



Rizzetta & Company

Acacia Fields Community Development District

Board of Supervisors' Meeting

January 13, 2026

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans Lori Campagna Momo Anselmi Jacob Walsh Bradley Gilley	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Jeremy Couch	Tampa Civil

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

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 (813) 933-5571. 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.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
Acaciafieldscdd.org

January 5, 2026

Board of Supervisors
Acacia Fields Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, January 13, 2026 at 9:00 a.m.**, or immediately after the New Port Corners CDD meeting to be held at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of December 9, 2025 Regular Meeting Minutes Tab 1
 - B. Ratification of Operation & Maintenance Expenditures For November 2025 Tab 2
4. **BUSINESS ITEMS**
 - A. Public Hearing on Debt Assessments
 - i. Consideration of Resolution 2026-03; Debt Assessments Tab 3
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 4
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
Page 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.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Tuesday, December 9, 2025, at 9:52 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice-Chair
Bradley Gilley	Assistant Secretary
Momo Anselmi	Assistant Secretary
Jacob Walsh	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Lisa Castoria	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Jeremy Couch	District Engineer, Tampa Civil Design (via conf. call)

Audience **None**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:52 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

THIRD ORDER OF BUSINESS

Consideration of Board of Supervisors Regular Meeting Minutes for November 11, 2025

On a Motion by Mr. Gilley, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the Board of Supervisors Regular Meeting Minutes for November 11, 2025, for Acacia Fields Community Development District.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
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47
48 **FOURTH ORDER OF BUSINESS**
49
50
51

Ratification of Operation and
Maintenance Expenditures for
October 2025

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for October 2025 (\$14,869.66), for the Acacia Fields Community Development District.

52
53 **FIFTH ORDER OF BUSINESS**
54
55

Consideration of Bond Related
Matters

56 *i. Consideration of Engineer's Report*

58 Mr. Couch reviewed the report. Ms. Evans stated 20 units will be added to
59 the District later, and they will need to expand the boundaries.

61 *ii. Consideration of Master Special Assessment Allocation Report*

63 Mr. Brizendine reviewed the report, noting that the report is used to
64 established the methodology for the future bond issuance(s) and also
65 establishes the caps for the per unit bond debt and assessment levels.

67 *iii. Consideration of Resolution 2026-01; Declaring Preliminary
68 Special Assessments*

70 Ms. Hopkinson reviewed the resolution with the Board.

71
72 On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of
73 Supervisors approved in substantial form Resolution 2026-01; Declaring Preliminary
74 Special Assessments, for the Acacia Fields Community Development District.

75
76 *iv. Consideration of Resolution 2026-02; Setting Public Hearing on Debt
77 Assessments*

78 Ms. Hopkinson stated that the date of the next meeting, January 13, 2026,
79 is sufficient time to provide the mailed notices and run the advertisements.

80
81 On a Motion by Mr. Gilley, seconded by Mr. Walsh, with all in favor, the Board of
82 Supervisors approved Resolution 2026-02; Setting Public Hearing on Debt Assessments,
83 for the Acacia Fields Community Development District.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
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85 **SIXTH ORDER OF BUSINESS** **Ratification of GIG Outdoor Lighting**
86 **Agreements**
87

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors ratified the GIG Outdoor Lighting Agreements for Boger (54) LED Solar Street Lights & Plazewski (34) LED Solar Street Lights, for the Acacia Fields Community Development District.

88 **SEVENTH ORDER OF BUSINESS** **Staff Reports**
89
90

91 **A. District Counsel**

92 No report. Ms. Evans said the deeds have been sent to District Counsel for
93 signatures. She requested that they be forwarded to Ms. Anselmi and she'll contact
94 the landowner for signatures.

95 **B. District Engineer**

96 No report.

97 **C. District Manager**

98 The next regular meeting will be on January 13, 2026, at 9:00 a.m. at the
99 Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz,
100 Florida 33558. Mr. Brizendine reviewed the District Manager's Report.

101 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
102

103 There were no supervisor requests.

104 **NINTH ORDER OF BUSINESS** **Adjournment**
105

106 On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of
107 Supervisors adjourned the meeting at 10:06 a.m., for Acacia Fields Community
108 Development District.

109 Assistant Secretary/Secretary

110 Chairman / Vice-Chairman
111
112

Tab 2

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2025 For Board Approval

No Operation and Maintenance Expenses were paid from November 1, 2025 through November 30, 2025. Therefore, there are no new items to present at this time.

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Tab 3

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Acacia Fields Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Master Engineer’s Report dated November 6, 2025, (the “**Project**”), attached hereto as **Exhibit A**.

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2026-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-01, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-02 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-01 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-02 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Special Assessment Allocation Report dated November 6, 2025 (the "**Assessment Report**") attached hereto as **Exhibit B**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“Assessable Unit” means a building lot in the product type or lot size as set forth in the Assessment Report.

“Debt Assessment” or **“Debt Assessments”** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“Developer” means **Lennar Homes, LLC**, a limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2026-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **“Improvement Lien Book.”** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"):

- (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem

assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatteed parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. 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.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED on January 13, 2026.

Attest:

**Acacia Fields Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit “A” – Master Engineer’s Report dated November 6, 2025

Exhibit “B” – Master Special Assessment Allocation Report dated November 6, 2025

Acacia Fields of Pasco Community Development District



Prepared For:

LENNAR®

November 6, 2025

Prepared By:

Tampa Civil Design

17937 Hunting Bow Cir – Ste 102

Lutz, FL 33558

813.920.2005

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O&M of Improvements

OWNERSHIP MATRIX		
Facility	Construction and/or Acquisition (1) (3)	Ownership
Offsite Improvements	CDD (2)	Pasco County
Onsite Roadways	CDD (2)	CDD
Water Distribution System	CDD (2)	County
Sanitary Sewer System	CDD (2)	County
Stormwater Management System	CDD (2)	CDD/County
Landscaping, Hardscape & Irrigation	CDD (2)	CDD
Recreational Facilities	CDD (2)	CDD
(1) It is anticipated that additional funding will be derived from other governmental entities, master developer or builders.		
(2) The Developer may fund any improvements to the extent not funded by the CDD.		
(3) At present, these improvements are to be made, acquired, constructed and/or installed from 2024-2025		

Current Permitting Status

PERMITTING STATUS				
Issuing Agency	Permit ID	App/Permit #	Approval Date	Expiration Date
Phase 1 CDD				
Pasco County	SDP/PDD (1)	SDP-2024-00074 PDD19-7383	04/03/2024	04/03/2034 (2)
Pasco County ROW	Right of Way	ROW-2023-00802	05/13/2024	11/09/2024
Southwest Florida Water Management District (SWFWMD)	Environmental Resource Permit	869893/43044889.003	02/06/2024	02/06/2029
Florida Department of Environmental Protection	Water Permit	Phase 1A: 1983-51CW08-167.13 Phase 1B: 1982-51CW08-167.45	09/24/2024	09/24/2025
Florida Department of Environmental Protection	Wastewater Permit	Phase 1A: 1736-51CS 08-167.13 Phase 1B: 1735-51CS 08-167.45	09/24/2024	09/24/2025
Pasco County Utilities	Utility Construction	Phase 1A: PCU#08-167.13 Phase 1B: PCU#08-167.45	08/26/2024	TBD
Future Phase 2 CDD				
Pasco County	SDP/PDD (1)	SDP-2025-00102 PDD24-7560	8/05/2025	8/05/2035 (2)
Pasco County ROW	Right of Way	N/A	N/A	N/A
Southwest Florida Water Management District (SWFWMD)	Environmental Resource Permit	893789/43044889.005	2/04/2025	2/4/2030
Florida Department of Environmental Protection	Water Permit	1829-51CW08-167.42	9/09/2025	9/09/2026
Florida Department of Environmental Protection	Wastewater Permit	2014-51CS08-167.42	9/09/2025	9/09/2026
Pasco County Utilities	Utility Construction	PCU#08-167.42.A.1	9/30/2024	TBD
(1) SDP – Site Development Permit				
(2) The project must be completely platted within ten (10) years.				

PERMITTING STATUS				
Issuing Agency	Permit ID	App/Permit #	Approval Date	Expiration Date
Twin Flowers CDD				
Pasco County	SDP/PDD (1)	SDP-2024-00129 PDD22-7564	08/19/2024	08/19/2034 (2)
Southwest Florida Water Management District (SWFWMD)	Environmental Resource Permit	880876/43047262.000	03/06/2024	03/06/2029
Florida Department of Environmental Protection	Water Permit	1692-51CW 08-167.31	06/28/2024	06/28/2025
Florida Department of Environmental Protection	Wastewater Permit	1937-51CS 08-167.31	06/28/2024	06/28/2025
Pasco County Utilities	Utility Construction	PCU#08-167.31.A.1	04/01/2024	TBD
(1) SDP – Site Development Permit				
(2) The project must be completely platted within ten (10) years.				

Engineer's Estimate of Probable Costs

Community Development District		
Estimated Capital Improvement Costs (1)		
Description	Direct Estimated Cost	Fiscal Year 2024-2028
Offsite Improvements	\$8,722,465.50	\$8,722,465.50
Roadways	\$3,662,215.00	\$3,662,215.00
Stormwater Management System	\$3,487,885.75	\$3,487,885.75
Sanitary Sewer Collection System	\$2,251,342.90	\$2,251,342.90
Water Distribution System	\$1,512,622.75	\$1,512,622.75
Landscaping and Irrigation	\$3,942,260.25	\$3,942,260.25
Recreational/Amenity Facilities	\$1,400,000.00	\$1,400,000.00
Professional Services (15%)	\$3,746,818.82	\$3,746,818.82
Material Increase and Market Volatility (20%)	\$5,745,122.19	\$5,745,122.19
Contingency (20%)	\$6,894,146.63	\$6,894,146.63
TOTAL	\$41,364,879.80	\$41,364,879.80

(1) Cost estimate provided as of 2024

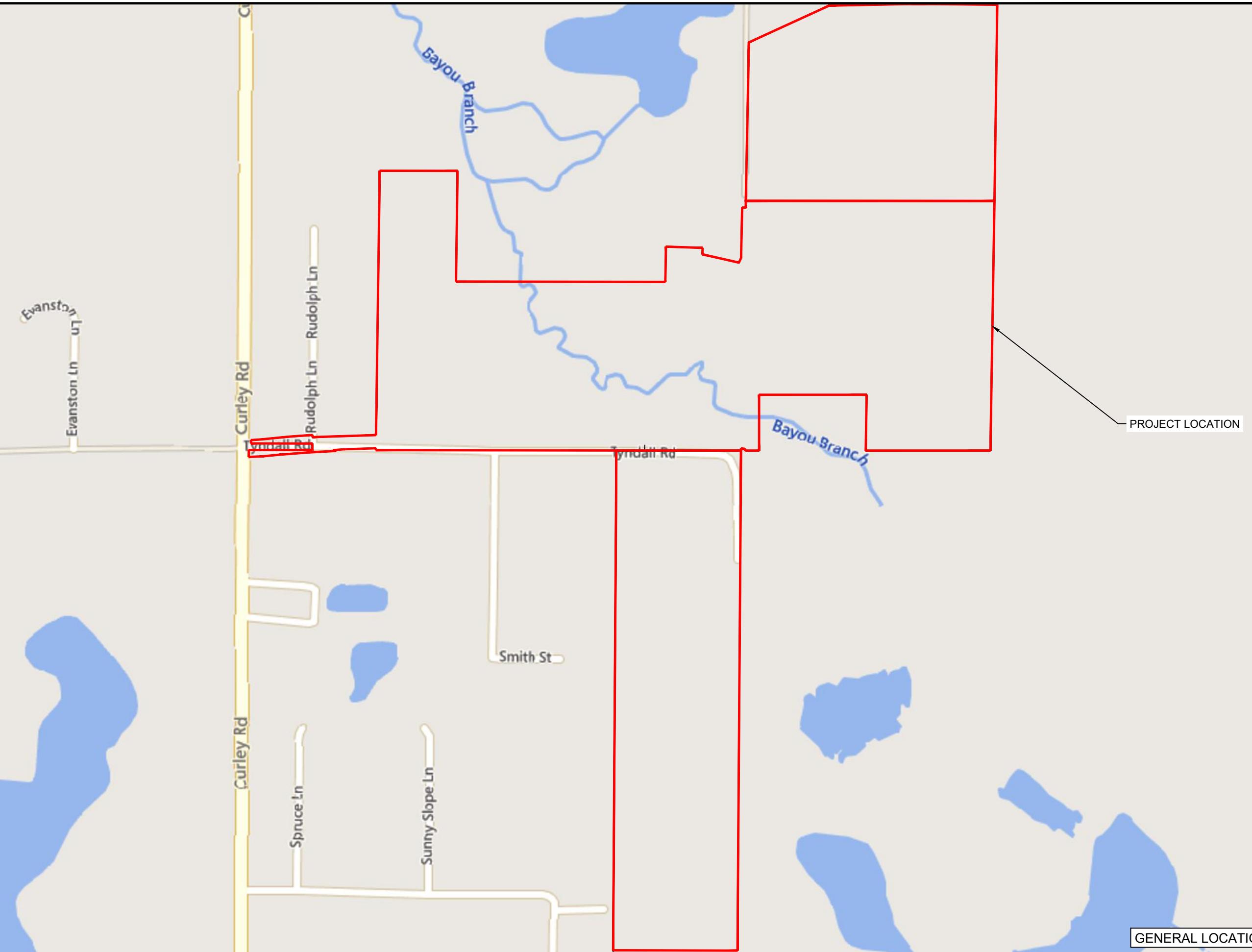
APPENDIX

General Location	Appendix 1
Legal Description Sketch	Appendix 2
Current Existing Conditions	Appendix 3
Master Utility	Appendix 4
Future Land Use	Appendix 5
MPUD	Appendix 6



APPENDIX 1

General Location



TAMPA CIVIL

GENERAL LOCATION

PROJECT LOCATION

APPENDIX 2

Legal Description Sketch

PHASE 1A

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9697, PAGE 2665, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, AND THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 296.05 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'50"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, AND THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 91.04 FEET TO A POINT ON THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'40"E, FOR 1,030.80 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°57'58"E, ALONG SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, THENCE S00°57'02"W, ALONG THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE LEAVING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, N89°58'05"W, ALONG SAID LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 662.15 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, THENCE LEAVING SAID LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, N00°58'22"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 226.37 FEET TO A SOUTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329; THENCE N89°59'50"W, CONTINUING ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 570.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,918.617 SQUARE FEET OR 44.045 ACRES, MORE OR LESS.

PHASE 1B

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, AND THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 296.05 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'50"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, AND THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 91.04 FEET TO A POINT ON THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'40"E, FOR 1,030.80 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, SAME BEING THE EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'25"W, ALONG THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N00°57'02"W, ALONG THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE LEAVING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 226.37 FEET TO A SOUTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329; THENCE N89°59'50"W, CONTINUING ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 570.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,418.717 SQUARE FEET OR 32.569 ACRES, MORE OR LESS.

PHASE 2

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,326.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD; THENCE THE FOLLOWING FOUR(4) COURSES ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD: (1) THENCE LEAVING SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, S82°00'40"E, FOR 15.16 FEET; (2) THENCE N01°19'43"E, FOR 295.14 FEET; (3) THENCE N01°18'39"E, FOR 276.64 FEET; (4) THENCE N00°46'31"E, FOR 262.02 FEET; THENCE LEAVING SAID EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD, N65°22'24"E, FOR 452.07 FEET; THENCE N88°55'33"E, FOR 229.49 FEET; THENCE S89°24'57"E, FOR 428.91 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE S00°50'07"W, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13, FOR 1,043.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE N89°57'56"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 1,321.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,319.354.89 SQUARE FEET OR 30.29 ACRES, MORE OR LESS.

PLAZEWSKI

The East 1/2 of the East 1/2 of the Northeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 23, Township 25 South, Range 20 East, Pasco County, Florida; thence South 00°24'32" West, 2,657.50 feet along the East Boundary Line of the Northeast 1/4 of said Section 23 to the Southeast Corner of the Northeast 1/4 of said Section 23; thence North 89°51'06" West, 661.41 feet along the South Line of the Northeast 1/4 of said Section 23 to the Southwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23; thence North 00°22'39" East, 2,656.50 feet along the West Line of the East 1/2 of East 1/2 of the Northeast 1/4 of said Section 23 to the Northwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23 to the **POINT OF BEGINNING**.

Said Described Lands Containing 40.39 Acres.

SHATZBERG

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S. 00 DEG. 00'17" E. ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 664.85 FEET TO A POINT ON THE BOUNDARY OF KNULLWOOD ACRES AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 139-142, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO COURSES ALONG THE BOUNDARY OF SAID PLAT OF KNULLWOOD ACRES: (1) S. 89 DEG 47'40" W., A DISTANCE OF 661.13; (2) N. 00 DEG. 03'08" W., A DISTANCE OF 664.51 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE DEPARTING THE BOUNDARY OF SAID PLAT, N 89 DEG. 45'52" E. ALONG SAID NORTH BOUNDARY, A DISTANCE OF 661.69 FEET TO THE POINT OF BEGINNING. CONTAINING 10.092 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT OVER THE WEST 35 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

REPORT OR THE COPIES THEREOF ARE NOT VALID
WITHOUT ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

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— THINK IT. ACHIEVE IT. —

4 SHEET OF 10

REPORT OR THE COPIES THEREOF ARE NOT VALID
WITHOUT ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

1102	FIELD SURVEY DATE	3-22-2022	
	SCALE	DRAWN	RCW3
	BGD JTP	1"=50'	SMS
	RGD RCW3	CHECKED	QC
	BY QC	RCW3	JTP
	ITEMS (SEE LIMITATIONS 3)		
	COMMITMENT AND MAPPING		
	REVISIONS		

		11-15-2023	UPATED CERTIFICATIONS AND ALTA UPATED BOUNDARY, LEGAL, TITLE C
		6-5-2023	DATE

**LAND TITLE AND
SURVEY
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S, LLC**

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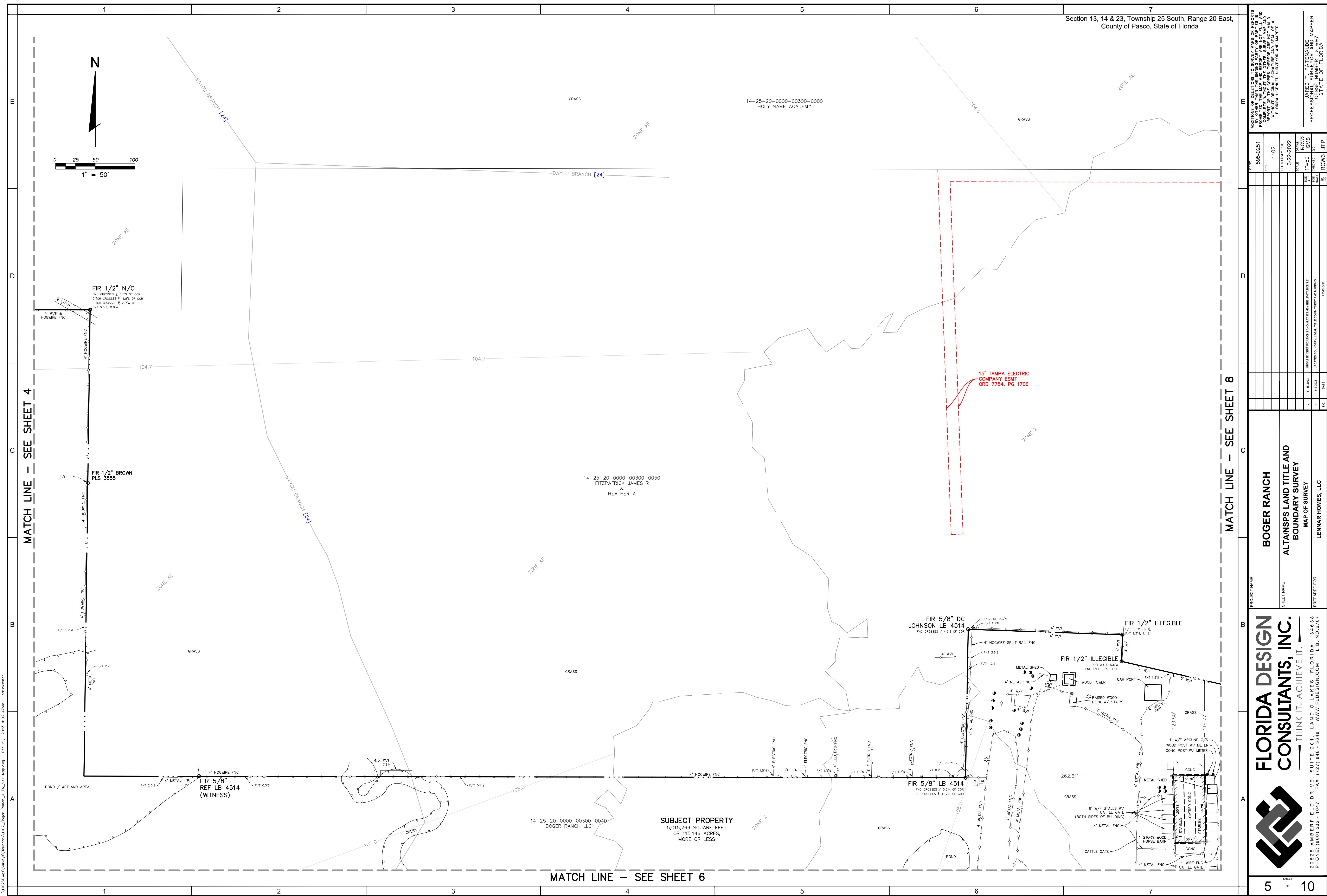
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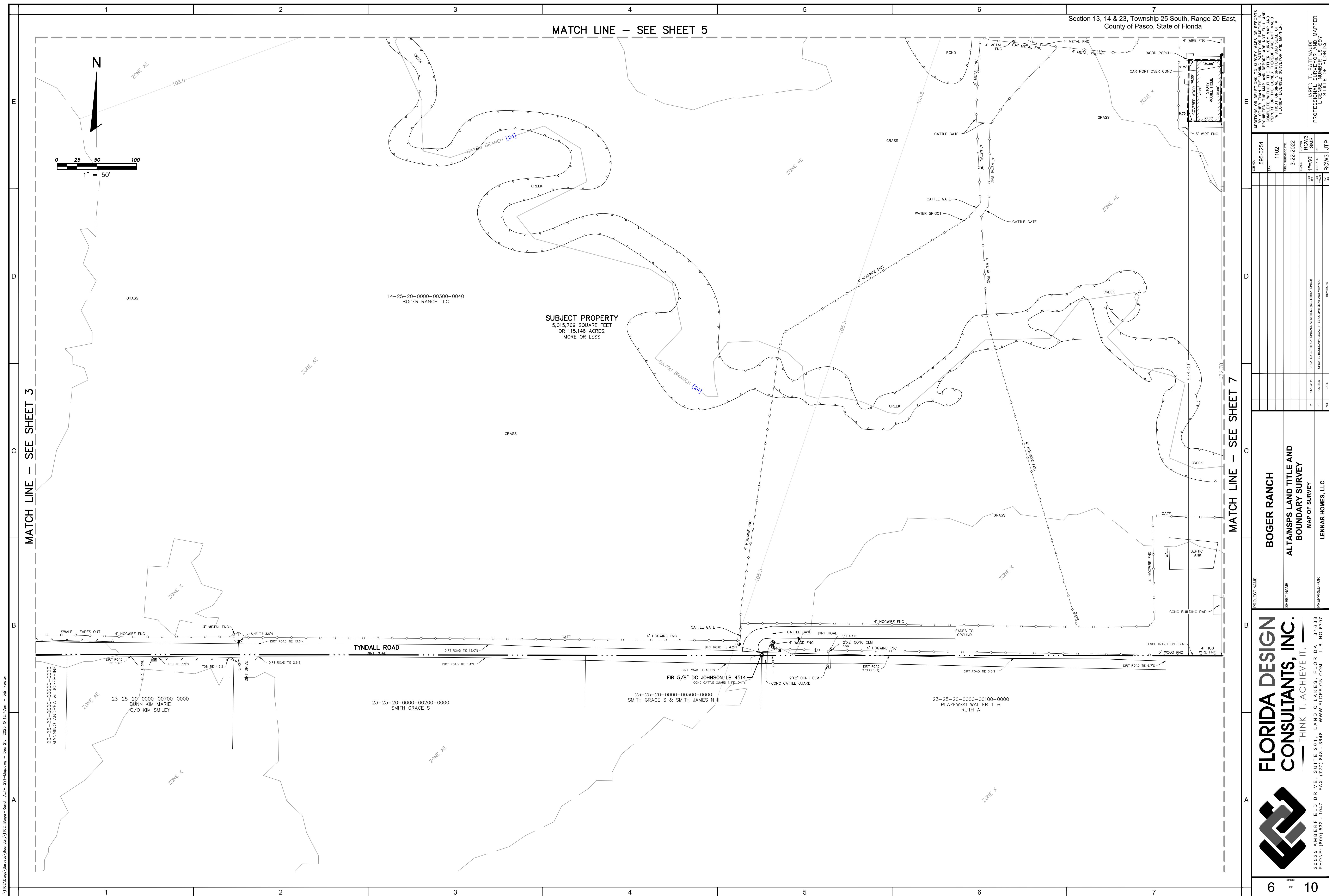
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SUITE 201, LAND O LAKES
(727) 848 - 3648 WWW.FLDES

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MATCH LINE - SEE SHEET 8

Section 13, 14 & 23, Township 25 South, Range 20 East,
County of Pasco, State of Florida

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FLORIDA DESIGN CONSULTANTS, INC.

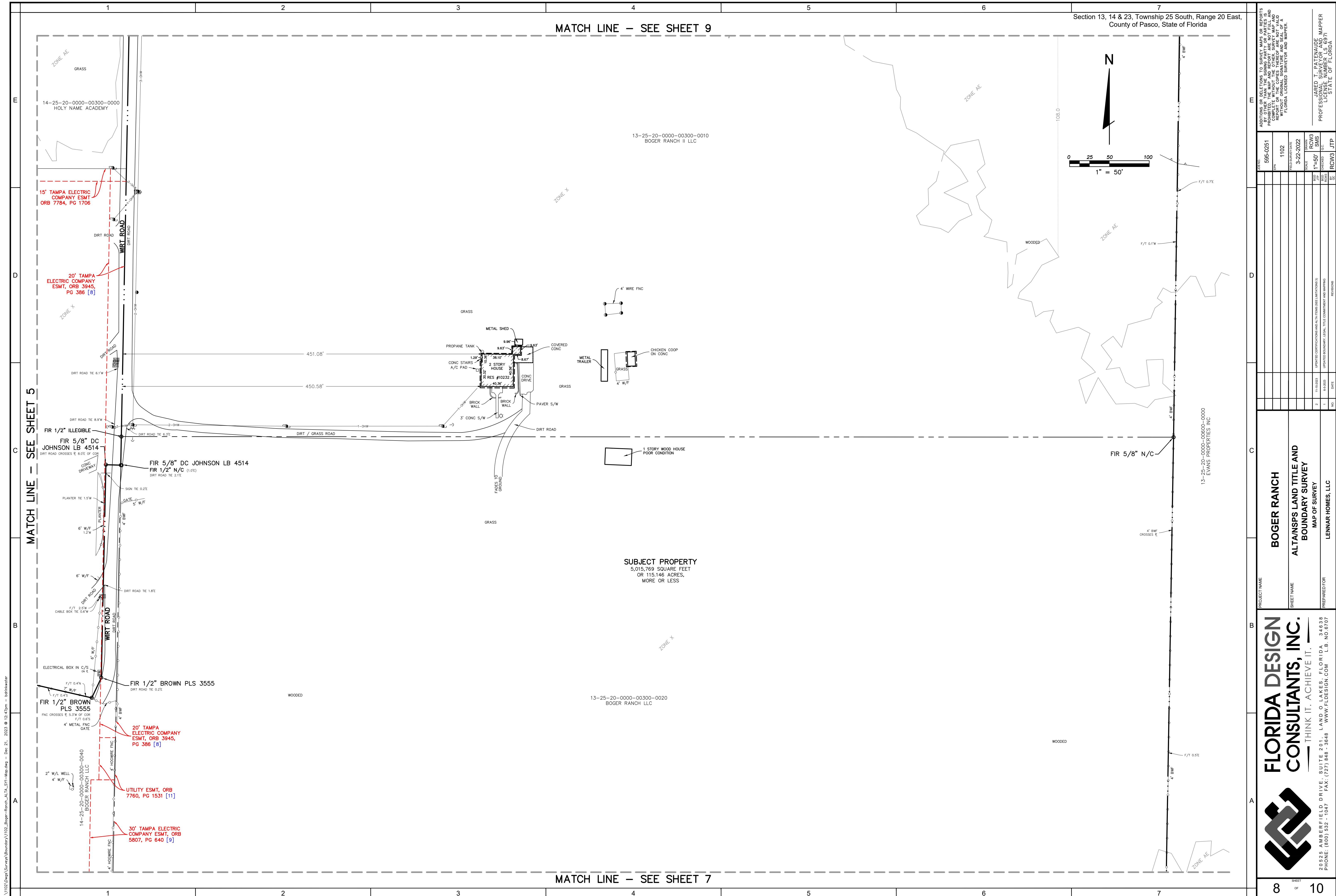
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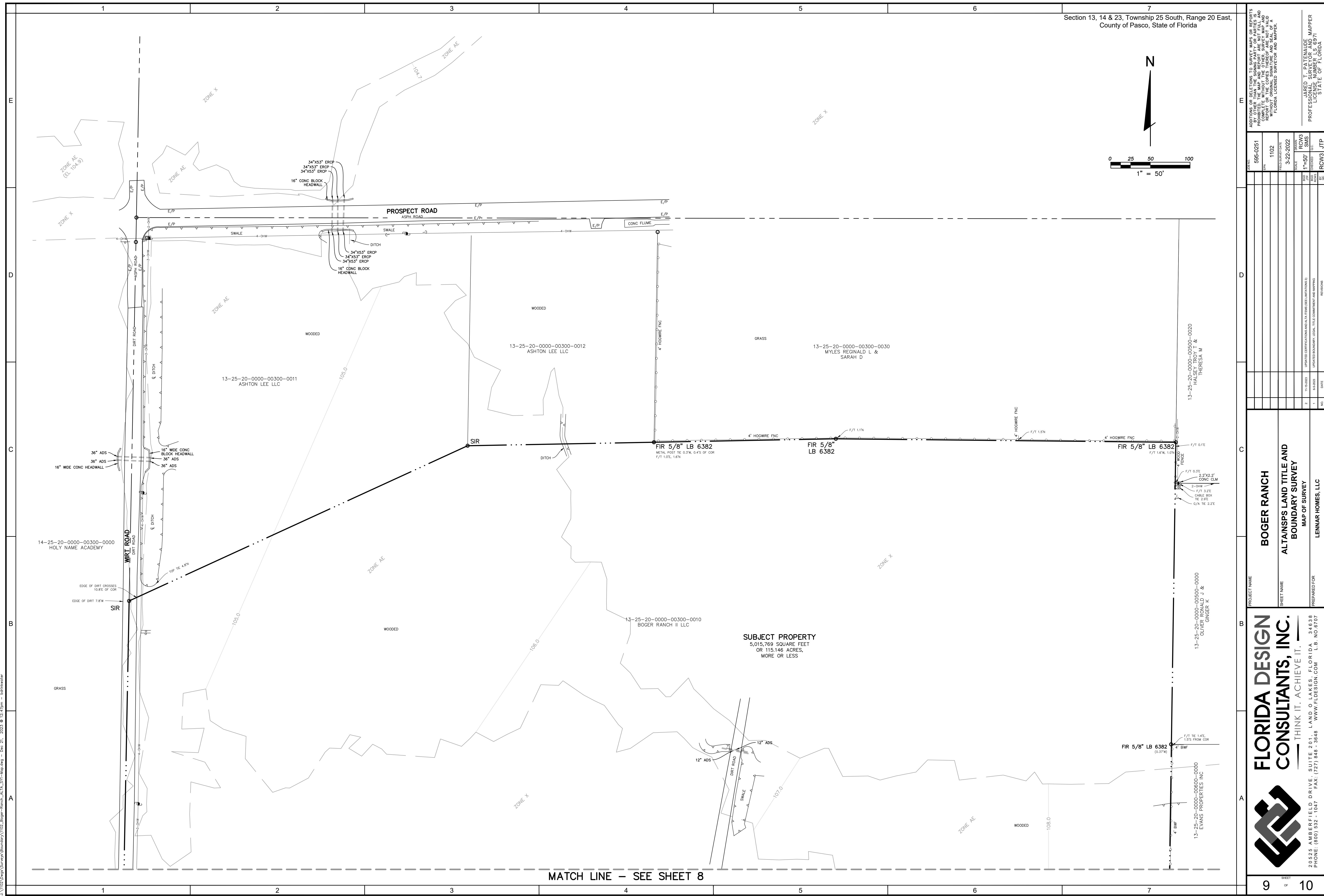
JARED T. PATERNAU
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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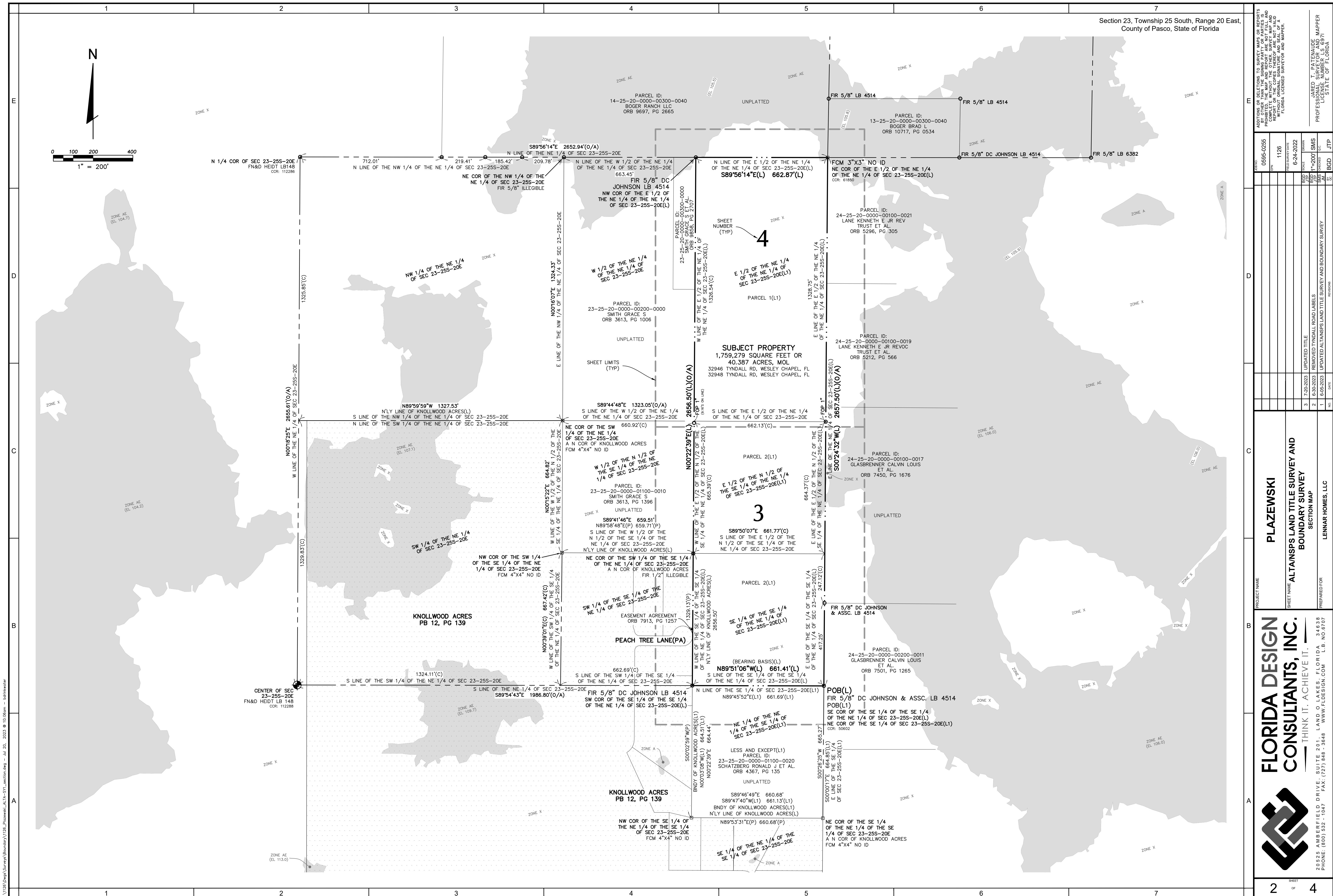


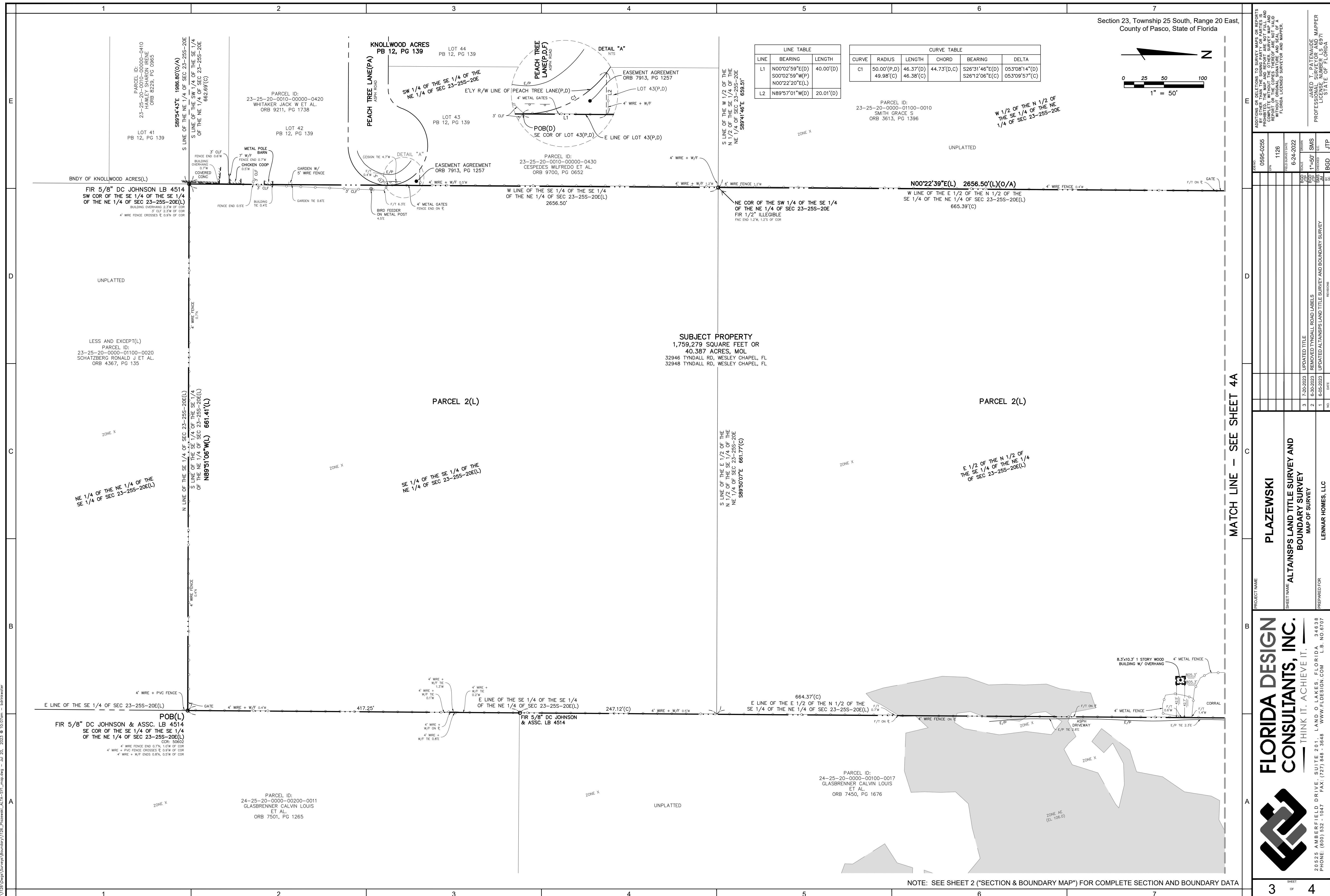
M	<p>20 East,</p> <p>IONS OR DELETIONS TO SURVEY MAPS OR REPORTS OTHER THAN THE SIGNING PARTY OR PARTIES IS NOT FULL AND COMPLETE WITHOUT THE OTHER SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>
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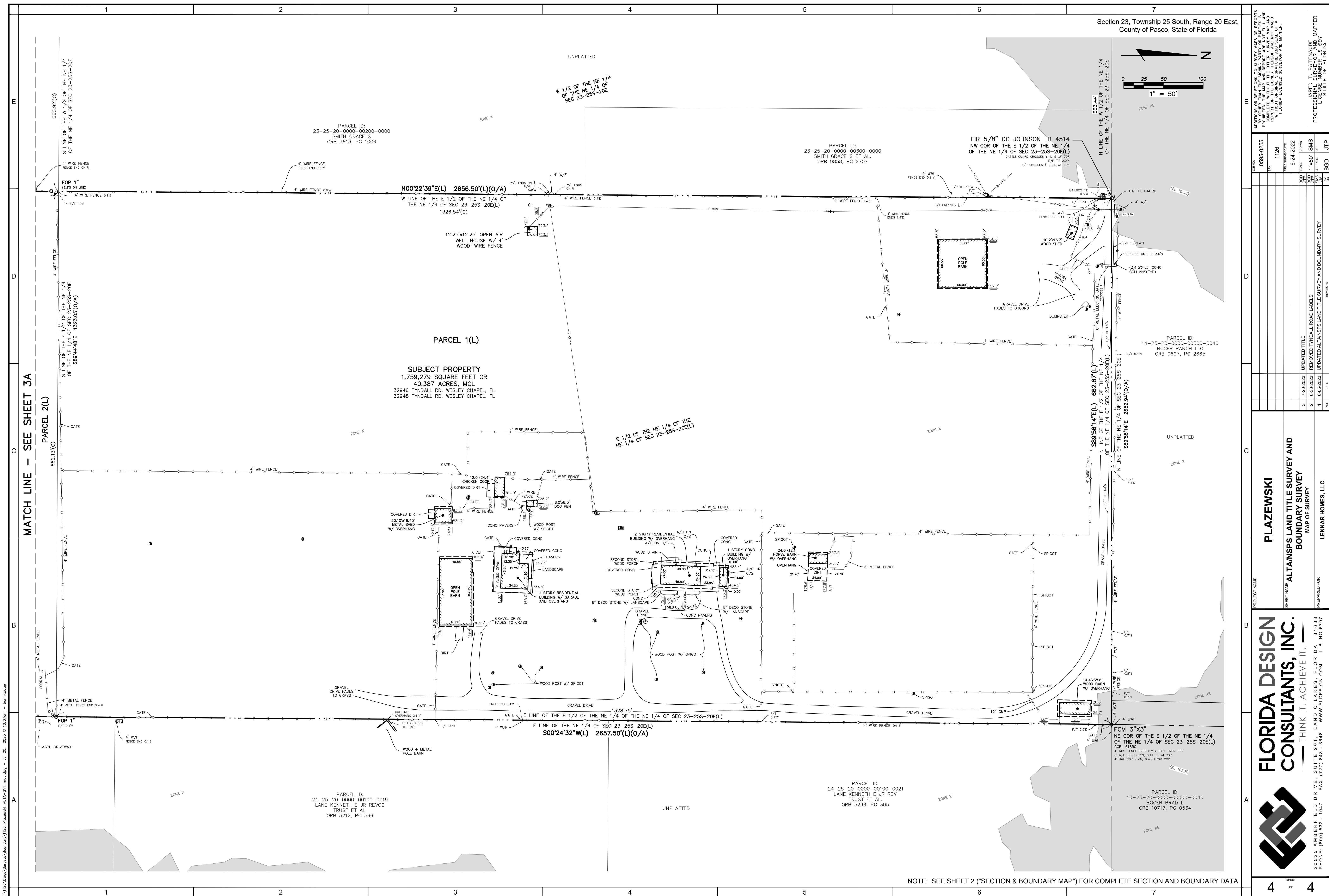
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1	2	3	4	5	6	7
<p>SURVEYOR'S REPORT</p> <p>MAP OF ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY: THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.</p> <p>INTENT: THE INTENT OF THIS ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY IS TO LOCATE AND ESTABLISH THE SUBJECT PROPERTY'S BOUNDARY, AS SHOWN ON THE MAP OF SURVEY.</p> <p>LEGAL DESCRIPTION: (SEE DATA SOURCES 2)</p> <p>Parcel 1: The East 1/2 of the Northeast 1/4 of the Northeast Quarter 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida.</p> <p>Parcel 2: The East 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4; and the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4; and the Northeast 1/4 of the Southeast 1/4, all in Section 23, Township 25 South, Range 20 East, in Pasco County, Florida.</p> <p>LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:</p> <p>For a Point of Beginning: Commence at the Northeast corner of the Southeast 1/4 of said Section 23; thence S. 00° deg. 00' 7"E, along the East boundary of the Southeast 1/4 of said Section 23, a distance of 660.80 feet, to a point on the boundary of KNULLWOOD ACRES, a distance of 660.80 feet, to a point on the boundary of KNULLWOOD ACRES; (1) S 89 deg. 47' 40"E, a distance of 661.13 feet; (2) N. 00 deg. 03' 08"E, a distance of 664.51 feet to a point on the North boundary of the Southeast 1/4 of said Section 23; thence departing the boundary of said plot N. 89 deg. 45' 52"E, along said North boundary, a distance of 661.69 feet to the Point of Beginning. [SHOWN AS "(L1)" ON THE MAP OF SURVEY]</p> <p>BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A parcel of land being a portion of Section 23, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:</p> <p>BEGIN at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°51'06"W, along the South line of said Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23 (being the basis of bearings for this legal description), for 661.41 feet, to the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 23, same being the point of intersection with the Northeast line according to the plot of KNULLWOOD ACRES, recorded in Plat Book 12, Page 139, of the Public Records of Pasco County, Florida, thence the following two courses along the boundary of said plot of KNULLWOOD ACRES: (1) S 89 deg. 47' 40"E, a distance of 661.13 feet; (2) N. 00 deg. 03' 08"E, a distance of 664.51 feet to a point on the North boundary of the Southeast 1/4 of said Section 23; thence departing the boundary of said plot N. 89 deg. 45' 52"E, along said North boundary, a distance of 661.69 feet to the Point of Beginning. [SHOWN AS "(L1)" ON THE MAP OF SURVEY]</p> <p>Containing 1,759.279 square feet or 40.387 acres, more or less.</p> <p>Together with that Easement Agreement in Official Records Book 7913, Page 1257.</p> <p>ACCURACY:</p> <p>1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S+/-17 FAC), IS "COMMERCIAL/HIGH RISK". THIS SURVEY MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY WHICH IS 1 FOOT IN 10,000 FEET.</p> <p>2. PRIMARY CONTROL POINT POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS (SEE PROJECT DATUM), USING GLOBAL POSITIONING SYSTEM METHODS (GPS) WITH REAL TIME KINEMATICS (RTK) SESSIONS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL CONTROL POINTS IS COMPUTED TO BE 0.031 FEET (9.449 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS.</p> <p>3. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.</p> <p>4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AERIAL LIDAR & PHOTOGRAVIMETRIC DATA, HAVING A MEAN RMS ERROR OF 0.003 FEET, OBTAINED BY FLORIDA DESIGN CONSULTANTS, INC. USING A DJI MATRICE 300 DRONE EQUIPPED WITH A ROCK ROBOTIC R2A LIDAR SCANNER, FAA REGISTRATION NUMBER: FA3M77XKLR, FLOWN BY MATT BARKSDALE, FAA CERTIFICATE NUMBER: 4448B07, ON 6-8-2022.</p> <p>DATA SOURCES:</p> <p>1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING N89°51'06"W, AS SHOWN ON THE MAP OF SURVEY.</p> <p>2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2023-03528-FL (REVISION 4). COMMITMENT DATE: JULY 6, 2023 AT 12:00 AM, PROPOSED INSURED: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.</p> <p>3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS SHOWN AND STATED HEREON. ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PLAT OF KNULLWOOD ACRES, AS RECORDED IN PLAT BOOK 12, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY TITLE "BOGER RANCH", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0595-0251, DATED 3-22-2022.</p> <p>6. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE (www.flbins.org/).</p> <p>7. THE PARCEL AND RECORDING INFORMATION FOR ADJACENT PROPERTIES ARE PER THE PASCO COUNTY PROPERTY APPRAISER WEB SITE ON 6-9-2023.</p> <p>LIMITATIONS:</p> <p>1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.</p> <p>2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.</p> <p>3. ORIGINAL FIELD WORK WAS COMPLETED ON 6-24-2022 AND IS CONTAINED IN FIELD BOOK 2116, PAGE 31, FIELD BOOK 2182, PAGES 5-14, FIELD BOOK 2182, PAGES 21-22, FIELD BOOK 2182, PAGES 23-24, FIELD BOOK 2182, PAGES 25-26, FIELD BOOK 2182, PAGES 27-28, FIELD BOOK 2182, PAGES 29-30, FIELD BOOK 2182, PAGES 31-32, FIELD BOOK 2182, PAGES 33-34, FIELD BOOK 2182, PAGES 35-36, FIELD BOOK 2182, PAGES 37-38, FIELD BOOK 2182, PAGES 39-40, FIELD BOOK 2182, PAGES 41-42, FIELD BOOK 2182, PAGES 43-44, FIELD BOOK 2182, PAGES 45-46, FIELD BOOK 2182, PAGES 47-48, FIELD BOOK 2182, PAGES 49-50, FIELD BOOK 2182, PAGES 51-52, FIELD BOOK 2182, PAGES 53-54, FIELD BOOK 2182, PAGES 55-56, FIELD BOOK 2182, PAGES 57-58, FIELD BOOK 2182, PAGES 59-60, FIELD BOOK 2182, PAGES 61-62, FIELD BOOK 2182, PAGES 63-64, FIELD BOOK 2182, PAGES 65-66, FIELD BOOK 2182, PAGES 67-68, FIELD BOOK 2182, PAGES 69-70, FIELD BOOK 2182, PAGES 71-72, FIELD BOOK 2182, PAGES 73-74, FIELD BOOK 2182, PAGES 75-76, FIELD BOOK 2182, PAGES 77-78, FIELD 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MAP OF SURVEY

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
BOUNDARY SURVEY

BOGER RANCH LLC
14-25-20-0000-00300-0040
O.R. 9697, PG 2665

NORTH 1/4 CORNER OF SECTION
23, TOWNSHIP 25 SOUTH, RANGE
20 EAST, PASCO COUNTY, FLORIDA
CCR #: 112286

NORTHWEST CORNER OF THE EAST 1/2 OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION
23, TOWNSHIP 25 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA
FOUND CAPPED 5" IRON BAR

NORTH LINE OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 25 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA

DESCRIPTION:

The East 1/2 of the East 1/2 of the Northeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 23, Township 25 South, Range 20 East, Pasco County, Florida; thence South 00°24'32" West, 2,657.50 feet along the East Boundary Line of the Northeast 1/4 of said Section 23 to the Southeast Corner of the Northeast 1/4 of said Section 23; thence North 89°51'06" West, 661.41 feet along the South Line of the Northeast 1/4 of said Section 23 to the Southwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23; thence North 00°22'39" East, 2,656.50 feet along the West Line of the East 1/2 of East 1/2 of the Northeast 1/4 of said Section 23 to the Northwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23; thence South 89°56'14" East, 662.87 feet along the North Line of the Northeast 1/4 of said Section 23 to the **POINT OF BEGINNING**

Said Described Lands Containing 40.39 Acres.

SURVEYOR'S NOTES:

1. The Survey shown hereon was prepared with the benefit of a Property Information Report. Said Commitment being completed by Doma Title Insurance, Inc., File Number: LEN-2415525FL; Having a Commitment Date of June 17, 2024 at 8:00 AM. Subject to Environmental Resource Permit recorded in Official Records Book 11001, Page 1635.
2. For the use of this Survey an Assumed bearing of South 00°24'32" East was used along the East Boundary Line of the Northeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida.
3. The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The Surveyor was not provided with underground plans to determine the location of any subterranean uses. Some utilities may have been obstructed from view (e.g.. debris or vehicles on top of)
4. This Survey was conducted for the purpose of a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any Federal, State, Regional or local Agency, Board, Commission or other similar entity.
5. No underground installations or improvements have been located except as noted.
6. No instruments of record reflecting Easements, Setbacks, Restrictions, Rights of Way, and or Ownership were furnished to this Surveyor except as shown.
7. All recording references in this Survey shall refer to the Public Records of Pasco County, Florida, unless otherwise noted.
8. The legal description of this property was obtained from the Property Information Report (See Note 1).
9. No evidence was observed or provided to this Surveyor of any Cemeteries or Burial Grounds existing on this site.
10. There was no observable evidence of any earth moving work, building construction or building additions at the time of this Survey.
11. There were no observable evidence that this site was used a solid waste dump, sump or sanitary landfill.
12. By observed evidence it appears there are no drainage structures, ditches to indicate the property may serve adjoining properties for drainage purposes.
13. Said described property is located within an area having a Zone Designation "X" by the Flood Insurance Rate Map No. 12101C0267F, with a date of identification of September 26, 2014, which is the current Flood Insurance Rate Map for the community in which said property is situated.
14. There was no observable evidence or information provided to this surveyor of any proposed changes in street right of way lines and there was no observed evidence of any recent street or sidewalk

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SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP OF SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS OR EXCEEDS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEY AND MAPPERS. STATED IN RULES 5J17.0151, 5J-17.052 AND 5J-17.053 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES

TAMPA CIVIL DESIGN

ENGINEERING - SURVEYING - DESIGN

HUNTING BOW CIR. 5-1
LUTZ, FL 33558
(833) 920-2005 PHONE

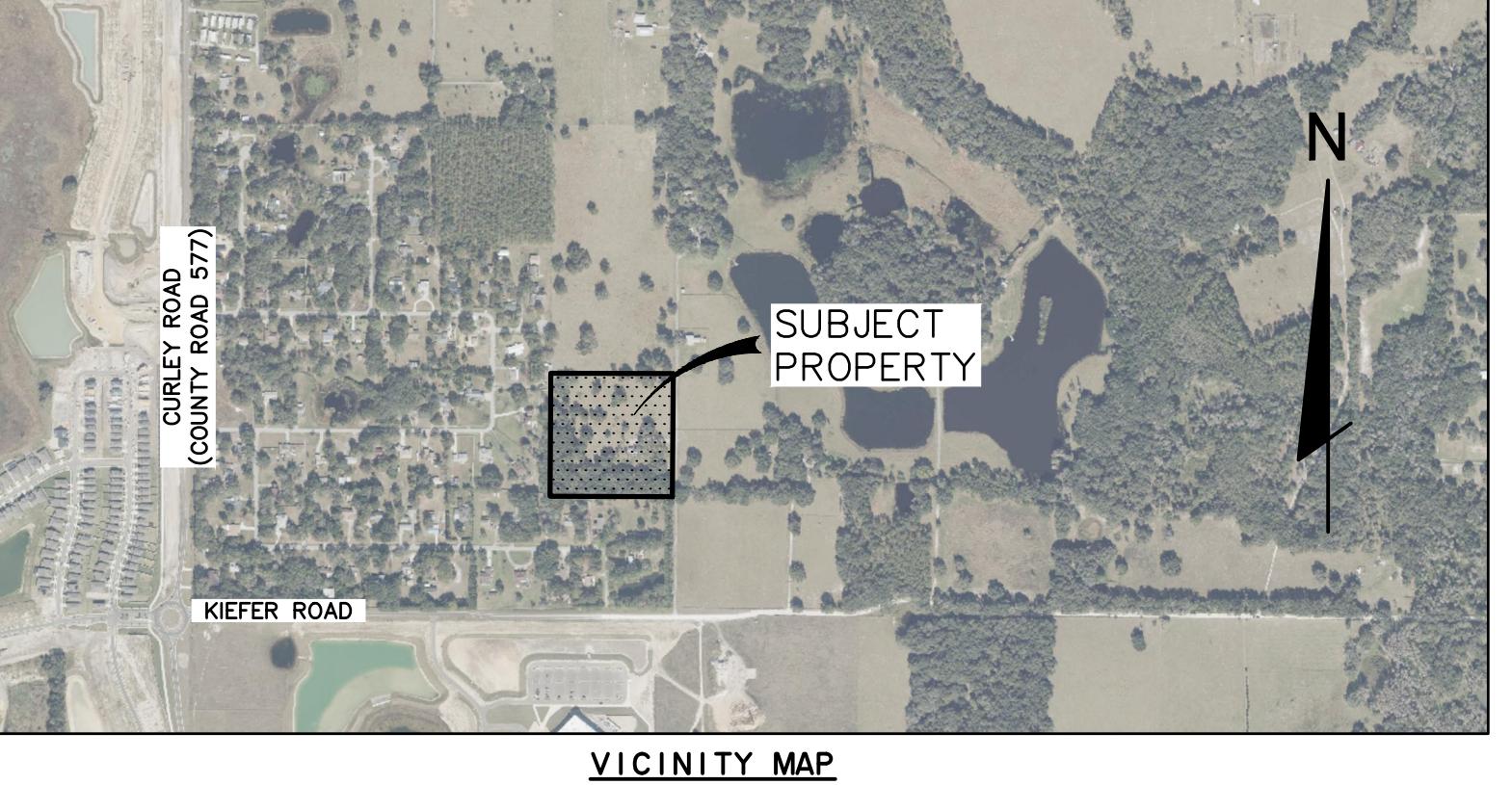
CERTIFICATE OF AUTHORIZATION NUMBER 28971
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

REVIZIONS	TYPE OF SURVEY:			BOUNDARY		
	TYPE	DESCRIPTION				
---	---	---				
	PROJECT NUMBER/NAME:	630/LENNAR PLAZEWSKI				
	FIELD BOOK NAME:	LENNAR PLAZEWSKI				
	DATE OF FIELD SURVEY:	04/09/2024				
	PASCO COUNTY					
	PARCEL IDENTIFICATION NUMBER:	23-25-20-00000-01100-0000				
	PROJECT ADDRESS:	32946 TYNDALL ROAD				
	ZEPHYRHILLS, FL					
	33545					

SHEET 1 OF 1

PETER J. LEMAY
STATE OF FLORIDA PROFESSIONAL SURVEY & MAPPER NO. LS6017

THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER, OR A DIGITAL SIGNATURE COMPLYING WITH
5J-17 FLORIDA STATUTES ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS
BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN
CONSENT OF THE SIGNING PARTY OR PARTIES

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MAP OF ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY: <small>THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.</small>																																																																																																																																																																																																																																		
LEGAL DESCRIPTION: (SEE DATA SOURCES 2)																																																																																																																																																																																																																																		
<small>THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S. 00 DEG. 00' 17" E. ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 664.85 FEET TO A POINT ON THE BOUNDARY OF KNOOLWOOD ACRES AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 139-142, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO COURSES ALONG THE BOUNDARY OF SAID PLAT OF KNOOLWOOD ACRES: (1) S. 89 DEG. 47' 40" W., A DISTANCE OF 661.13'; (2) N. 00 DEG. 03' 08" W., A DISTANCE OF 664.51 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE DEPARTING THE BOUNDARY OF SAID PLAT, N 89 DEG. 45' 52" E. ALONG SAID NORTH BOUNDARY, A DISTANCE OF 661.69 FEET TO THE POINT OF BEGINNING.</small>																																																																																																																																																																																																																																		
<small>TOGETHER WITH AN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4367, PAGE 141, OVER: THE WEST 35 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.</small>																																																																																																																																																																																																																																		
ACCURACY:																																																																																																																																																																																																																																		
<small>1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THIS SURVEY MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY WHICH IS 1 FOOT IN 10,000 FEET. 2. PRIMARY CONTROL POINT POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS (SEE PROJECT DATUM) USING GLOBAL POSITIONING SYSTEM METHODS (GPS) WITH REAL TIME KINEMATICS (RTK) SESSIONS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL CONTROL POINTS IS COMPUTED TO BE 0.031 FEET (9.449 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS. 3. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.</small>																																																																																																																																																																																																																																		
DATA SOURCES:																																																																																																																																																																																																																																		
<small>1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING S89°51'06"E, AS SHOWN ON THE MAP OF SURVEY. 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: I1369286, COMMITMENT DATE: OCTOBER 11, 2023 AT 11:00 PM. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT. 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS SHOWN AND STATED HEREON, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PLAT OF KNOOLWOOD ACRES, AS RECORDED IN PLAT BOOK 12, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY TITLE "PLAZENSKI", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0395-0259, LATEST REVISION DATED 7-20-2023. 6. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE (www.flabins.org). 7. THE PARCEL AND RECORDING INFORMATION FOR ADJACENT PROPERTIES ARE PER THE PASCO COUNTY PROPERTY APPRAISER WEB SITE ON 10-11-2023.</small>																																																																																																																																																																																																																																		
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<small>1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR. 2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 3. ORIGINAL FIELD WORK WAS COMPLETED ON 9-26-2023 AND IS CONTAINED IN FIELD BOOK 2182, PAGES 38-42. NO FIELD WORK WAS PERFORMED FOR REVISION 1 AND IS LIMITED TO UPDATED TITLE. FIELD WORK FOR REVISION 2 WAS COMPLETED ON 1-19-2024 AND IS CONTAINED IN FIELD BOOK 2182, PAGES 51-53 AND IS LIMITED TO ADDING WETLAND AND SEASONAL HIGH WATER DATA. 4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION. 5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES). 6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY. 7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED. 8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE MAP OF SURVEY. 9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. 10. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THE SURVEYOR (SEE DATA SOURCES 7). 11. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER. 12. THE LIMITS FOR THIS PROJECT WERE DETERMINED BY THE CLIENT. 13. THE LOT LINES SHOWN ADJACENT TO THE SUBJECT PROPERTY, WERE CALCULATED UTILIZING FIELD LOCATED POINTS TOGETHER WITH RECORD DOCUMENTS (AS REFERENCED ON THE MAP OF SURVEY). THE EXACT PARCEL BOUNDARY LINES ARE SUBJECT TO AN ACCURATE FIELD LAND BOUNDARY SURVEY. 14. A SCALE FACTOR OF 0.999961479 SHOULD BE CONSIDERED FOR GROUND EFFORTS. 15. BEARINGS, DISTANCES AND LOCATIONS OF MONUMENTS ARE FIELD MEASURED UNLESS OTHERWISE NOTED AS CALCULATED OR WITH QUADRANT TIES. 16. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X; PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12101C0267F, COMMUNITY: PASCO COUNTY, NUMBER: 120230, PANEL: 0267, SUFFIX: F, MAP EFFECTIVE ON SEPTEMBER 26, 2014. 17. THE FLOOD INSURANCE RATE MAP ZONE LINES SHOWN ARE APPROXIMATE, AN ACCURATE ZONE LINE DETERMINATION SHOULD BE MADE BY THE PREPARE OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE LINES AS SHOWN. THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT: (a) "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY AREAS SUBJECT TO FLOODING. PARTICULARLY FROM LOCAL DRAINSAGE SOURCES OF SMALL SIZE. COMMERCIAL MAPS REPOSITORY SHOULD BE CONSULTED FOR POSSIBLE ADDITIONAL FLOOD ZONE INFORMATION"; (b) "FLOOD ELEVATIONS ON THIS MAP ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THESE FLOOD ELEVATIONS MUST BE COMPARED TO STRUCTURAL AND GROUND ELEVATIONS REFERENCED TO THE SAME DATUM"; AND (c) "FOR INFORMATION REGARDING CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND THE NORTH AMERICAN VERTICAL DATUM OF 1988, VISIT THE NATIONAL GEODETIC SURVEY WEBSITE AT http://www.ngs.noaa.gov OR CONTACT THE NATIONAL GEODETIC SURVEY". 18. WETLAND FLAGS AND SEASONAL HIGH WATER DATA WAS DETERMINED BY ECOLOGICAL CONSULTING SOLUTIONS UTILIZING FLAGGING AND SET NAILS AND WAS FIELD LOCATED BY FLORIDA DESIGN CONSULTANTS, INC. ON 1-19-2024. NO REPORT OR SKETCH WAS PROVIDED TO THIS SURVEYOR.</small>																																																																																																																																																																																																																																		
APPARENT PHYSICAL USE: <small>THE SUBJECT PROPERTY APPEARS TO BE PARCEL LAND WITH IMPROVEMENTS AS SHOWN ON THE MAP OF SURVEY.</small>																																																																																																																																																																																																																																		
BOUNDARY INCONSISTENCIES: <small>ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.</small>																																																																																																																																																																																																																																		
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<small>NOTE FOR INFORMATIONAL ONLY: A) AGREEMENT TO CONVEY REAL PROPERTY FOR RIGHT OF WAY FOR KIEFER ROAD WITH PASCO COUNTY RECORDED IN OFFICIAL RECORDS BOOK 8984, PAGE 1. (DOES NOT AFFECT SUBJECT PROPERTY)</small>																																																																																																																																																																																																																																		
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PROJECT DATUM: <small>HORIZONTAL: BEARINGS AND COORDINATES (IN U.S. SURVEY FEET) ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT. FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS UTILIZED: 1. ZEPHYRHILLS (ZEF): RECEIVER TYPE/SERIAL#: LEICA GRIO / 1701986; ANTENNA TYPE/SERIAL#: LEICA AR20 / 1626017; RECORDING RATE: 1s. (NORTHING = 1415463.5273, EASTING = 603153.9017); 2. DADE CITY (FLDC): RECEIVER TYPE/SERIAL#: LEICA GRIO / 1704222; ANTENNA TYPE/SERIAL#: LEIARIO / 18341008; (NORTHING = 1,465,759.37500, EASTING = 595,768.57973) AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WEBSITE. (http://www.dot.state.fl.us). VERTICAL: ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 88) CONTROL BENCHMARKS UTILIZED: 1. A FOUND 12" DIAMETER CONCRETE MONUMENT W/ FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DISK, STAMPED "L 679 2007", DESIGNATED BY NGS AS "L 379", ELEVATION = 124.58 (NAVD 88) FEET. AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (http://ngs.noaa.gov)</small>																																																																																																																																																																																																																																		
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<td>= Board of County Commissioners Minutes Book</td> <td>FPP</td> <td>= Found Power Company</td> <td>PRM</td> <td>= Professional Reference Monument</td> </tr> <tr> <td>BFD</td> <td>= Back Flow Prevention Device</td> <td>FRR</td> <td>= Found Railroad Spike</td> <td>PSM</td> <td>= Professional Surveyor and Mapper</td> </tr> <tr> <td>BLDG</td> <td>= Building</td> <td>FT</td> <td>= Fence Tie</td> <td>(R)</td> <td>= Point of Tangency \ Point</td> </tr> <tr> <td>BNDY</td> <td>= Boundary</td> <td>F/T</td> <td>= Fence Tie</td> <td>RCP</td> <td>= Reinforced Concrete Pipe</td> </tr> <tr> <td>BWF</td> <td>= Barb Wire Fence</td> <td>HWF</td> <td>= Hog Wire Fence</td> <td>RLS</td> <td>= Registered Land Surveyor</td> </tr> <tr> <td>(C)</td> <td>= Calculated Data</td> <td>FXC</td> <td>= Found X-cut</td> <td>RNG</td> <td>= Range</td> </tr> <tr> <td>C/C</td> <td>= Covered Concrete</td> <td>G/A</td> <td>= Guy Wire Anchor</td> <td>R/W</td> <td>= Right of Way</td> </tr> <tr> <td>CCCL</td> <td>= Coastal 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<td>LP</td> <td>= Light Pole</td> <td>SN&D(W)</td> <td>= Set Nail and Disk, FDC LB 6707 WITNESS PT</td> </tr> <tr> <td>CONC</td> <td>= Concrete</td> <td>LS</td> <td>= Licensed Surveyor</td> <td>SQ</td> <td>= Square</td> </tr> <tr> <td>COR</td> <td>= Corner</td> <td>MAS</td> <td>= Masonry</td> <td>SR</td> <td>= State Road</td> </tr> <tr> <td>CPB</td> <td>= Condo Plat Book</td> <td>MES</td> <td>= Mitered End Section</td> <td>TWD</td> <td>= Survey Benchmark</td> </tr> <tr> <td>C/S</td> <td>= Concrete Slab</td> <td>MH</td> <td>= Manhole</td> <td>TOB</td> <td>= Top of Bank</td> </tr> <tr> <td>C/T</td> <td>= Curb Tie</td> <td>MHW</td> <td>= Mean High Water</td> <td>TRAV</td> <td>= Traverse</td> </tr> <tr> <td>DB</td> <td>= Deed Book</td> <td>MOL</td> <td>= More or Less</td> <td>TYP</td> <td>= Typical</td> </tr> <tr> <td>DOVA</td> <td>= Double Check Valve Assembly</td> <td>O/A</td> <td>= Overall</td> <td>TWP</td> <td>= Township</td> </tr> <tr> <td>DNR</td> <td>= Department of Natural 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Double Check Valve Assembly	O/A	= Overall	TWP	= Township	DNR	= Department of Natural Resources	O/H	= Overhang	U/P	= Utility Pole	DEPT	= Department	ORH	= Overhead Wire	W/F	= Wood Fence	DIA	= Diameter	ORB	= Official Record Book	WM	= Water Meter	DIP	= Ductile Iron Pipe	(PA)	= Property Appraisers Map Data	WUP	= Wood Utility Pole	DMH	= Drainage Manhole	PA	= Plat Book	WT	= Wall Tie	E	= East	PC	= Point of Curvature	WV	= Water Valve	EL	= Elevation	FH	= Fire Hydrant	W/	= Degrees	EOW	= Edge of Water	FIR	= Found Iron Rod and Cap	W/	= Utility Pole	E/P	= Edge of Pavement	FN	= Found
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B/C	= Back of Curb	FPO	= Found Pinched Iron Pipe	POI	= Point on Improvements																																																																																																																																																																																																																													
BCCM	= Board of County Commissioners Minutes Book	FPP	= Found Power Company	PRM	= Professional Reference Monument																																																																																																																																																																																																																													
BFD	= Back Flow Prevention Device	FRR	= Found Railroad Spike	PSM	= Professional Surveyor and Mapper																																																																																																																																																																																																																													
BLDG	= Building	FT	= Fence Tie	(R)	= Point of Tangency \ Point																																																																																																																																																																																																																													
BNDY	= Boundary	F/T	= Fence Tie	RCP	= Reinforced Concrete Pipe																																																																																																																																																																																																																													
BWF	= Barb Wire Fence	HWF	= Hog Wire Fence	RLS	= Registered Land Surveyor																																																																																																																																																																																																																													
(C)	= Calculated Data	FXC	= Found X-cut	RNG	= Range																																																																																																																																																																																																																													
C/C	= Covered Concrete	G/A	= Guy Wire Anchor	R/W	= Right of Way																																																																																																																																																																																																																													
CCCL	= Coastal Construction Control Line	GE	= Grade Elevation	S	= South																																																																																																																																																																																																																													
CCR	= Certified Corner Record	GI	= Grate Inlet	SCM	= Set Concrete Monument, 4" x 4", FDC LB 6707 WITNESS PT																																																																																																																																																																																																																													
CDW	= Concrete Driveway	GV	= Gas Valve	SCW	= Set Concrete Wall																																																																																																																																																																																																																													
CI	= Curb Inlet	ID	= Identification	SEC	= Section																																																																																																																																																																																																																													
CLF	= Chain Link Fence	IE	= Invert Elevation	SHW	= Seasonal High Water Elevation																																																																																																																																																																																																																													
CM	= Concrete Monument	INV	= Invert	SMH	= Sanitary Monhole																																																																																																																																																																																																																													
CMP	= Corrugated Metal Pipe	LB	= Corporate Certification Number	SN&D	= Set Nail and Disk, FDC LB 6707																																																																																																																																																																																																																													
CO	= Clean out	LP	= Light Pole	SN&D(W)	= Set Nail and Disk, FDC LB 6707 WITNESS PT																																																																																																																																																																																																																													
CONC	= Concrete	LS	= Licensed Surveyor	SQ	= Square																																																																																																																																																																																																																													
COR	= Corner	MAS	= Masonry	SR	= State Road																																																																																																																																																																																																																													
CPB	= Condo Plat Book	MES	= Mitered End Section	TWD	= Survey Benchmark																																																																																																																																																																																																																													
C/S	= Concrete Slab	MH	= Manhole	TOB	= Top of Bank																																																																																																																																																																																																																													
C/T	= Curb Tie	MHW	= Mean High Water	TRAV	= Traverse																																																																																																																																																																																																																													
DB	= Deed Book	MOL	= More or Less	TYP	= Typical																																																																																																																																																																																																																													
DOVA	= Double Check Valve Assembly	O/A	= Overall	TWP	= Township																																																																																																																																																																																																																													
DNR	= Department of Natural Resources	O/H	= Overhang	U/P	= Utility Pole																																																																																																																																																																																																																													
DEPT	= Department	ORH	= Overhead Wire	W/F	= Wood Fence																																																																																																																																																																																																																													
DIA	= Diameter	ORB	= Official Record Book	WM	= Water Meter																																																																																																																																																																																																																													
DIP	= Ductile Iron Pipe	(PA)	= Property Appraisers Map Data	WUP	= Wood Utility Pole																																																																																																																																																																																																																													
DMH	= Drainage Manhole	PA	= Plat Book	WT	= Wall Tie																																																																																																																																																																																																																													
E	= East	PC	= Point of Curvature	WV	= Water Valve																																																																																																																																																																																																																													
EL	= Elevation	FH	= Fire Hydrant	W/	= Degrees																																																																																																																																																																																																																													
EOW	= Edge of Water	FIR	= Found Iron Rod and Cap	W/	= Utility Pole																																																																																																																																																																																																																													
E/P	= Edge of Pavement	FN	= Found																																																																																																																																																																																																																															



APPENDIX 3

Existing Conditions

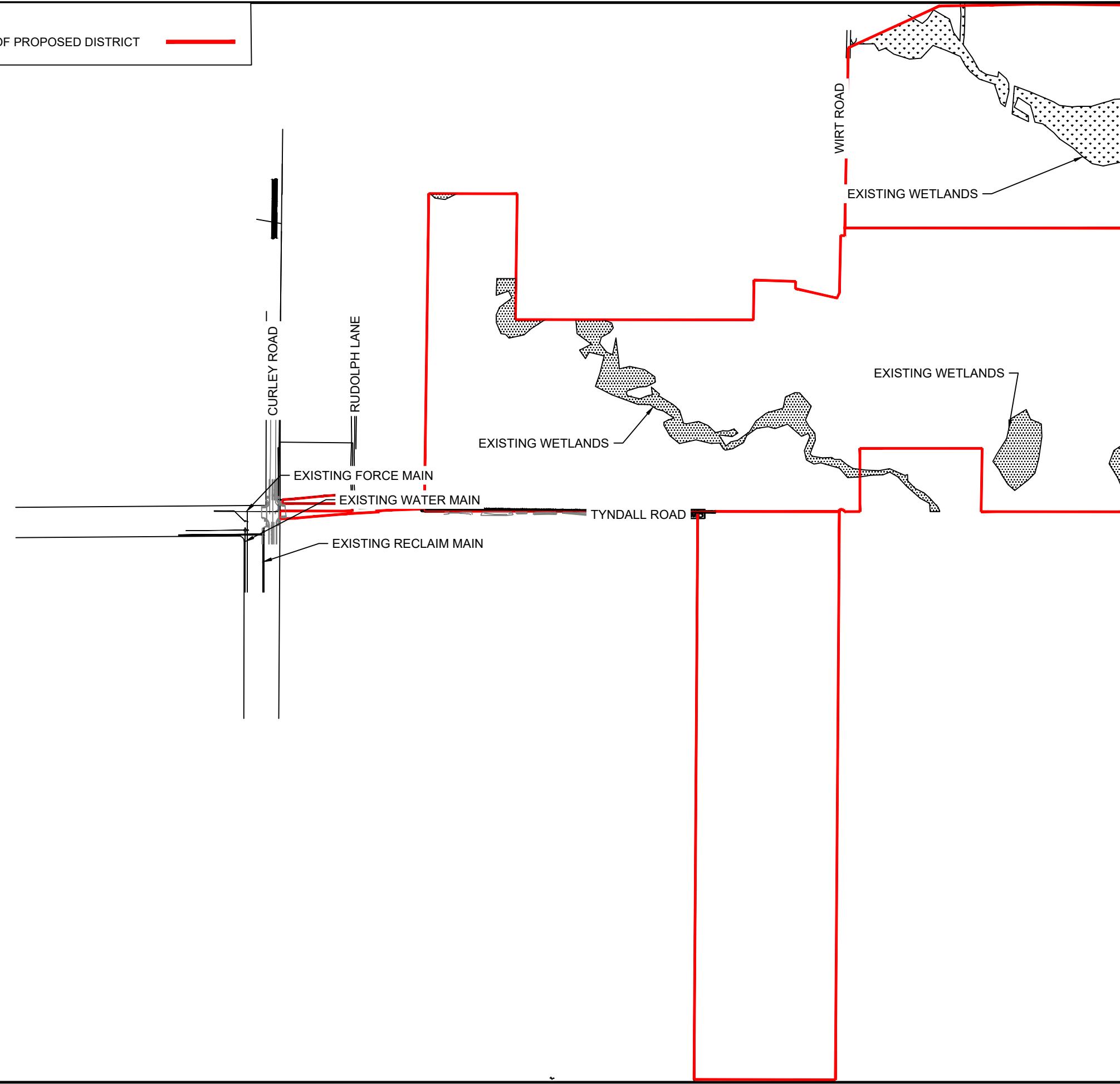
LEGEND:

EXTERNAL BOUNDARY OF PROPOSED DISTRICT



NORTH

SCALE:
1" = 500'



TAMPA CIVIL



APPENDIX 4

Master Utility

LEGEND:

WATER MAIN

GRAVITY SEWER

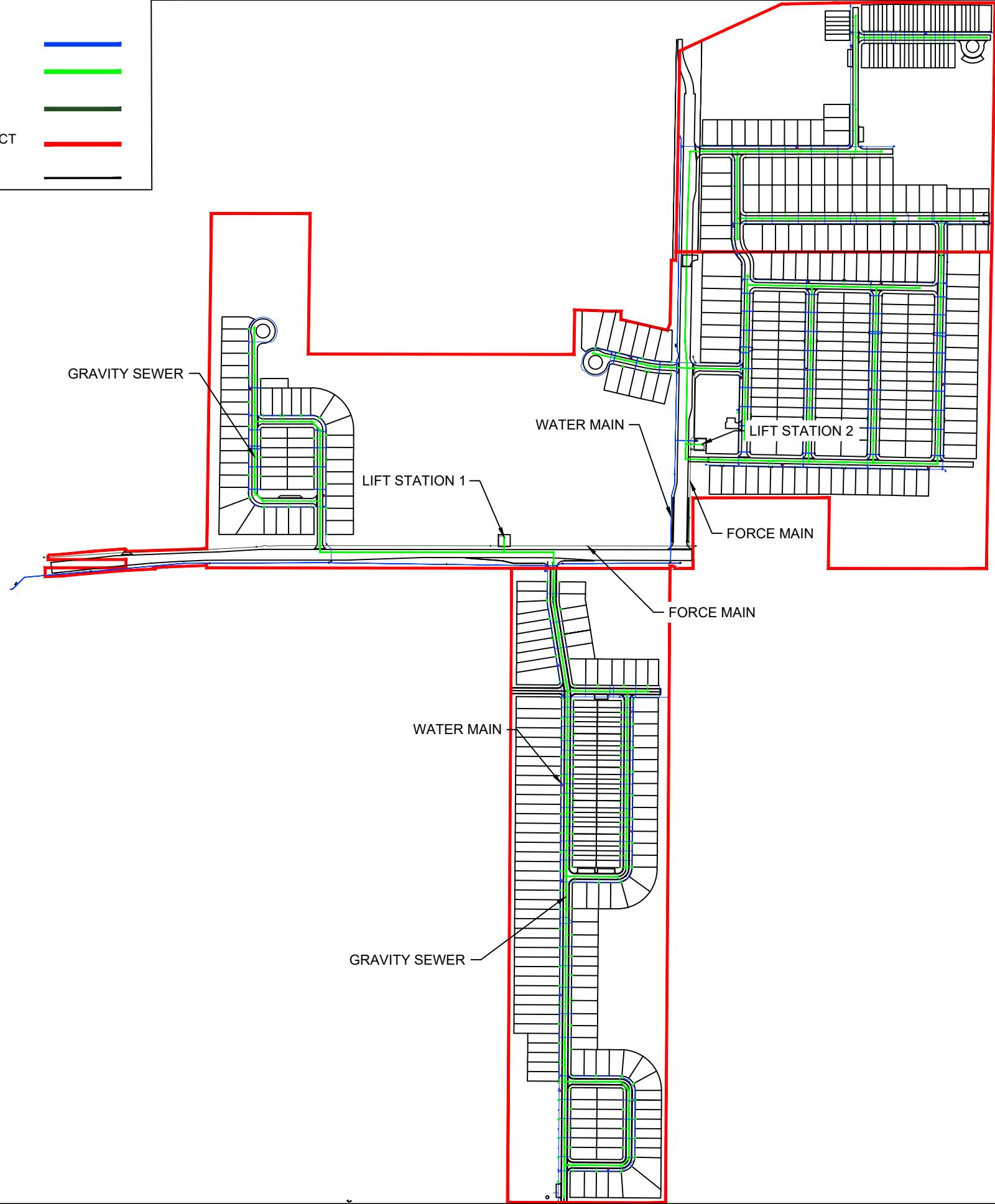
FORCE MAIN

EXTERNAL BOUNDARY OF PROPOSED DISTRICT

PROPOSED PARCELS

NORTH

SCALE:
1" = 500'



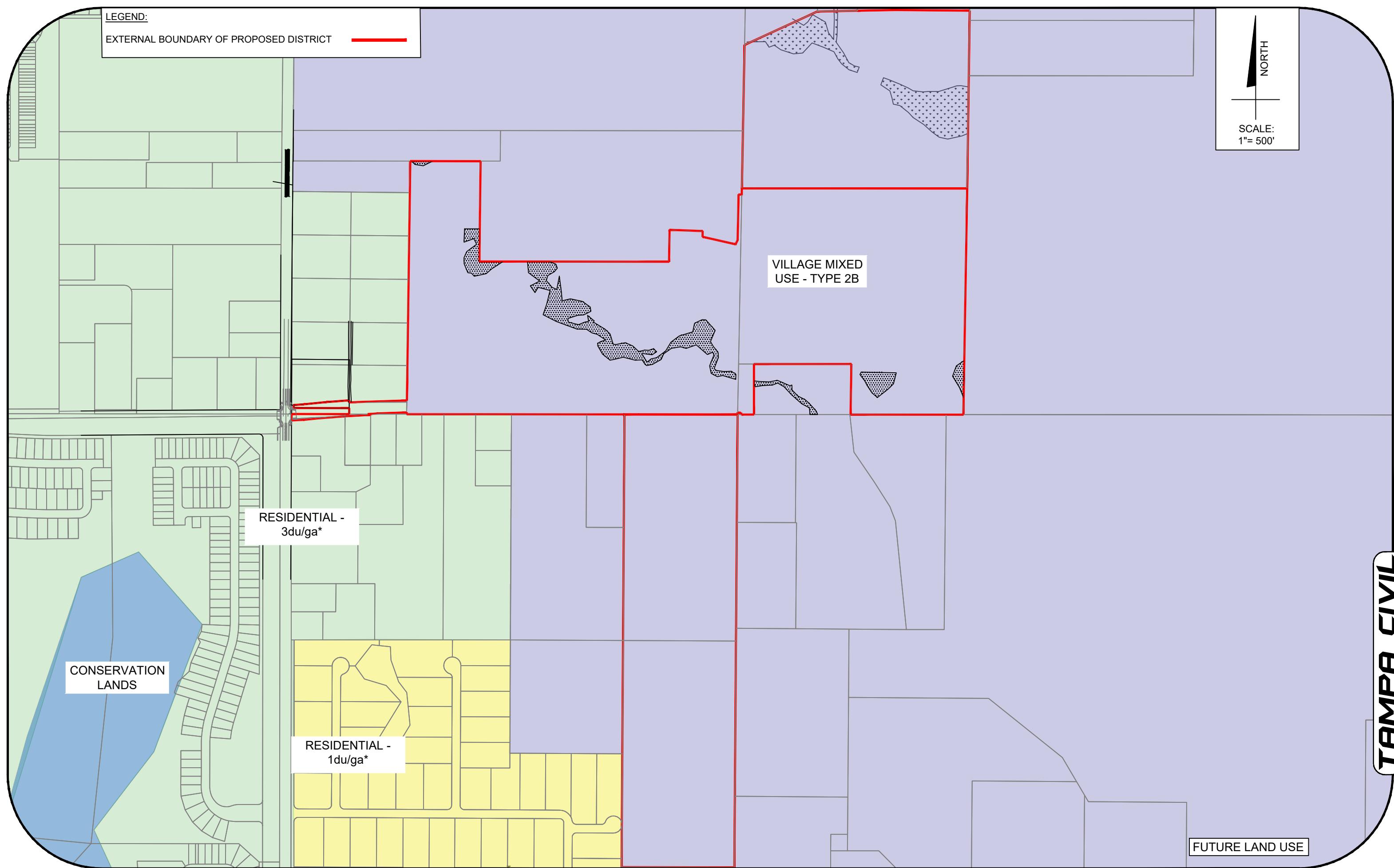
MASTER UTILITY

TAMPA CIVIL



APPENDIX 5

Future Land Use





APPENDIX 6

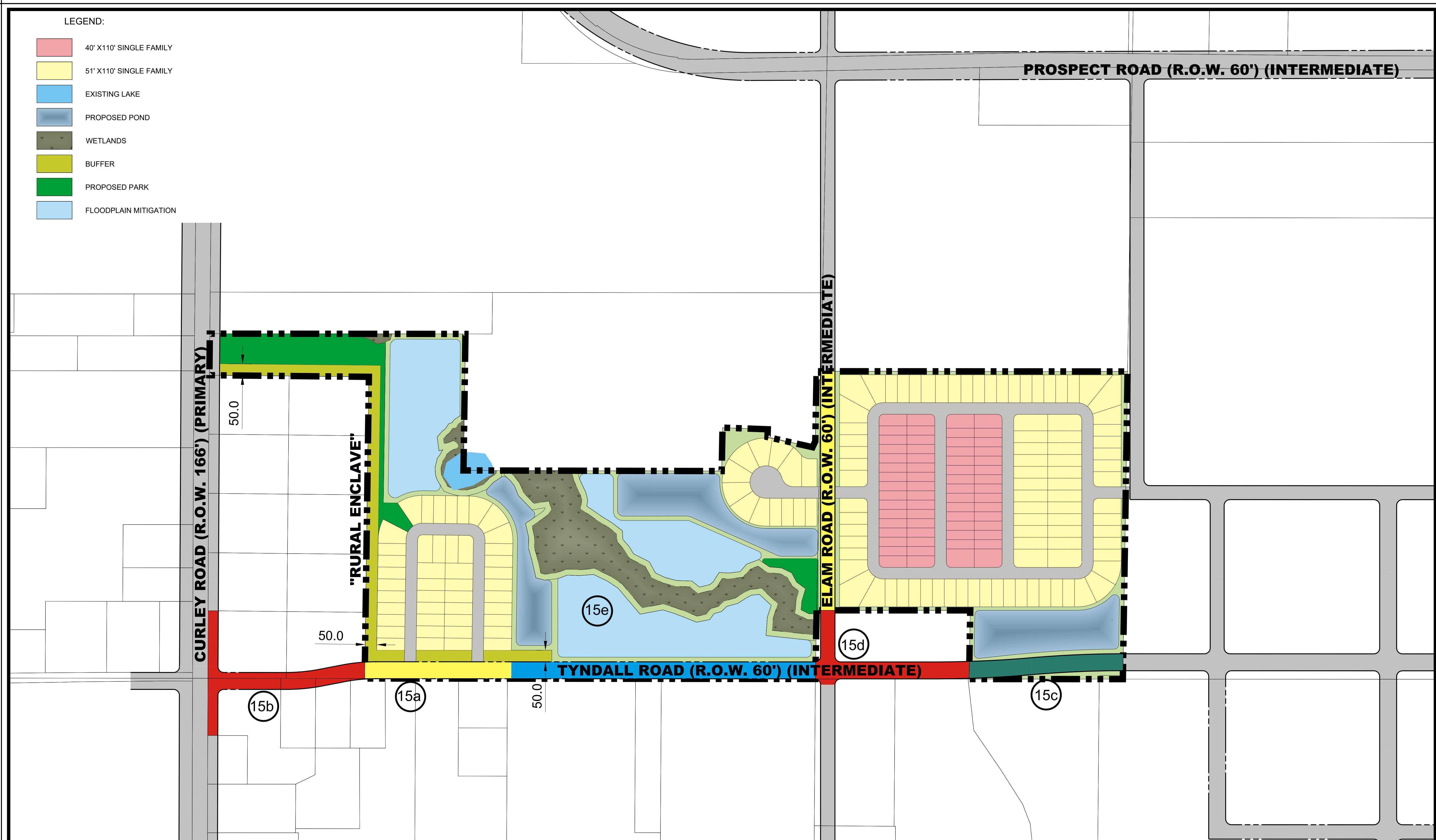
MPUD

LEGEND:

- 40' X 110' SINGLE FAMILY
- 51' X 110' SINGLE FAMILY
- EXISTING LAKE
- PROPOSED POND
- WETLANDS
- BUFFER
- PROPOSED PARK
- FLOODPLAIN MITIGATION

PROSPECT ROAD (R.O.W. 60') (INTERMEDIATE)

BOGER RANCH MASTER PLAN/COMMUNITY PLANNING/ZONING/CONCEPT PLAN C ROAD SEGMENT EXHIBIT DING-L-2700 ----- BRIAN KIRBY



Boger Ranch MPUD Condition 15 Road Segment Exhibit A

"Informational Purpose Only"

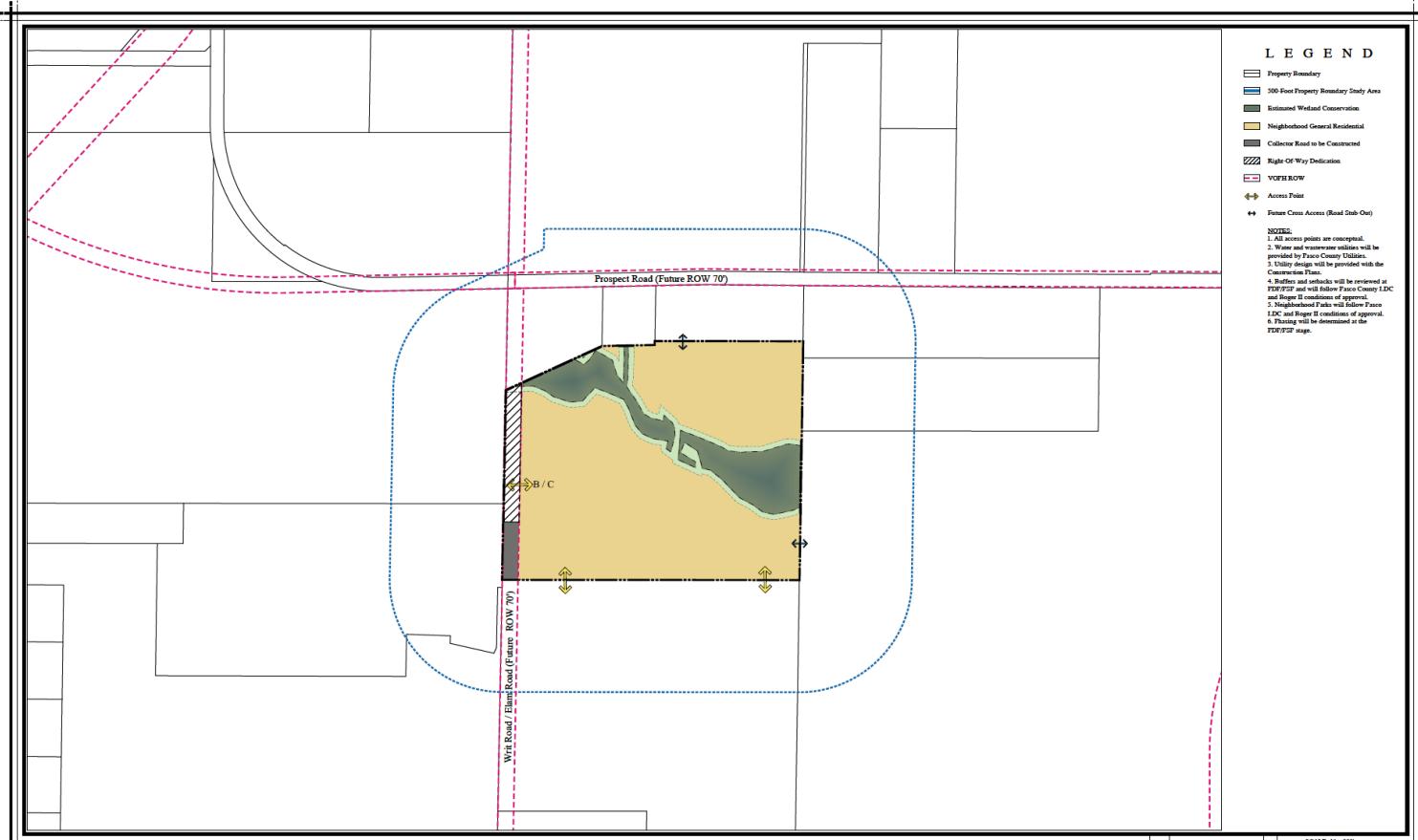
BOGER RANCH, LLC

Pasco County, FL

5/10/19 REVISE EXHIBIT TITLE
07/09/18 RIGHT-OF-WAY REVISIONS
DATE: 07/09/18 JOB #: BRD PH 1001
BRK AMR
SCALE: 1" = 200'
0 100 200 400
HALF SCALE 11" BY 17"
Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and ground tree analysis is required and may affect final unit totals and layout.

HEIDT
DESIGN
5064-A Aloma Avenue, Suite 100
Tampa, FL 33606
Phone: (813) 253-5311
www.HeidtDesign.com

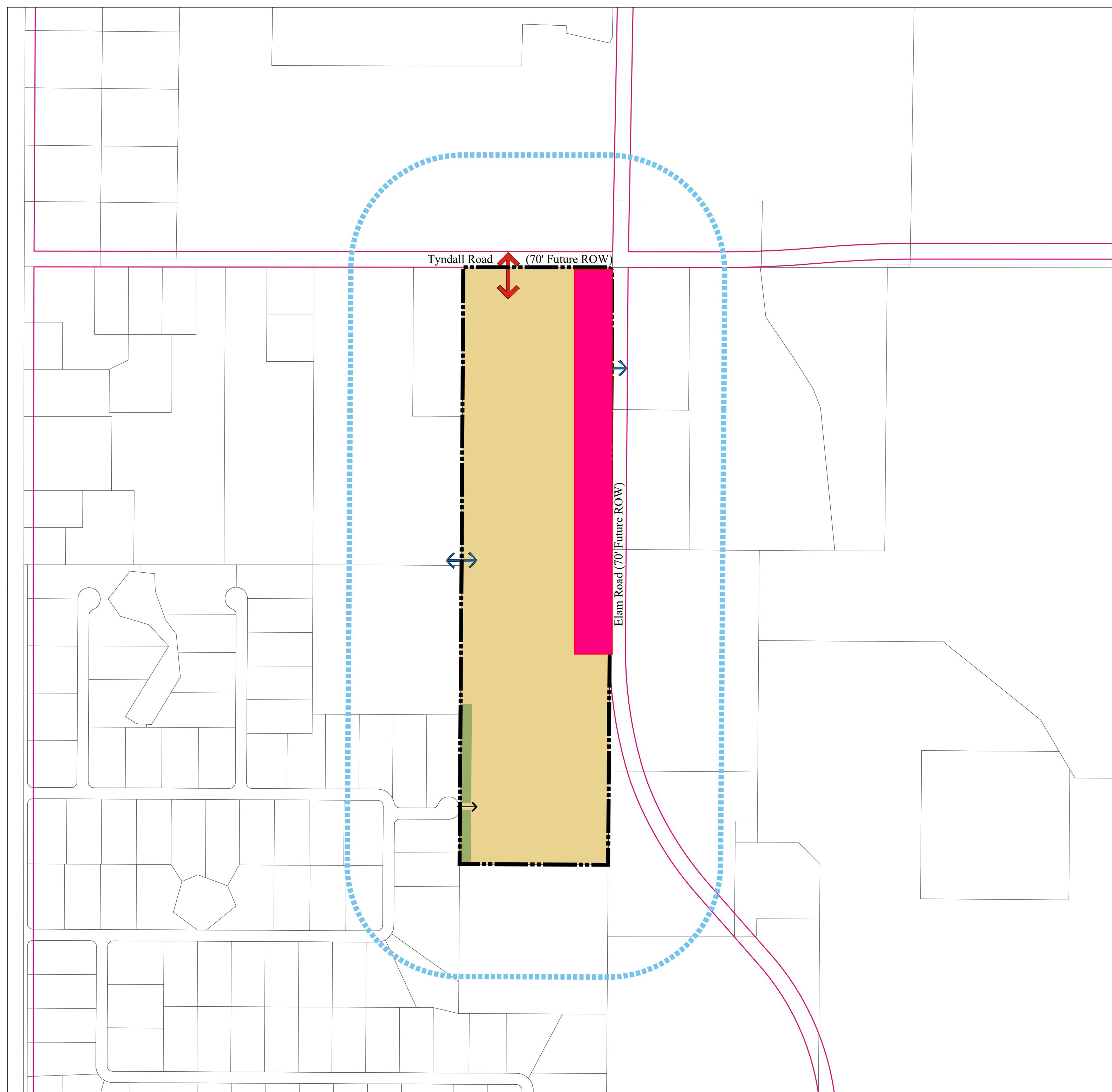
Master Plan



LEGEND

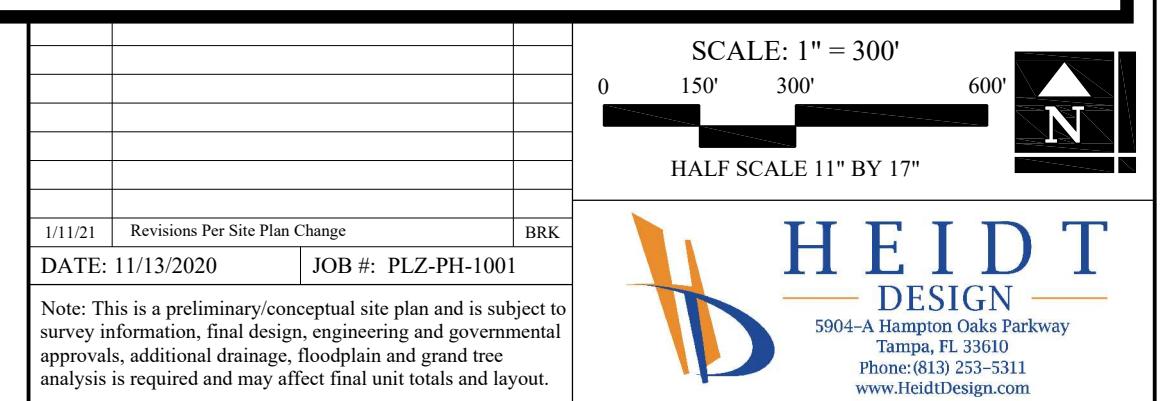
- Property Boundary
- 500-Foot Property Study Area
- Neighborhood General Residential
- 50' Rural Enclave Buffer
- Future VOPH Roadway
- ↔ Access Point
- ↔ Future Cross-Access (Road Stub-Out)
- Emergency Access

Note: Access Points Are Conceptual.



Plazewski MPUD
L-704 MPUD Plan

Mr. & Mrs. Walter Plazewski
Pasco County, FL





Rizzetta & Company

Acacia Fields Community Development District

Master Special Assessment Allocation Report

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

November 6, 2025

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I. INTRODUCTION

This Master Special Assessment Allocation Report (the “Report”) is being presented in anticipation of financing a capital improvement program by the Acacia Fields 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.

The District plans to issue bonds in one or more series to fund all or 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 on the assessable lands that will receive special 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 in 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 District, as specified in the Engineer’s Report (defined herein).

“Developer” – Lennar Homes, LLC.

“District” – Acacia Fields Community Development District.

“District Engineer” – Tampa Civil Design, P.L.

“Engineer’s Report” - That certain *Master District Engineer’s Report* dated November 6 2025.

“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.

“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.



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III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, Florida on June 3, 2025, pursuant to Ordinance No. 25-30, which was effective as of June 4, 2025.

The District encompasses approximately 157.386 +/- acres and is located entirely within Pasco County, Florida. The District is generally located south of Prospect Road, east of Curley Road and along the lengths of Tyndall Road and Wirt Road. The current development plan for the District includes approximately two hundred and eight (208) residential units. Table 1 illustrates the District's preliminary development plan.

IV. CAPITAL IMPROVEMENT PROGRAM

The District's CIP includes, but is not limited to, offsite/dedicated improvements, roadways, stormwater management system, sanitary sewer collection system, water distribution system, landscape and irrigation, recreational/amenity facilities, professional services, and contingencies. The total CIP is estimated to cost \$41,364,879.80 as shown in Table 2. It is expected that the District will issue bonds in one or more series to fund all or a portion of the CIP, with the balance funded by the Developer, 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 Report, 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 special benefit from the CIP as described in this Report.



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

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 allocated to the various planned unit types. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use and front footage. These EAU factors, which utilize a 50' lot frontage as the standard lot size, are provided on Table 3. As described further herein, and based in part on the report of the District Engineer, it is our professional opinion that the Maximum Assessments are supported by sufficient benefit from the CIP, and that the Maximum Assessments are fairly and reasonably allocated to all assessable properties subject to the Maximum Assessments.

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.

A maximum bond sizing 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 the entirety of the CIP is



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funded with bond proceeds. Please note that Table 4 represents the District's maximum total issuances for the total CIP, as defined by the District Engineer. 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 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 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 District ("Property"), and also establishes an initial assessment per acre amount for the unplatte portions of the Property. As set forth herein, the maximum annual assessment per acre levied on the Property is **\$30,619** 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:



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- 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 unplatte 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 decrease 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 that tax year by the landowner of the lands subject to the Proposed Plat, 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 provision for such payment has been satisfactorily made. Further, upon the District’s review of the final plat for the developable acres, any unallocated



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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 unplatte parcel is sold to a third party not affiliated with the Developer, the special assessments will be assigned to that unplatte parcel based on the total number of planned units reasonably assigned by the Developer to that unplatte parcel. The owner of that unplatte parcel will be responsible for the total assessments applicable to the unplatte parcel, regardless of the total number of planned units ultimately platted. These total assessments are fixed to the unplatte 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, shall require a payment to satisfy "true-up" obligations as well as additional



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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.



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EXHIBIT A:

MASTER ALLOCATION METHODOLOGY



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ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	APPROX. FF LOT SIZE	EAU	BOGER RANCH PH 1	BOGER RANCH PH 2	PLAZEWSKI	SCHATZBERG	TOTAL UNITS
Townhome 18'	18	0.36	-	48	-	-	48
Townhome 20'	20	0.40	-	-	60	-	60
Single Family 40'	40	0.80	100	-	85	-	185
Single Family 50'	50	1.00	-	-	54	-	54
Single Family 51'	51	1.02	114	-	-	-	114
Single Family 55'	55	1.10	-	65	-	-	65
Single Family 65'	65	1.30	-	-	-	20	20
TOTAL		214		113	199	20	546

Preliminary Development Plan provided by the Developer and is subject to change.

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

DESCRIPTION	TOTAL ESTIMATED COSTS
Offsite / Dedicated Improvements	\$ 8,722,465.50
Roadways	\$ 3,662,215.00
Stormwater Management System	\$ 3,487,885.75
Sanitary Sewer Collection System	\$ 2,251,342.90
Water Distribution System	\$ 1,512,622.75
Landscaping and Irrigation	\$ 3,942,260.25
Recreational/Amenity Facilities	\$ 1,400,000.00
Professional Services	\$ 3,746,818.82
Material Increase and Market Volatility (20%)	\$ 5,745,122.19
Contingency (20%)	\$ 6,894,146.63
Total CIP Construction Costs	\$ 41,364,879.80

NOTE: Infrastructure cost estimates provided by the District Engineer.

ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU's	% of EAU's	TOTAL COST	PER UNIT COST
Townhome 18'	0.36	48	17	4%	\$1,563,875.91	\$32,580.75
Townhome 20'	0.40	60	24	5%	\$2,172,049.87	\$36,200.83
Single Family 40'	0.80	185	148	32%	\$13,394,307.55	\$72,401.66
Single Family 50'	1.00	54	54	12%	\$4,887,112.22	\$90,502.08
Single Family 51'	1.02	114	116	25%	\$10,523,581.64	\$92,312.12
Single Family 55'	1.10	65	72	16%	\$6,470,898.58	\$99,552.29
Single Family 65'	1.30	20	26	6%	\$2,353,054.03	\$117,652.70
		546	457	100%	\$41,364,879.80	

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate	7.5%
Maximum Annual Debt Service ("MADS")	\$4,529,911
SOURCES:	
MAXIMUM PRINCIPAL AMOUNT	\$53,500,000
Total Net Proceeds	\$53,500,000
USES:	
Construction Account	(\$41,364,880)
Debt Service Reserve Fund	(\$4,529,911)
Capitalized Interest	(\$6,018,750)
Costs of Issuance	(\$516,459)
Underwriter's Discount	(\$1,070,000)
Total Uses	(\$53,500,000)

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	7.5%
Maximum Initial Principal Amount	\$53,500,000
Aggregate Annual Installment	\$4,529,911 (1)
Estimated County Collection Costs	2.00% \$96,381 (2)
Maximum Early Payment Discounts	4.00% \$192,762 (2)
Estimated Total Annual Installment	\$4,819,054

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

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)
Townhome 18'	48	0.36	17	4%	\$2,022,667	\$42,139	\$182,193	\$3,796
Townhome 20'	60	0.40	24	5%	\$2,809,259	\$46,821	\$253,046	\$4,217
Single Family 40'	185	0.80	148	32%	\$17,323,765	\$93,642	\$1,560,452	\$8,435
Single Family 50'	54	1.00	54	12%	\$6,320,833	\$117,052	\$569,354	\$10,544
Single Family 51'	114	1.02	116	25%	\$13,610,861	\$119,394	\$1,226,009	\$10,754
Single Family 55'	65	1.10	72	16%	\$8,369,251	\$128,758	\$753,867	\$11,598
Single Family 65'	20	1.30	26	6%	\$3,043,364	\$152,168	\$274,133	\$13,707
TOTAL	546		457	100%	\$53,500,000		\$4,819,054	

(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 Pasco County collection costs/payment discounts, which may fluctuate.



ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID NO.	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
See Legal Description Attached	1 ACRE	\$339,929	\$30,619
TOTAL	157.386 ACRES	\$53,500,000	\$4,819,054



PHASE 1A

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9697, PAGE 2665, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, AND THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 296.05 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'50"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, AND THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 91.04 FEET TO A POINT ON THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'40"E, FOR 1,030.80 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°57'58"E, ALONG SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, THENCE S00°57'02"W, ALONG THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE LEAVING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, N89°58'05"W, ALONG SAID LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 662.15 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, THENCE LEAVING SAID LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, N00°58'22"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 226.37 FEET TO A SOUTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329; THENCE N89°59'50"W, CONTINUING ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 570.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,918.617 SQUARE FEET OR 44.045 ACRES, MORE OR LESS.

PHASE 1B

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, AND THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 296.05 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'50"E, ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, AND THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 91.04 FEET TO A POINT ON THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9742, PAGE 1799, SAME BEING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'40"E, FOR 1,030.80 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10717, PAGE 534, SAME BEING THE EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N01°05'25"W, ALONG THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, N00°57'02"W, ALONG THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE LEAVING SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 226.37 FEET TO A SOUTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 534, SAME BEING THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329; THENCE N89°59'50"W, CONTINUING ALONG SAID SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10935, PAGE 2329, FOR 570.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,418.717 SQUARE FEET OR 32.569 ACRES, MORE OR LESS.

PHASE 2

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N01°05'25"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,326.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,230.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, SAME BEING THE POINT BEGINNING; THENCE CONTINUE N01°05'25"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13, FOR 1,256.79 FEET TO THE POINT OF INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD; THENCE THE FOLLOWING FOUR(4) COURSES ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD: (1) THENCE LEAVING SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, S82°00'40"E, FOR 15.16 FEET; (2) THENCE N01°19'43"E, FOR 295.14 FEET; (3) THENCE N01°18'39"E, FOR 276.64 FEET; (4) THENCE N00°46'31"E, FOR 262.02 FEET; THENCE LEAVING SAID EAST MAINTAINED RIGHT-OF-WAY LINE OF WIRT ROAD, N65°22'24"E, FOR 452.07 FEET; THENCE N88°55'33"E, FOR 229.49 FEET; THENCE S89°24'57"E, FOR 428.91 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE S00°50'07"W, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13, FOR 1,043.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE N89°57'56"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, FOR 1,321.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,319.354.89 SQUARE FEET OR 30.29 ACRES, MORE OR LESS.

PLAZEWSKI

The East 1/2 of the East 1/2 of the Northeast 1/4 of Section 23, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 23, Township 25 South, Range 20 East, Pasco County, Florida; thence South 00°24'32" West, 2,657.50 feet along the East Boundary Line of the Northeast 1/4 of said Section 23 to the Southeast Corner of the Northeast 1/4 of said Section 23; thence North 89°51'06" West, 661.41 feet along the South Line of the Northeast 1/4 of said Section 23 to the Southwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23; thence North 00°22'39" East, 2,656.50 feet along the West Line of the East 1/2 of East 1/2 of the Northeast 1/4 of said Section 23 to the Northwest Corner of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 23 to the **POINT OF BEGINNING**.

Said Described Lands Containing 40.39 Acres.

SHATZBERG

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S. 00 DEG. 00'17" E. ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 664.85 FEET TO A POINT ON THE BOUNDARY OF KNULLWOOD ACRES AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 139-142, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO COURSES ALONG THE BOUNDARY OF SAID PLAT OF KNULLWOOD ACRES: (1) S. 89 DEG 47'40" W., A DISTANCE OF 661.13; (2) N. 00 DEG. 03'08" W., A DISTANCE OF 664.51 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE DEPARTING THE BOUNDARY OF SAID PLAT, N 89 DEG. 45'52" E. ALONG SAID NORTH BOUNDARY, A DISTANCE OF 661.69 FEET TO THE POINT OF BEGINNING. CONTAINING 10.092 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT OVER THE WEST 35 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

Tab 4



UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 10, 2026 @ 9am
- **Proposed Budget:** May 12 or June 9, 2026

District Manager's Report

January 13,

2026

FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment Balance:	\$132	
<hr/>		
Total Cash and Investment Balances:	\$132	
General Fund Expense Variance:	\$10,836	Under Budget

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