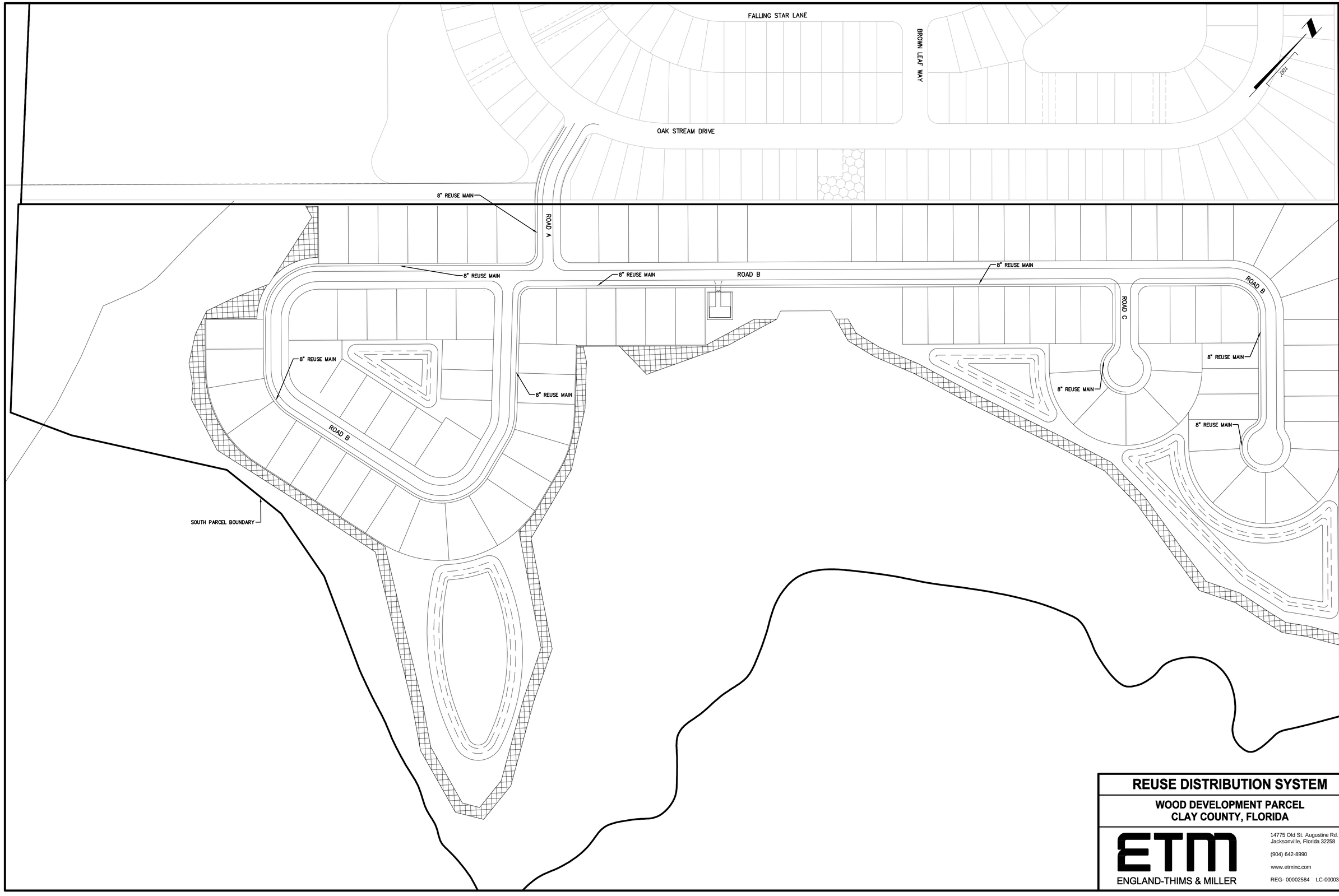

REUSE DISTRIBUTION SYSTEM

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

www.etminc.com

REG- 00002584 LC-0000316

PLOTTED: December 10, 2025 – 9:49 AM, BY: Kara Dust

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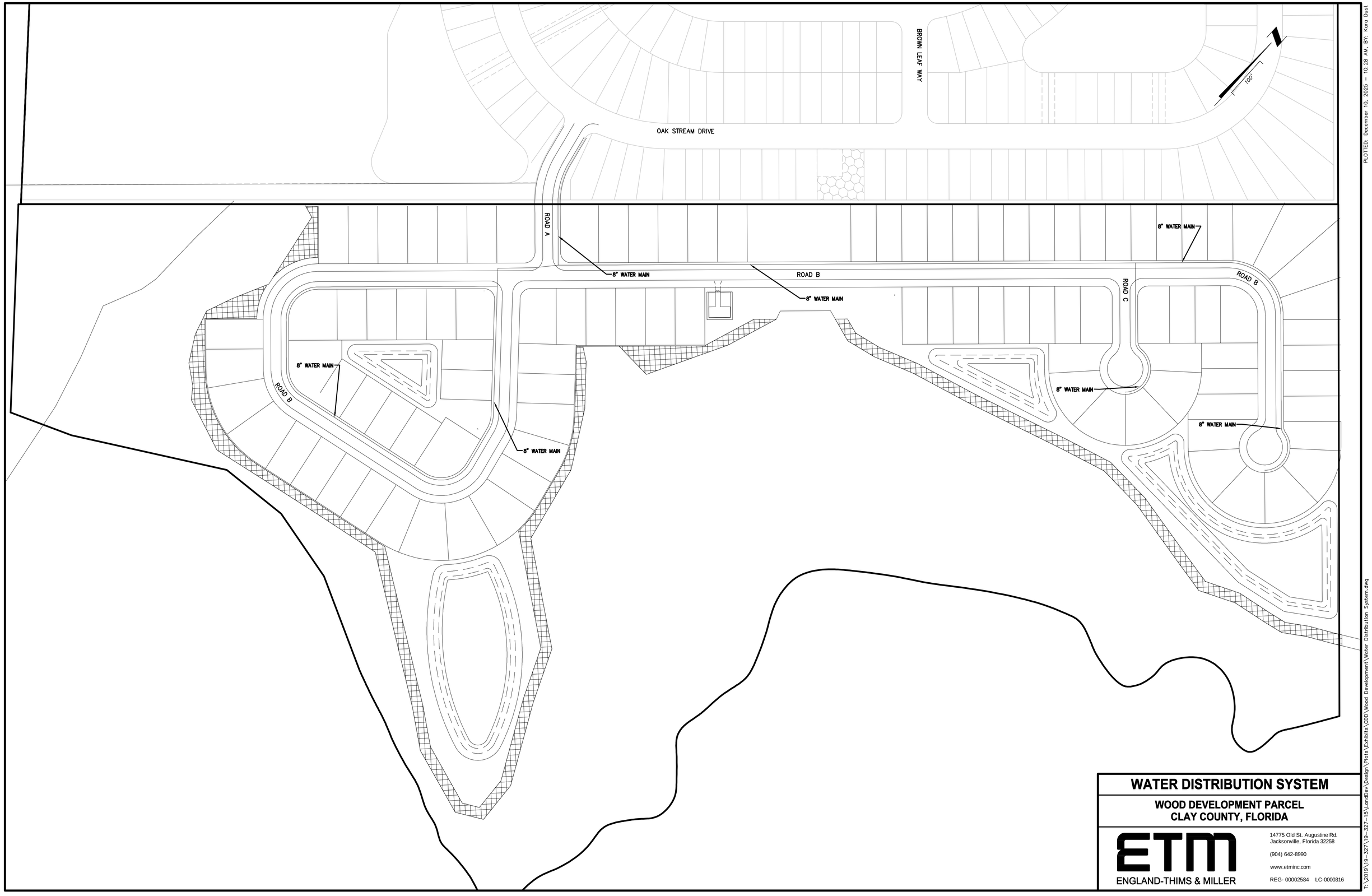

WATER DISTRIBUTION SYSTEM

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

www.etminc.com

REG- 00002584 LC-0000316

PLOTTED: December 10, 2025 - 10:28 AM, BY: Kara Dust

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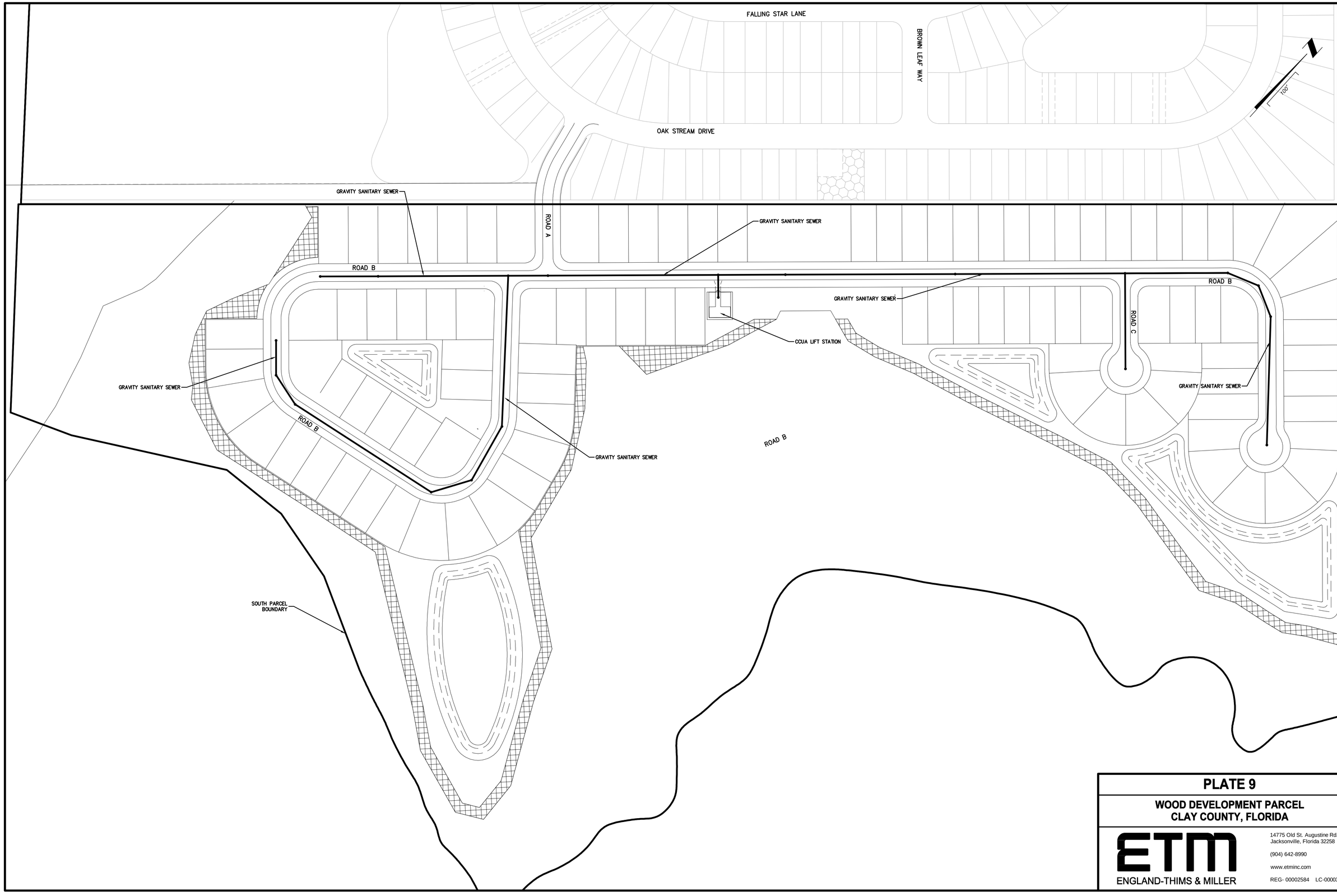

PLATE 9

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

PLOTTED: December 10, 2025 - 10:28 AM, BY: Kara Dust
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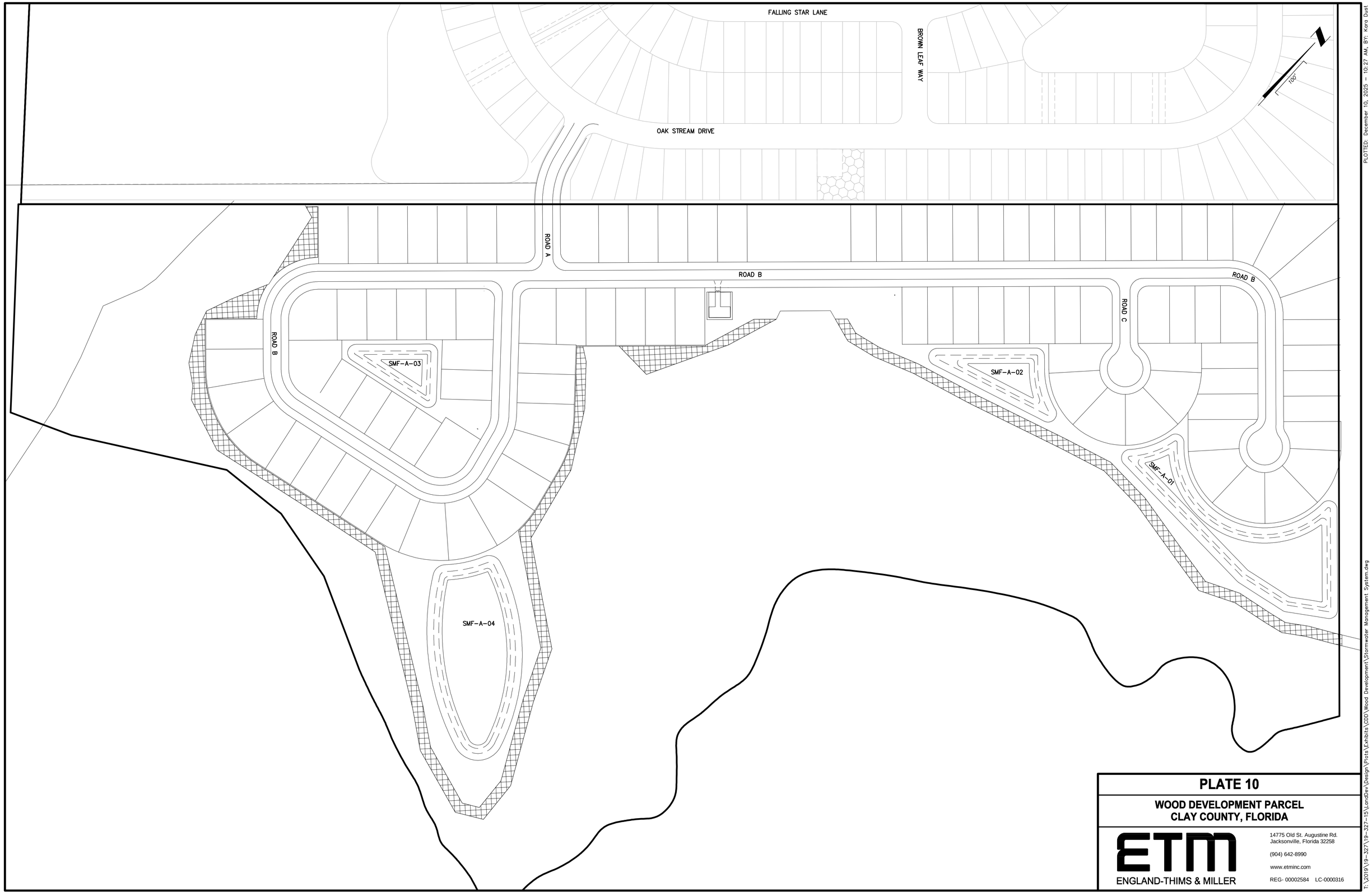

PLATE 10

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

www.etminc.com

REG- 00002584 LC-0000316

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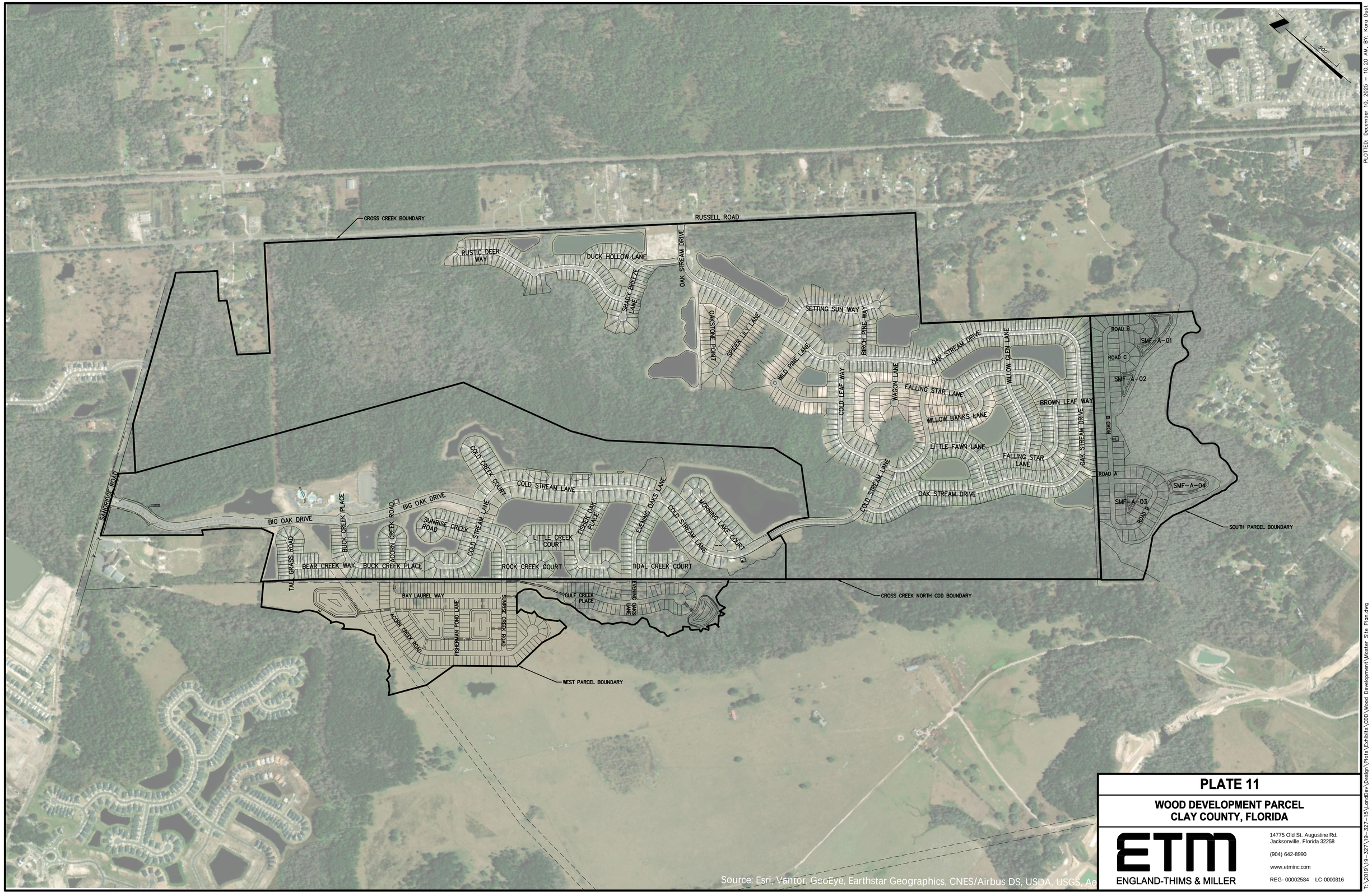

PLOTTED: December 10, 2025 – 10:20 AM, BY: Kara Dust

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PLATE 11

WOOD DEVELOPMENT PARCEL
CLAY COUNTY, FLORIDA

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

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TAB 13

Rizzetta & Company

Cross Creek North
Community Development District

Master Special Assessment
Allocation Report
(Expansion Area)

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

June 9, 2026

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I. INTRODUCTION

This Master Special Assessment Allocation Report (Expansion Area) (the "Report") is being presented in anticipation of financing a capital improvement program for the Expansion Area (as herein defined) by the Cross Creek North Community Development District ("**District**"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District's infrastructure project for the Expansion Area.

The District plans to issue bonds in one or more series to fund a portion of the capital improvement program, also known as the CIP. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the CIP. Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses within the Expansion Area within the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

II. DEFINED TERMS

"Capital Improvement Program" (or "**CIP**") - Construction and/or acquisition of public infrastructure planned for the Expansion Area, as specified in the Engineer's Reports (defined herein).

"Developer" – DR Horton Inc.

"District" – Cross Creek North Community Development District.

"District Engineer" – England, Thims and Miller, Inc.

"Engineer's Reports" - Those certain *Engineer's Reports* for the South and West Tracts, both dated May 22, 2026.

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"**Expansion Area**" – that certain 159.45 acres of land added to the District's boundary via the Clay County Ordinance No. 2026-__.

"Maximum Assessments" – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

"Platted Units" – Lands configured into their intended end-use and subject to a recorded plat.

"Unplatted Parcels" – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. District Information

The District was established on February 28, 2017, pursuant to Clay County Ordinance No. 2017-10, which became effective on March 3, 2017.

The District originally encompassed approximately 970.12 +/- acres ("Original District Lands"), which consisted of approximately 998 planned residential units. On _____, 2026, Ordinance No. 2026-__ was approved, expanding the District's boundaries to include the Expansion Area (159.45 acres) ("Boundary Amendment"). Post Boundary Amendment, the District consists of approximately 1,129.57 net acres. The preliminary development plan for the Expansion Area includes 312 planned residential units. This Report will describe the allocation of the Expansion Area's maximum special assessment lien.

Table 1 illustrates the District's preliminary development plan for the Expansion Area.

IV. Capital Improvement Program – Expansion Area

The District's CIP for the Expansion Area includes, but is not limited to, Lift Stations, Potable Water, Reclaimed Water, Sewer, Amenity, Hardscape, Landscape, Irrigation, Fencing, Signage, Stormwater Management Facilities, Drainage Collection System and Flood Control, Roadway, Electric, Planning, Engineering, Survey, Regulatory, and contingencies. The total CIP for the Expansion Area is estimated to cost $22,615,240 as shown in Table 2. It is expected that the District will issue bonds in one or more series to fund a portion of the CIP, with the balance funded by the Developer, future bonds issued by the District, or other sources.

V. Master Assessment Allocation – Maximum Assessments

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system and facilities being constructed. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Reports, create both special benefits and general benefits. The general benefits inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in this Report.

It is anticipated that the CIP will provide special benefit to the Expansion Area within the District. The components of the CIP are a Expansion Area-wide system of improvements and are designed specifically to facilitate the development of District properties within the Expansion Area into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the Expansion Area.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the special assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the special assessments as long as the manner in which the board allocates the special assessments is fairly and reasonably determined.

Section 170.201, *Florida Statutes*, states that the governing body of a municipality may apportion costs of such special assessments based on:

(a) The front or square footage of each parcel of land; or
(b) An alternative methodology, so long as the amount of the special assessment for each parcel of land is not in excess of the proportional benefits as compared to other special assessments on other parcels of land.

Table 3 demonstrates the allocation of the estimated costs of the CIP for the Expansion Area to the Single Family 50' product type. This method of EAU allocation meets statutory requirements and is commonly accepted in the industry.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund all or a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District. The District reserves the right to create distinct assessment areas within the Expansion Area.

A maximum bond sizing for the Expansion Area has been provided on Table 4. These maximum bond amounts have been calculated using conservative financing assumptions provided by the District's underwriter and represents a scenario in which a portion of the CIP is funded with bond proceeds. Please note that Table 4 represents the District's maximum total issuance for the Expansion Area. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in amounts lower than the maximum amounts, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amounts. Table 6 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

Initially, the District may impose master Maximum Assessment liens based on the maximum benefit conferred on the parcels within the Expansion Area within the District based on the scope of work identified within the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds is not expected to exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

Presently, all of the lands subject to the Maximum Assessments are Unplatted Parcels. It is anticipated that assessments will be initially levied on these Unplatted Parcels within the Expansion Area on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units on a first platted first assigned basis at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, Maximum Assessments may be allocated to such lands, pursuant to the methodology described herein.

VI. TRUE-UP PAYMENTS

This Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the Expansion Area ("**Property**"), and also establishes an initial assessment per acre amount for the unplatted portions of the Property. As set forth herein, the maximum annual assessment per acre levied on the Property is **$4,685** inclusive of estimated county collection costs and discounts (as adjusted in connection with the issuance of any particular bond series and as set forth in a supplemental assessment

methodology report) ("**Original Debt per Acre Amount**"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat is consistent with the development plan as identified herein, and the debt assessments per acre on the "**Remaining Unplatted Lands**" (i.e., those remaining unplatted and developable lands after the Proposed Plat is recorded) are equal to the Original Debt per Acre Amount after the Proposed Plat, then the District shall allocate the assessments to the product types being platted and the remaining property in accordance with this Report.

b. If a Proposed Plat results in a decrease in the assessments per acre on the Remaining Unplatted Lands as compared to the Original Debt per Acre Amount after the Proposed Plat, then the District may undertake a pro rata reduction of assessments, or may otherwise address such increase as allowed by law.

c. If a Proposed Plat results in an increase in the assessments per acre on the Remaining Unplatted Lands as compared to the Original Debt per Acre Amount after the Proposed Plat, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between the assessments per acre on the Remaining Unplatted Lands and the Original Debt per Acre Amount, plus applicable interest and collection costs.

In considering whether to require a True-Up Payment, the District shall consider what amount of EAUs (and thus special assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account the Proposed Plat, and by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion, and such decision may require that the developer provide additional information. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient special assessments to pay debt service on the District's applicable bonds outstanding, and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel.

Any True-Up Payment shall become due and payable by the landowner of the lands subject to the Proposed Plat prior to platting, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include

accrued interest on the applicable bonds as set forth in the relevant assessment proceedings.

All special assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within the Expansion Area, any unallocated special assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats. Further, this true-up process may be applied to individual assessment areas, if established by the District through a supplemental assessment report and resolution.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

VII. FURTHER CONSIDERATIONS

New Product Types. Generally stated, the special assessments set forth in **Table 6** have been established based on an assessment value for the anticipated product types. However, additional product types may be developed, and, in such an event, the District's Assessment Consultant may determine special assessments for the product types derived from the underlying assessment values set forth in **Table 6**, and without a further public hearing by the District.

Common Areas. All amenities and common areas not owned by the District and within the District will be owned and operated by a homeowners'/property owners' association(s) for the benefit of the District landowners and are considered a common element for the exclusive benefit of residents and landowners. Accordingly, any benefit from the amenities and common areas flows directly to the benefit of all land within the District, and no special assessments will be assigned to such areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the special assessments without specific consent thereto. If at any time, any real property on which special assessments are imposed, proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Third Party Transfers. In the event an unplatted parcel is sold to a third party not affiliated with the Developer, the special assessments will be assigned to that unplatted parcel based on the total number of planned units reasonably assigned by the Developer to that unplatted parcel. The owner of that unplatted parcel will be responsible for the total assessments applicable to the unplatted parcel, regardless of the total number of planned units ultimately platted. These total assessments are fixed to the unplatted parcel at the time of sale.

Contributions. As set forth in any supplemental report, and subject to an appropriate agreement with the District, the Developer may opt to "buy down" the special assessments on particular product types and/or lands using a contribution of cash, infrastructure, work product or land (at appraised value), or other consideration, and in order for the special assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down special assessments will not be eligible for payment from any bond proceeds.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, including the District Engineer, District underwriter and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.

EXHIBIT A:

MASTER ALLOCATION METHODOLOGY

CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 1: PRELIMINARY DEVELOPMENT PLAN - EXPANSION AREA

PRODUCT	EAU	SOUTH TRACT	WEST TRACT	TOTAL UNITS
Single Family 50'	1.00	0	212	212
Single Family 60'	1.00	50	0	50
Single Family 70'	1.40	50	0	50
	TOTAL	**100**	**212**	**312**

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CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 2: TOTAL CIP COST DETAIL - EXPANSION AREA

DESCRIPTION	SOUTH TRACT	WEST TRACT	TOTAL ESTIMATED COSTS
Lift Stations, Potable Water, Reclaimed Water, and Sewer	$ 2,269,400	$ 3,242,000	$ 5,511,400
Amenity, Hardscape, Landscape, Irrigation, Fencing, and Signage	$ 562,100	$ 803,000	$ 1,365,100
Stormwater Management Facilities, Drainage Collection System and Flood Control	$ 2,445,800	$ 3,494,000	$ 5,939,800
Roadway	$ 1,046,500	$ 1,495,000	$ 2,541,500
Electric	$ 424,200	$ 606,000	$ 1,030,200
Planning, Engineering, Survey, and Regulatory (15%)	$ 1,012,200	$ 1,446,000	$ 2,458,200
Contingency (20%)	$ 1,552,040	$ 2,217,000	$ 3,769,040
Total CIP Construction Costs	**$ 9,312,240**	**$ 13,303,000**	**$ 22,615,240**

NOTE: Infrastructure cost estimates provided by the District Engineer.

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CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION - EXPANSION ARES

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU's	% of EAU's	TOTAL COST	PER UNIT COST
Single Family 50'	1.00	212	212	64%	$14,441,057	$68,118
Single Family 60'	1.00	50	50	15%	$3,405,910	$68,118
Single Family 70'	1.40	50	70	21%	$4,768,273	$95,365
		312	**332**	**100%**	**$22,615,240**	

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CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate		8.0%
Maximum Annual Debt Service ("MADS")		$702,181
SOURCES:		
MAXIMUM PRINCIPAL AMOUNT	**$**	**7,905,000**
Total Net Proceeds	$	7,905,000
USES:		
Construction Account*	$	(6,155,152)
Debt Service Reserve Fund	$	(702,181)
Capitalized Interest	$	(632,400)
Costs of Issuance	$	(415,267)
Total Uses	$	(7,905,000)

*NOTE: Additional CIP costs not included in the construction account to be funded by the developer or other sources

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate			8.0%	
Maximum Initial Principal Amount		**$**	**7,905,000**	
Aggregate Annual Installment		$	702,181	(1)
Estimated County Collection Costs	2.00%	$	14,940	(2)
Maximum Early Payment Discounts	4.00%	$	29,880	(2)
Estimated Total Annual Installment		$	747,001	

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

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CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Single Family 50'	212	1.00	212	64%	$5,047,771	$23,810	$477,001	$2,250
Single Family 60'	50	1.00	50	15%	$1,190,512	$23,810	$112,500	$2,250
Single Family 70'	50	1.40	70	21%	$1,666,717	$33,334	$157,500	$3,150
TOTAL	**312**		**332**	**100%**	**$7,905,000**		**$747,001**	

(1) Represents maximum assessments for the District and allocated by EAU.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Clay County collection costs/payment discounts, which may fluctuate.

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CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL - EXPANSION AREA

PARCEL ID NO.	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
See Legal Description Attached	1 ACRE	$49,577	$4,685
TOTAL	**159.45 ACRES**	**$7,905,000**	**$747,001**

Rizzetta & Company
Professionals in Community Management

Revised February 23, 2026
January 20, 2026 Work Order No. 25-160.09
 File No. 131B-09.09A

Cross Creek North CDD Boundary Amendment

A portion of Sections 24 & 25, Township 5 South, Range 25 East, together with a portion of Section 30 and Section 46 of the Moses E. Levy Grant, Township 5 South, Range 26 East, Clay County, Florida, together with Cross Creek Unit 1A, recorded in Plat Book 61, pages 41 through 64, Cross Creek Unit 1B, recorded in Plat Book 63, pages 49 through 51, Cross Creek Unit 1C, recorded in Plat Book 64, pages 1 through 11, Cross Creek Unit 2A, recorded in Plat Book 64, pages 55 through 63, Cross Creek Unit 2B-1, recorded in Plat Book 66, pages 1 through 10, Cross Creek Unit 2B-2, recorded in Plat Book 67, pages 53 through 61, Cross Creek Unit 2C, recorded in Plat Book 67, pages 1 through 11, Cross Creek Unit 2D-1, recorded in Plat Book 70, pages 18 through 23, Cross Creek Unit 2D-2, recorded in Plat Book 71, pages 63 through 68, Cross Creek Unit 2E-1, recorded in Plat Book 72, pages 41 through 45, Cross Creek Unit 2E-2, recorded in Plat Book 72, pages 66 through 74, Cross Creek Unit 2F, recorded in Plat Book 68, pages 41 through 48, Cross Creek Preserve, recorded in Plat Book 74, pages 40 through 47, Russell Road Right of Way Phase 1, recorded in Plat Book 68, pages 58 through 59, a portion of Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, together with a portion of those lands described and recorded in Official Records Book 2843, page 579, Official Records Book 4892, page 1323, and Official Records Book 4892, page 1339, all of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Easterly most corner of said Cross Creek Unit 2C, also being the Westerly most corner of Lot 8, Block 46, said Florida Farmer's Land Company's Subdivision; thence South 42°14'08" East, along the Southwesterly line of Lots 8 and 7, said Block 46, a distance of 1020.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue South 42°14'08" East, along said Southwesterly line of Lot 7, Block 46, a distance of 185 feet, more or less to a point lying on the waters of Peters Creek; thence Southwesterly departing said Southwesterly line and along the meanderings of the waters of Peters Creek, 4483 feet, more or less to a point lying on the Northeasterly line of North Parcel, as described and recorded in Official Records Book 4892, page 1323, of said Public Records; thence North 39°56'32" West, departing said waters of Peters Creek and along said Northeasterly line, 60 feet, more or less to a point hereinafter referred to as Reference Point "B", said point bearing South 58°34'08" West, 3182.72 feet from said Reference Point "A"; thence continue North 39°56'32" West, along said Northeasterly line, 430.00 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4892, page 1339, of said Public Records; thence North 39°35'19" West, departing said Northeasterly line of North Parcel and along the Northeasterly line of last said lands, 0.88 feet to the Southerly most corner of Lot 4, Block 48, said Florida Farmer's Land Company's Subdivision; thence North 47°53'48" East, along the Southeasterly line of said Lot 4, a distance of 440.35 feet; thence North 21°52'11" West, departing said Southeasterly line, 140.27 feet; thence North 17°45'07" West, 39.34 feet; thence North 38°57'28" West, 44.37 feet; thence North 09°27'59" West, 39.00 feet; thence North 85°52'37"

Cross Creek North CDD Boundary Amendment (continued)

West, 48.69 feet; thence North 53°48’40” West, 50.96 feet; thence North 46°24’45” West, 69.08 feet; thence North 16°55’14” West, 28.56 feet; thence North 12°06’35” West, 48.45 feet; thence North 37°41’05” West, 57.80 feet; thence North 39°36’30” West, 32.98 feet; thence North 88°55’31” West, 27.30 feet; thence North 65°03’57” West, 59.78 feet; thence North 81°00’47” West, 27.91 feet; thence North 11°08’05” East, 24.13 feet; thence North 05°39’36” West, 49.77 feet; thence North 00°26’23” West, 34.94 feet; thence North 21°30’22” West, 52.88 feet; thence North 23°05’01” East, 27.25 feet; thence North 42°13’04” West, 92.13 feet; thence North 33°01’34” West, 38.50 feet; thence South 68°56’39” West, 35.05 feet; thence North 51°34’55” West, 43.92 feet; thence North 64°14’52” West, 52.51 feet; thence South 69°52’48” West, 45.96 feet; thence North 69°21’08” West, 47.47 feet; thence North 42°45’07” West, 45.96 feet; thence North 03°01’30” West, 34.75 feet; thence North 19°39’33” East, 21.24 feet; thence North 22°05’02” East, 47.15 feet; thence North 59°54’46” East, 34.48 feet; thence North 32°48’25” West, 44.71 feet; thence North 27°23’21” East, 33.83 feet; thence North 48°36’09” West, 39.91 feet; thence North 09°38’52” East, 32.50 feet; thence North 66°17’55” West, 61.66 feet; thence North 65°56’32” West, 52.13 feet; thence North 56°07’19” West, 56.17 feet; thence South 87°55’22” West, 36.27 feet; thence North 61°13’48” West, 42.65 feet; thence North 65°57’30” West, 41.62 feet; thence North 62°40’37” West, 55.73 feet; thence North 43°02’50” West, 61.97 feet; thence North 62°15’22” West, 42.38 feet; thence North 48°00’20” West, 58.86 feet; thence North 12°09’04” West, 42.78 feet; thence North 19°42’47” West, 51.33 feet; thence North 14°22’11” West, 39.56 feet; thence North 61°26’16” West, 31.99 feet; thence North 65°00’42” West, 32.53 feet; thence South 32°39’56” West, 39.56 feet; thence North 88°17’05” West, 55.14 feet; thence North 60°00’36” West, 45.78 feet; thence South 42°56’04” West, 58.15 feet; thence South 66°57’54” West, 57.29 feet; thence North 84°05’13” West, 43.12 feet; thence North 49°54’03” West, 31.35 feet; thence North 15°17’42” East, 48.90 feet; thence North 13°41’54” West, 58.10 feet; thence North 25°33’58” West, 44.73 feet; thence North 14°12’20” West, 41.38 feet; thence North 30°56’46” West, 37.39 feet; thence North 86°37’52” West, 46.67 feet; thence North 57°30’07” West, 35.00 feet; thence North 86°15’24” West, 50.42 feet; thence North 40°14’57” West, 43.81 feet; thence South 82°35’58” West, 35.71 feet; thence North 71°43’35” West, 28.93 feet; thence South 59°04’54” West, 37.41 feet; thence North 16°47’54” West, 58.56 feet; thence North 34°27’01” West, 52.07 feet; thence North 66°15’37” East, 40.09 feet; thence North 69°43’41” East, 50.82 feet; thence North 18°50’11” East, 45.83 feet; thence North 28°26’48” West, 39.68 feet; thence North 61°46’02” West, 43.83 feet; thence North 57°59’17” West, 48.60 feet; thence North 82°36’30” West, 56.90 feet; thence South 50°03’23” West, 205.69 feet to a point lying on the Northeasterly line of said lands described and recorded in Official Records Book 4892, page 1339; thence North 39°35’19” West, along said Northeasterly line, 947.33 feet to the Southerly most corner of Tract “G”, as depicted on said Cross Creek Unit 1C; thence North 39°40’24” West, continuing along said Northeasterly line, 681.03 feet; thence South 50°19’36” West, departing said Northeasterly line, 27.11 feet; thence South 66°15’55” West, 19.05 feet; thence South 72°53’57” West, 33.63 feet; thence North 64°52’43” West, 41.56 feet; thence North 88°20’55” West, 48.91 feet; thence South 85°26’46” West, 92.82 feet; thence South 32°37’56” West, 52.63 feet; thence South 18°21’48” West, 49.56 feet; thence South 12°30’01” East, 58.29 feet; thence South 06°55’51” East, 16.62 feet; thence North 70°49’52” West, 78.08 feet; thence South 11°34’40” East, 66.24 feet; thence North 79°17’45” West, 34.58 feet; thence

Cross Creek North CDD Boundary Amendment (continued)

North 40°44’53” West, 41.69 feet; thence South 50°52’14” West, 69.51 feet; thence South 61°05’17” West, 48.79 feet; thence South 05°48’01” West, 17.16 feet; thence South 82°34’06” West, 4.20 feet; thence North 13°00’13” East, 3.45 feet; thence North 06°41’32” East, 50.01 feet; thence North 57°44’25” West, 77.73 feet; thence North 08°10’02” West, 9.61 feet; thence South 49°49’06” West, 7.67 feet; thence North 57°44’25” West, 23.30 feet; thence South 13°46’38” East, 24.80 feet; thence South 49°49’06” West, 29.69 feet; thence North 86°56’52” West, 2.02 feet; thence North 26°25’06” East, 4.15 feet; thence North 22°53’41” West, 63.34 feet; thence South 84°40’36” West, 46.07 feet; thence North 41°11’39” West, 7.68 feet; thence North 28°23’54” East, 27.81 feet; thence North 44°34’28” West, 83.36 feet; thence North 32°55’49” West, 25.39 feet; thence North 34°00’58” East, 34.62 feet; thence North 36°28’45” West, 75.53 feet; thence South 52°29’52” West, 41.00 feet; thence North 58°14’27” West, 34.28 feet; thence North 66°57’57” West, 56.52 feet; thence North 56°05’06” West, 68.90 feet; thence North 77°13’40” West, 27.75 feet; thence North 26°50’58” West, 19.82 feet; thence North 10°02’50” East, 49.92 feet; thence North 28°49’46” West, 45.25 feet; thence North 03°07’27” West, 69.21 feet; thence North 17°18’51” West, 39.20 feet; thence North 20°02’55” West, 33.25 feet; thence North 30°32’47” East, 27.86 feet; thence North 26°20’25” East, 59.02 feet; thence North 19°11’51” West, 60.86 feet; thence North 85°42’14” West, 85.42 feet; thence North 73°09’29” West, 39.62 feet; thence North 39°38’33” West, 32.90 feet; thence North 19°34’45” West, 60.27 feet; thence North 34°08’44” West, 65.51 feet; thence North 48°30’23” West, 48.90 feet; thence North 54°24’05” West, 52.73 feet; thence North 27°53’56” West, 51.53 feet; thence North 45°18’50” West, 82.33 feet; thence North 00°36’53” East, 35.67 feet; thence North 16°16’04” West, 56.89 feet; thence North 33°59’23” West, 58.13 feet; thence North 04°12’53” West, 51.20 feet; thence North 00°17’09” East, 61.71 feet; thence North 09°11’52” West, 57.70 feet; thence North 05°15’15” East, 41.87 feet; thence North 04°23’56” West, 79.34 feet; thence North 33°36’26” West, 48.28 feet; thence North 20°10’50” West, 55.31 feet; thence North 01°32’56” East, 67.62 feet; thence North 33°06’25” West, 63.84 feet; thence North 37°56’38” West, 68.36 feet; thence North 18°55’25” West, 48.49 feet; thence North 10°34’46” East, 44.05 feet; thence North 07°24’59” East, 56.57 feet; thence North 26°38’34” West, 71.13 feet; thence North 45°01’03” West, 78.58 feet; thence North 69°56’34” West, 81.29 feet; thence South 79°35’14” West, 27.88 feet; thence South 50°19’25” West, 215.33 feet; thence South 86°36’08” East, 68.70 feet; thence South 07°16’56” East, 59.43 feet; thence South 25°21’23” East, 82.51 feet; thence South 86°01’46” East, 38.58 feet; thence South 12°42’40” West, 70.51 feet; thence South 13°26’53” East, 92.23 feet; thence South 32°50’10” East, 71.66 feet; thence South 31°07’20” East, 80.19 feet; thence South 64°08’46” East, 24.23 feet; thence South 04°26’37” East, 22.14 feet; thence South 05°07’23” West, 49.88 feet; thence South 05°23’19” West, 40.74 feet; thence South 65°17’25” West, 3.36 feet; thence South 79°48’46” West, 20.01 feet; thence North 16°20’58” West, 15.70 feet; thence North 88°29’54” West, 85.97 feet; thence North 66°54’55” West, 227.59 feet; thence North 83°12’43” West, 410.28 feet; thence North 39°05’00” West, 749.63 feet; thence North 75°10’52” West, 390.95 feet; thence North 54°51’35” West, 462.95 feet; thence North 61°09’37” East, 61.92 feet; thence North 43°23’24” East, 97.70 feet; thence North 08°11’05” East, 35.40 feet; thence South 82°04’09” East, 11.53 feet; thence South 88°39’27” East, 50.48 feet; thence North 25°33’52” East, 66.84 feet; thence North 85°37’51” East, 23.59 feet; thence North 57°23’00” East, 57.72 feet; thence North 32°20’03” East, 108.63 feet; thence North 12°15’17”

Cross Creek North CDD Boundary Amendment (continued)

East, 124.05 feet; thence North 10°45'35" East, 75.89 feet; thence North 37°55'35" East, 80.53 feet; thence North 20°17'38" West, 67.48 feet; thence North 14°53'14" West, 91.51 feet; thence North 27°06'28" West, 37.76 feet; thence North 37°01'50" West, 198.79 feet; thence South 74°21'23" East, 14.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 127°15'56", an arc length of 66.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°00'39" East, 53.76 feet; thence North 21°37'19" West, 78.55 feet; thence North 54°06'18" West, 57.67 feet; thence North 76°12'45" West, 10.66 feet; thence North 54°35'56" East, 24.75 feet; thence North 06°04'08" West, 189.77 feet; thence North 25°36'36" West, 93.28 feet; thence North 42°27'40" West, 59.09 feet; thence North 56°19'37" West, 78.27 feet to a point lying on the Northeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records; thence North 31°07'07" West, along said Northeasterly line, 440.17 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line, along said Southerly line and along the Northwesterly line of said lands described and recorded in Official Records Book 4892, page 1339, a distance of 299.84 feet to the Northerly most corner of last said lands, said corner lying on the Southwesterly line of Tract B3, said Cross Creek Unit 1A; thence North 42°20'08" West, along said Southwesterly line, 31.28 feet to the Northwesterly corner of said Tract B3, also being the Southerly most corner of those lands described and recorded in Official Records Book 1962, page 1281, of said Public Records; thence North 65°09'41" East, along the Southeasterly line of last said lands, 583.33 feet to the Easterly most corner thereof; thence Northwesterly along the Northeasterly line of last said lands the following 5 courses: Course 1, thence North 15°56'46" West, 155.89 feet; Course 2, thence North 39°28'47" West, 400.91 feet; Course 3, thence North 43°39'40" West, 297.66 feet; Course 4, thence South 38°48'34" West, 59.97 feet; Course 5, thence North 39°53'45" West, 563.34 feet to the Northerly most corner thereof, also being the Easterly most corner of those lands described and recorded in Official Records Book 1945, page 1421, of said Public Records; thence North 39°57'59" West, along the Northeasterly line of last said lands, 643.73 feet to a point lying on the Southeasterly right of way line of County Road No. 739-B (Sandridge Road), a variable width right of way as presently established; thence North 66°34'04" East, departing said Northeasterly line and along said Southeasterly right of way line, 758.88 feet to the Westerly most corner of those lands described and recorded in Official Records Book 1862, page 990, of said Public Records; thence South 42°23'14" East, departing said Southeasterly right of way line and along the Southwesterly line of last said lands, 197.24 feet to the Southerly most corner thereof; thence North 47°26'26" East, along the Southeasterly line thereof, 569.13 feet to the Easterly most corner thereof, said corner lying on said Southeasterly right of way line of County Road No. 739-B; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North 66°22'19" East, 1679.58 feet; Course 2, thence North 24°05'17" West, 6.79 feet to a point on a non-tangent curve concave Northwesterly having a radius of 7672.44 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of 01°20'38", an arc length of 179.97 feet to the Northerly most corner of Tract "C", said Cross Creek Preserve, said corner lying on the Northwesterly prolongation of the Southwesterly line of those lands described and recorded in Official Records Book 4892, page 2004, of said Public

Cross Creek North CDD Boundary Amendment (continued)

Records, said arc being subtended by a chord bearing and distance of North 65°34'53" East, 179.96 feet; thence South 41°23'28" East, along said Northwesterly prolongation, along said Southwesterly line, and along a non-tangent line, 348.41 feet to the Southerly most corner of last said lands, also being the Westerly most corner of those lands described and recorded in Official Records Book 4914, page 2173, of said Public Records; thence South 43°25'57" East, along the Southwesterly line of last said lands, 140.38 feet to the Southerly most corner thereof, said corner lying on the Northwesterly line of Parcel 310, as described and recorded in Official Records Book 4795, page 417, of said Public Records; thence South 47°25'34" West, along said Northwesterly line, along the Northwesterly line of those lands described and recorded in Official Records Book 3966, page 1508, and Official Records Book 4980, page 1460, both of said Public Records, 353.19 feet to the Westerly most corner of last said lands; thence South 41°59'44" East, along the Southwesterly line thereof, 93.99 feet to the Northerly most corner of those lands described and recorded in Official Records Book 3743, page 825, of said Public Records; thence South 39°28'22" West, departing said Southwesterly line and along the Northwesterly line of last said lands, 648.46 feet to the Westerly most corner thereof; thence South 42°27'44" East, along the Southwesterly line thereof, 385.52 feet to the Southerly most corner thereof; thence North 47°26'29" East, along the Southeasterly line thereof, 628.45 feet to the Easterly most corner thereof, also being the Southerly most corner of those lands described and recorded in Official Records Book 3801, page 1646, of said Public Records; thence North 47°37'41" East, along the Southeasterly line of last said lands and along the Southeasterly line of those lands described and recorded in Official Records Book 4429, page 197, of said Public Records, 667.82 feet to a point lying on the Southwesterly right of way line of County Road No. C-209 (Russell Road), an 80 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: thence South 42°21'02" East, 1901.94 feet to the Northerly most corner of said Cross Creek Unit 2F; Course 2, thence South 42°19'34" East, 1199.83 feet; Course 3, thence South 42°20'50" East, 3601.04 feet; Course 4, thence South 42°17'20" East, 972.69 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4562, page 1170, of said Public Records; thence South 47°20'20" West, departing said Southwesterly right of way line, along the Northwesterly line of last said lands and along the Northwesterly line of those lands described and recorded in Official Records Book 4738, page 1941, of said Public Records, 1305.18 feet to the Westerly most corner of last said lands; thence South 42°14'08" East, along the Southwesterly line thereof, 1992.82 feet to the Point of Beginning.

Containing 1104.02 acres, more or less.

TAB 14

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cross Creek North Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Capital Improvement Plan for the Phase 3A* ("**Phase 3A Project"**) *and the Capital Improvement Plan for the Phase 3B* ("**Phase 3B Project"**), each dated May 22, 2026 (together, "**Project**"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") using the methodology set forth in that *Master Special Assessment Allocation Report*, dated June 9, 2026, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614 ("**District Records Office**");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes.* The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **$_____** ("**Estimated Cost**").

B. The Assessments will defray approximately **$_____**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **$_____** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED**. The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's

preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	_____, _____ ___, 2026
TIME:	_____
LOCATION:	_____
	_____

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED AND ADOPTED this 9th day of June, 2026.

ATTEST:	**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Asst. Secretary	Chairman

Exhibit A: *Capital Improvement Plan for Phase 3A and Capital Improvement Plan for Phase 3B*
Exhibit B: *Master Special Assessment Methodology Report*