

ORDINANCE NO. 2017- 104

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, ESTABLISHING THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT (GENERALLY LOCATED SOUTH OF THE PASCO COUNTY LINE, EAST OF KINNAN STREET, AND WEST OF MORRIS BRIDGE ROAD, COMPRISING 861.092 ACRES OF LAND, MORE OR LESS); FOR THE PURPOSE OF MANAGING AND DELIVERING BASIC COMMUNITY INFRASTRUCTURE IMPROVEMENTS; SAID DISTRICT TO BE LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE CITY OF TAMPA; THE SAME BEING MORE PARTICULARLY DESCRIBED IN SECTION 2 HEREOF; PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; AND THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, subsection 190.005(2), Florida Statutes, authorizes the City Council to adopt an ordinance granting a petition for the establishment of a community development district less than 2,500 acres in size; and

WHEREAS, M/I Homes of Tampa, LLC ("Petitioner"), has submitted a petition to the City Council of the City of Tampa, Florida ("City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a community development district ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the City conducted a public hearing to consider oral and written comments on the petition; and

WHEREAS, the proposed CDD complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the residents of the City of Tampa; and

WHEREAS, Section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Subsection 190.012(1), Florida Statutes; and

WHEREAS, Section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in Subsection 190.012(2), Florida Statutes, and

WHEREAS, Section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Council may consent to any of the optional special powers under Subsection 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the City Council consent to the exercise by the District board of supervisors of the additional special powers listed Paragraphs 190.012(2)(a) and 190.012(2)(d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state and local laws; and

WHEREAS, the City Council desires to consent to the exercise by the District board of supervisors of such additional special powers.

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

Section 1. *Recitals.* That the recitals above are hereby incorporated as if fully set forth herein.

Section 2. *Establishment of District.* The **K-Bar Ranch II Community Development District** is hereby authorized and established, the administration of which shall be subject to the provisions of Chapter 190, Florida Statutes, as amended from time to time; and, the boundaries of which are more particularly described below:

See Attached Exhibit "A"

Section 3. *Intent and Purpose.* It is the intent and purpose of this Ordinance to establish the K-Bar Ranch II Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state and local laws. It is further the intent and purpose of this Ordinance to grant the consent of the City Council to the exercise by the District board of supervisors of certain additional special powers pursuant to Subsection 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state and local laws.

Section 4. *Initial CDD Board Members.* The five (5) initial members of the Board of Supervisors are:

Name: Betty Valenti
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Chris Santoro
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: William Pizor
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Kurt Wala
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Lee Thompson
Address: 4923 Cathedral Court
New Port Richey, Florida 34655

Section 5. *Declaration of Compliance with Statutory Requirements.* The City hereby finds that:

- (a) All statements contained within the petition have been found to be true and correct; and
- (b) That establishment of the CDD is consistent with the applicable elements and portions of the state comprehensive plan and the effective City of Tampa comprehensive plan; and
- (c) That the area of land within the approved CDD is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
- (d) That the approved CDD is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (e) That the services and facilities of the approved CDD will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
- (f) That the area that will be served by the CDD is amenable to separate special-district government.

Section 6. *Special Powers.* Pursuant to Paragraph 190.005(2)(d) and Subsection 190.012(2), Florida Statutes, as amended, the City Council hereby consents to the exercise by the District board of supervisors of the additional special powers listed in Paragraphs 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for:

- (a) Parks and facilities for indoor and outdoor recreational, cultural and educational uses; and

- (b) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

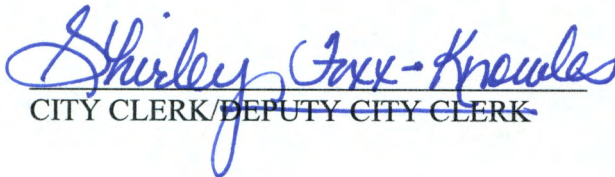
Section 7. *Severability.* If any section, subsection, sentence, clause, provision, or part of this ordinance shall be invalid for any reason, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

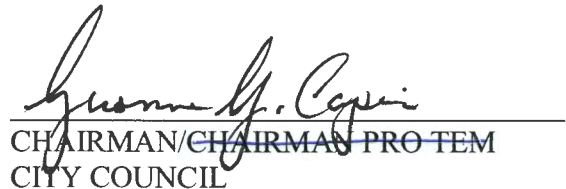
Section 8. *Recording; Notice of Establishment.* The City Clerk shall certify and record a copy of this Ordinance in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida. The Petitioner, at Petitioner's sole cost and expense, shall promptly file a Notice of Establishment in compliance with Chapter 190.0485, Florida Statutes, in the Office of the Clerk of the Court of Hillsborough County, Florida.

Section 9. *Effective Date of Ordinance.* This Ordinance shall become effective immediately upon execution by the Mayor.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA,
FLORIDA, ON JUN 22, 2017.

ATTEST:


CITY CLERK/~~DEPUTY CITY CLERK~~


CHAIRMAN/~~CHAIRMAN PRO TEM~~
CITY COUNCIL

APPROVED BY ME ON JUN 27 2017


BOB BUCKHORN, MAYOR

APPROVED AS TO
LEGAL SUFFICIENCY BY:

E/S
KRISTIN M.T. MORA
ASSISTANT CITY ATTORNEY

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

K-BAR RANCH II CDD

DESCRIPTION:

A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE 1, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.54°58'54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 269.92 feet to a point on a curve on the Westerly future public right-of-way of PADDOCK VIEW DRIVE; thence Northerly along said Westerly future public right-of-way, 209.34 feet along the arc of a non-tangent curve to the left having a radius of 1106.00 feet and a central angle of 10°50'41" (chord bearing N.19°56'17"E., 209.03 feet) to a point on the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 7.47 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 11.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the CDD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1151.09 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4, said point also being on the Easterly boundary of K-BAR RANCH PARCEL B, as recorded in Plat Book 127, Pages 223-232, of the Public Records of Hillsborough County, Florida; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and along said Easterly boundary, N.15°01'01"W., a distance of 93.23 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1496.78 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4;

NOTE:

See Sheet No. 2 & 3 for remainder of Description
See Sheet No. 4 for Sketch, Legend & Notes

| REVISIONS | | | | Prepared For: Heidt Design | |
|-------------------------|----------|----------------------------------|------|---|--|
| No. | Date | Description | Dwn. | | |
| 1 | 12/16/15 | Road Corridor/Gap | ASH | SURVEYOR'S CERTIFICATE This certifies that a sketch of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. | |
| 2 | 01/22/16 | Proposed Plat Geometry/Pond Area | ASH | | |
| 3 | 03/22/16 | Name of CDD | ASH | | |
| 4 | 03/05/17 | CDD II Limits | ASH | | |
| | | | | John D. Weigle FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246 | |
| | | | | | |
| | | | | | |
| | | | | | |
| Sheet No. 1 of 4 Sheets | | | | NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| | | |
|------------|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |

Sections 2 & 3 & 4, Township 27 South, Range 20 East

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

K-BAR RANCH II CDD

(continued)

thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the CDD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 175.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT III PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast ¼, N.89°59'12"E., a distance of 78.79 feet to the Northwest corner of the property described as Exhibit "A" in Official Records Book 21531, Page 1875, of the Public Records of Hillsborough County, Florida; thence along said Westerly, Southerly and Easterly boundary, respectively, of said property the following twelve (12) courses:

NOTE :

See Sheet No. 1 & 3 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes

Sheet No. 2 of 4 Sheets

GeoPoint
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| | | |
|--|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

K-BAR RANCH II CDD (continued)

1) S.56°48'42"E., a distance of 3.21 feet; 2) S.43°32'28"W., a distance of 31.12 feet; 3) S.42°58'40"W., a distance of 25.48 feet; 4) S.04°13'32"W., a distance of 22.24 feet; 5) S.23°16'04"W., a distance of 21.41 feet; 6) S.25°02'56"W., a distance of 33.73 feet; 7) S.01°48'32"W., a distance of 34.78 feet; 8) S.12°23'09"E., a distance of 39.44 feet; 9) S.11°36'27"E., a distance of 143.30 feet; 10) S.80°31'41"E., a distance of 211.90 feet; 11) Northerly, 361.13 feet along the arc of a non-tangent curve to the right having a radius of 2670.00 feet and a central angle of 07°44'58" (chord bearing N.09°28'15"E., 360.85 feet); 12) N.13°20'44"E., a distance of 8.24 feet to aforesaid Northerly boundary line of said Northeast ¼; thence along said Northerly boundary line, N.89°59'12"E., a distance of 2347.54 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet to the Northeast corner of said EASTON PARK PHASE 3; thence along the Northerly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2) N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE 1; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

Containing 861.092 acres, more or less.

NOTE:

See Sheet No. 1 & 2 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes

Sheet No. 3 of 4 Sheets

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| | | | |
|--|----------------|-----------------|--|
| Drawn: ASH | Date: 11/10/15 | Data File: N/A | |
| Check: JDW | P.C.: N/A | Field Book: N/A | |
| Section: 2 & 3 & 4, Township 27 South, Range 20 East | | | |

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

PASCO COUNTY

HILLSBOROUGH COUNTY

SECTION 4

SECTION 3

SECTION 2

K-BAR RANCH CDD (O.R. 22557, PG. 1001)

K-BAR RANCH II CDD (as described hereon)

LEGEND

| | |
|------------|--|
| O.R. ----- | Official Records Book |
| PG. ----- | Page |
| No. ----- | Number |
| CDD ----- | Community Development District |
| | CDD Boundary (O.R. 22557, PG. 1001) |
| | K-BAR RANCH II CDD (as described hereon) |

SURVEYOR'S NOTES:

1. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a Certificate of Title, Easements, Zoning or Freedom of Encumbrances.
2. This drawing is not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.

NOTE:

See Sheet No. 1 for Certification
See Sheets No. 1, 2 & 3 for Description

GRID NORTH

Basis of Bearings

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northernly boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E.

SCALE 1" = 1600'

Sheet No. 4 of 4 Sheets

GeoPoint Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: ASH **Date:** 11/16/15 **Data File:** N/A
Check: JDW **P.C.:** N/A **Field Book:** N/A

Sections 2 & 3 & 4, Township 27 South, Range 20 East

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northerly boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E.

GeoPoint

Surveying, Inc.

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| | | |
|--|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |



External Memorandum

To: File #CDD-17-0000001
From: Scott I. Steady
Date: April 25, 2017
Re: Petition to Establish K-Bar Ranch II CDD

Attached are the following:

1. Original Petition dated January 9, 2017
2. Amended Legal Description and sketch (removed TECO substation)
3. Final Ownership/Maintenance Matrix
4. Final CDD boundaries – Exhibit
5. Final draft of Interlocal Agreement

SIS/lat

**BEFORE THE CITY COUNCIL OF THE
CITY OF TAMPA, FLORIDA**

**PETITION TO ESTABLISH THE K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT**

Petitioner, M/I Homes of Tampa, LLC, a Florida limited liability company (hereafter "Petitioner"), hereby petitions the City Council of the City of Tampa, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Tampa, Florida, and covers approximately 863.512 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located east of Kinnan Street, west of Morris Bridge Road, south of the Pasco County line, and north of Cross Creek Blvd. The metes and bounds legal description of the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels of land within the external boundaries of the District that are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owner(s) of one hundred percent (100%) of the real property to be included within the District in accordance with Section 190.005(1)(a)(2), Florida Statutes. Documentation of ownership and consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Betty Valenti

Address: 4343 Anchor Plaza Parkway

Suite 200
Tampa, Florida 33634

Name: Chris Santoro

Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: William Pizor

Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Kurt Wala

Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Lee Thompson

Address: 4923 Cathedral Court
New Port Richey, Florida 34655

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Proposed Name. The proposed name of the District is K-Bar Ranch II Community Development District.

6. Major Water and Wastewater Facilities. A map shows existing major trunk water mains, sewer interceptors and outfalls, if any, are reflected in **Exhibit 4**.

7. District Facilities and Services. Based upon available data, the estimate of related costs of construction and provision for District systems, facilities and services which are contemplated by Petitioner and which may be proposed to the District's Board of Supervisors, when established, is attached as **Exhibit 5**.

8. Future Land Uses. The future general distribution, location, and extent of the public and private land uses within the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Tampa Comprehensive Plan.

9. Statement of Estimate Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Sections 190.005(1)(a)(8) and 120.541, Florida Statutes.

10. Authorized Agent. Petitioner is authorized to do business in the State of Florida and has appointed Scott Steady to act as its agent regarding all matters related to this Petition. **Exhibit 8** is a letter designating said agent. Copies of all correspondence and official notices should also be sent to:

Scott I. Steady, Esq.
Burr & Forman LLP
201 N. Franklin Street
Suite 3200
Tampa, Florida 33602

11. This petition to establish the K-Bar Ranch II Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Tampa Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Tampa from bearing the burden for operation and maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering certain community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Tampa, Florida, to:

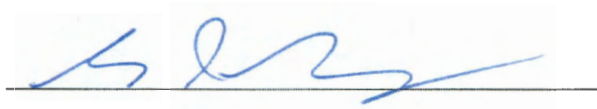
a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for Parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by Section 190.012(2), Florida Statutes; and

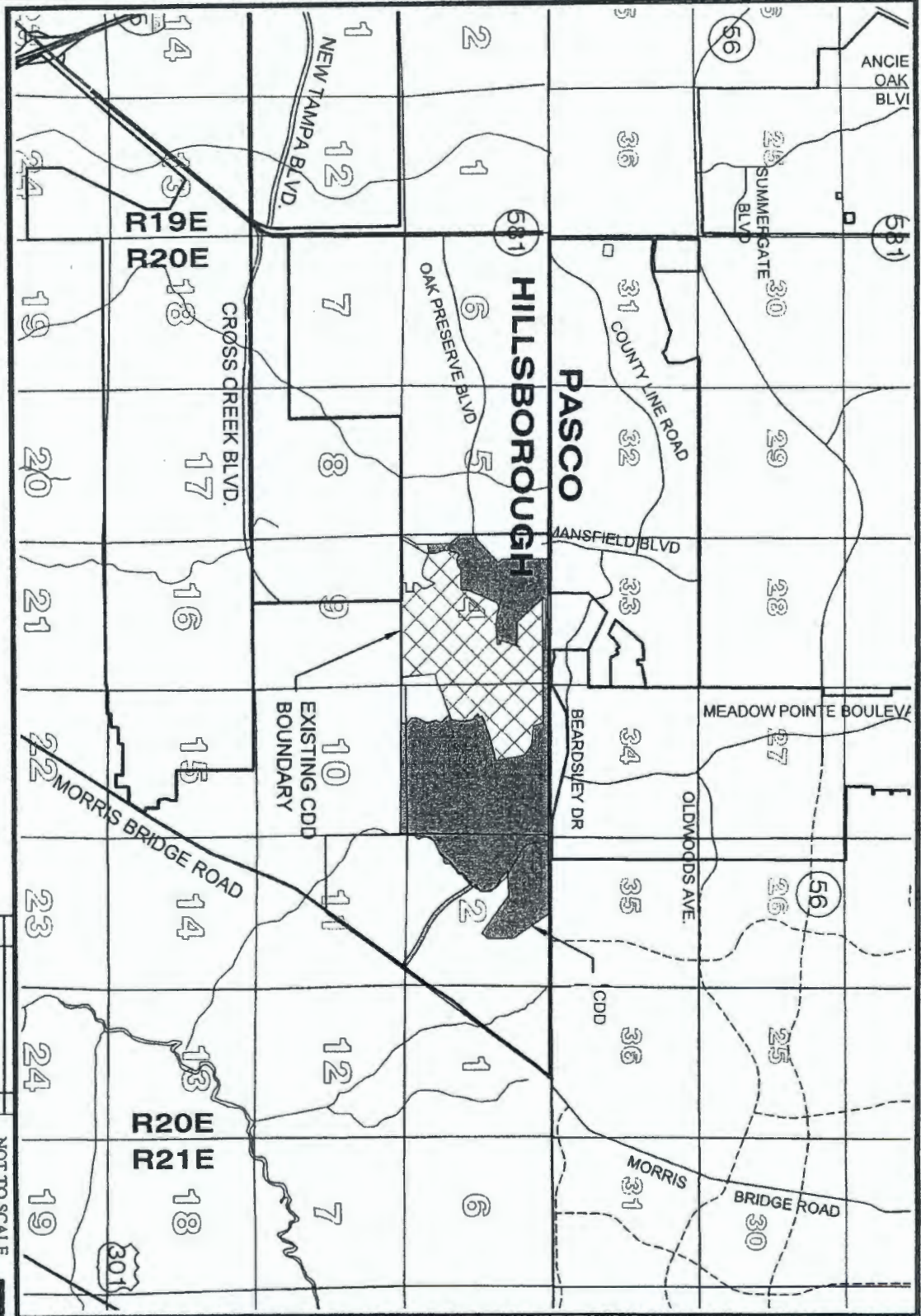
d. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies, and may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries, as authorized and described by Section 190.012(2), Florida Statutes.

RESPECTFULLY SUBMITTED, this 9 day of January, 2017.



List of Exhibits

| <u>Exhibit Number</u> | <u>Description</u> |
|-----------------------|--|
| 1 | Map showing general location of project |
| 2 | Metes and bounds description of external boundaries of the District |
| 3 | Consent of landowners |
| 4 | Map showing current major trunk water mains and sewer interceptors and outfalls |
| 5 | Estimated construction costs |
| 6 | Future distribution, location and extent of the public and private land uses within the proposed District by land use plan element |
| 7 | Statement of Estimated Regulatory Costs (SERC) |
| 8 | Authorization of Agent |



K-Bar Ranch II CDD

M/I Homes of Tampa, LLC
City of Tampa

NOT TO SCALE

HEIDT DESIGN

DATE: 10/06/2018
JOB: 180423-110

Notes: This is a preliminary engineering plan and is subject to change without notice. The engineer's seal and stamp are required on all plans and any other documents and figures.

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R:\K-BAR\CODEENGINEER\HID\VICINITY MAP.DWG-ANSI-A 2018/02/08 9:47 AM NATALIE BUCHER

EXHIBIT 1

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

K-BAR RANCH II CDD DESCRIPTION:

A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSETT CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE 1, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.54°58'54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 445.77 feet to the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, also being the Southerly boundary of said BASSETT CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 214.79 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 11.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the CDD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1167.56 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.00°06'15"E., a distance of 90.00 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1504.63 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4; thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the CDD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses:

NOTE:

See Sheet No. 2 & 3 for remainder of Description
See Sheet No. 4 for Sketch, Legend & Notes

| REVISIONS | | | |
|-----------|----------|----------------------------------|-------|
| No. | Date | Description | Drawn |
| 1 | 12/18/15 | Road Corridor/Gap | ASH |
| 2 | 01/22/16 | Proposed Plot Geometry/Pond Area | ASH |
| 3 | 03/22/16 | Name of CDD | ASH |
| | | | |
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| | | | |

Prepared For: Heidt Design

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John D. Weigle
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: ASH Date: 11/18/15 Data File: N/A
Check: JDW P.C.: N/A Field Book: N/A
Sections 2 & 3 & 4, Township 27 South, Range 20 East

Sheet No. 1 of 4 Sheets

**K-BAR RANCH II CDD
DESCRIPTION SKETCH
(Not a Survey)**

K-BAR RANCH II CDD
(continued)

1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"E., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 175.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT III PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast ¼, N.89°59'12"E., a distance of 2672.31 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses:

NOTE:

See Sheet No. 1 & 3 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes

Sheet No. 2 of 4 Sheets

GeoPoint
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1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

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|--|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |

DRAWN BY: ASH/MS/ASUR ON 11/16/15 PLOTTED BY: ASH/MS/ASUR ON 11/16/15 LAST SAID BY: ASH ON 11/16/15

**K-BAR RANCH II CDD
DESCRIPTION SKETCH
(Not a Survey)**

K-BAR RANCH II CDD
(continued)

1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of $14^{\circ}45'02''$ (chord bearing $S.38^{\circ}21'31''E.$, 403.45 feet); 2) $S.31^{\circ}00'00''E.$, a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of $29^{\circ}16'26''$ (chord bearing $S.45^{\circ}38'13''E.$, 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of $03^{\circ}13'34''$ (chord bearing $S.61^{\circ}53'13''E.$, 164.67 feet); thence $S.63^{\circ}30'00''E.$, a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of $09^{\circ}30'00''$ (chord bearing $S.58^{\circ}45'00''E.$, 509.27 feet); thence $S.54^{\circ}00'00''E.$, a distance of 650.42 feet; thence $N.35^{\circ}39'38''E.$, a distance of 50.00 feet; thence $S.54^{\circ}00'00''E.$, a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) $S.35^{\circ}39'38''W.$, a distance of 189.51 feet; 2) $N.89^{\circ}40'28''W.$, a distance of 8.69 feet; 3) $S.35^{\circ}45'59''W.$, a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, $N.54^{\circ}00'00''W.$, a distance of 42.81 feet; thence $N.35^{\circ}39'38''E.$, a distance of 50.00 feet; thence $N.54^{\circ}00'00''W.$, a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of $01^{\circ}54'23''$ (chord bearing $N.54^{\circ}57'12''W.$, 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of $07^{\circ}35'37''$ (chord bearing $N.59^{\circ}42'12''W.$, 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) $N.63^{\circ}30'00''W.$, a distance of 400.00 feet; 2) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of $32^{\circ}30'00''$ (chord bearing $N.47^{\circ}15'00''W.$, 1720.95 feet); 3) $N.31^{\circ}00'00''W.$, a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of $13^{\circ}24'47''$ (chord bearing $N.37^{\circ}42'24''W.$, 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE 1; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) $S.21^{\circ}00'00''W.$, a distance of 98.01 feet; 2) $S.51^{\circ}00'00''W.$, a distance of 300.00 feet; 3) $S.42^{\circ}00'00''W.$, a distance of 125.00 feet; 4) $S.45^{\circ}00'00''E.$, a distance of 90.00 feet; 5) $S.24^{\circ}00'00''W.$, a distance of 85.06 feet; 6) $S.57^{\circ}00'00''W.$, a distance of 150.50 feet; 7) $S.51^{\circ}00'00''W.$, a distance of 300.00 feet; 8) $S.04^{\circ}00'00''E.$, a distance of 185.00 feet; 9) $S.45^{\circ}00'00''W.$, a distance of 105.00 feet; 10) $N.90^{\circ}00'00''W.$, a distance of 140.00 feet; 11) $S.49^{\circ}00'00''W.$, a distance of 175.00 feet; 12) $S.64^{\circ}00'00''W.$, a distance of 570.00 feet; 13) $S.25^{\circ}00'00''W.$, a distance of 340.00 feet; 14) $S.25^{\circ}00'00''E.$, a distance of 260.00 feet; 15) $S.41^{\circ}57'36''W.$, a distance of 239.93 feet; 16) $S.00^{\circ}25'00''E.$, a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

Containing 863.512 acres, more or less.

NOTE:

See Sheet No. 1 & 2 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes

Sheet No. 3 of 4 Sheets

GeoPoint
Surveying, Inc.

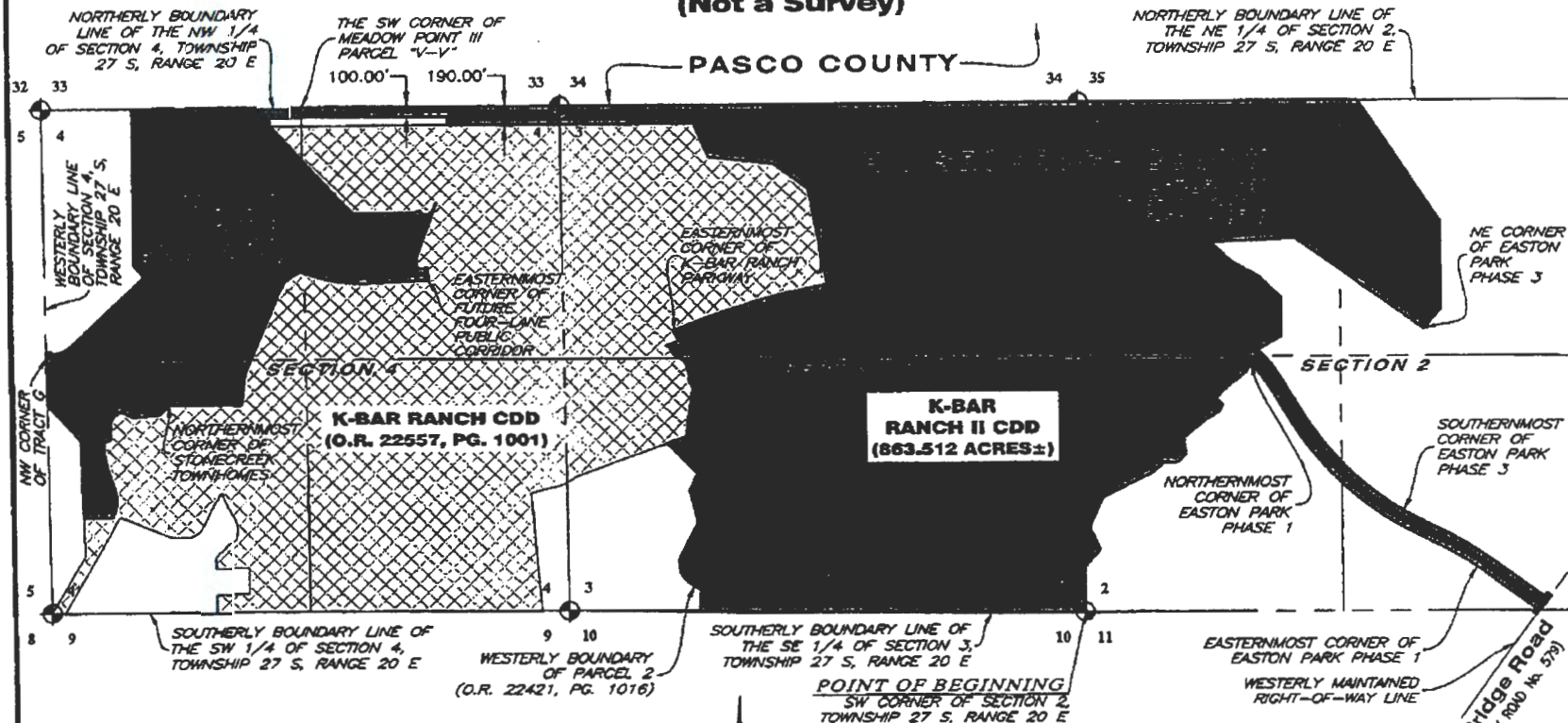
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www.geopointsurvey.com

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Fax: (813) 248-2266
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|--|----------------|-----------------|
| Drawn: ASH | Date: 11/18/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |

OWS NAME: K-BAR RANCH II CDD DESCRIPTION: K-BAR RANCH II CDD PLOTTED BY: ASH MANSON ON: 3/22/2016 8:32 AM LAST SAVED BY: ASH ON: 3/22/2016 8:31 AM

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)



LEGEND

| | |
|---|--|
| O.R. ----- | Official Records Book |
| PG. ----- | Page |
| No. ----- | Number |
| CDD ----- | Community Development District |
|  ----- | CDD Boundary (O.R. 22557, PG. 1001) |
|  ----- | K-BAR RANCH II CDD (as described hereon) |

SURVEYOR'S NOTES:

1. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a Certificate of Title, Easements, Zoning or Freedom of Encumbrances.

2. This drawing is not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.

NOTE:

See Sheet No. 1 for Certification
See Sheets No. 1, 2 & 3 for Description

Basis of Bearings

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northerly boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E.



SCALE 1" = 1600'



Sheet No. 4 of 4 Sheets

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| | | |
|------------|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |

Sections 2 & 3 & 4, Township 27 South, Range 20 East

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of a portion of the lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that M/I Homes of Tampa, LLC, a Florida limited liability company, ("Petitioner") intends to submit a petition to establish a Community Development District ("District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the District of one hundred percent (100%) of the owners of the lands to be included within the District.


The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District is established or one year from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to establishment of the District in substantially this form.

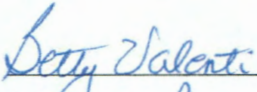
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[Signature page to follow]

Witnesses:



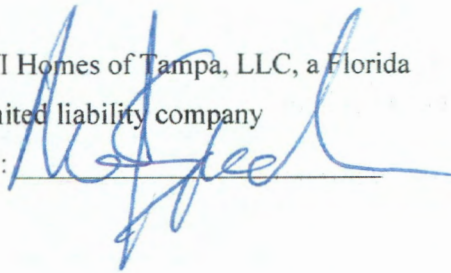
Print Name: Chloe Firdaugh



Print Name: BETTY VALENTI

M/I Homes of Tampa, LLC, a Florida
limited liability company

By:

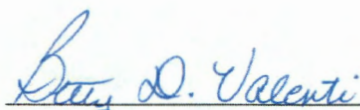


STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of March, 2016, by Mark Spada, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me ☒ OR produced a Florida Driver's License as identification.



(Notary Seal)



Notary Public, State of Florida

(Type, Stamp or Print Name)

My commission expires:

(Legal description attached)

Exhibit A

District Lands

DESCRIPTION: A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE 1, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.54°58'54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 445.77 feet to the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, also being the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 214.79 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 11.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-

BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the CDD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1167.56 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.00°06'15"E., a distance of 90.00 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1504.63 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4; thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the CDD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said

Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence

S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 175.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT III PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast ¼, N.89°59'12"E., a distance of 2672.31 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2)

N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE 1; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of a portion of the lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that M/I Homes of Tampa, LLC, a Florida limited liability company, ("Petitioner") intends to submit a petition to establish a Community Development District ("District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the District of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District.

Unless revoked the undersigned acknowledges that the consent will remain in full force and effect until the District is established or one year from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to establishment of the District in substantially this

form. The undersigned reserves the right to revoke this consent, up and until the time of the public hearing held to create the District.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[Signature pages to follow]

Witnesses:

Krusen-Douglas, L.L.C., a Florida
limited liability company

By: WALKER

Aug 4 11
Print Name: Douglas N. Jones

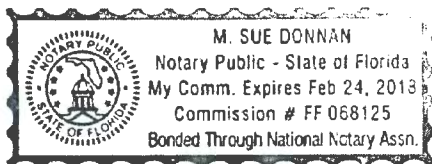
Travis Loxton
Print Name: Travis Loxton

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of
DECEMBER, 2016, by W. ANDREW KRUSEN JR. as
of Krusen-Douglas, L.L.C., a Florida limited liability company, on
behalf of the company. He is personally known to me ☒ OR produced a Florida Driver's
License ☐ as identification.

(Notary Seal)



M. Sue Donnan
Notary Public, State of Florida

M. SUE DONNAN
(Type, Stamp or Print Name)

My commission expires:

Witnesses:

Krusen-Douglas, L.L.C., a Florida
limited liability company

Douglas H. Jones
Print Name: Douglas H. Jones

By: [Signature]

Travis Loxton
Print Name: Travis Loxton

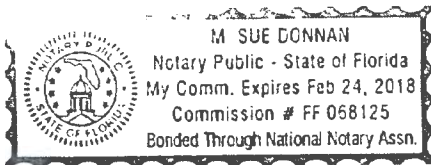
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of DECEMBER, 2016, by ANDRA DOUGLAS, as _____ of Krusen-Douglas, L.L.C., a Florida limited liability company, on behalf of the company. She is personally known to me ☒ OR produced a Florida Driver's License ☐ as identification.

M. Sue Donnan
Notary Public, State of Florida

(Notary Seal)

M. SUE DONNAN
(Type, Stamp or Print Name)



My commission expires:
FEB. 24, 2018

(Legal description attached)

Exhibit A

District Lands

DESCRIPTION: A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE 1, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.54°58'54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 445.77 feet to the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, also being the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 214.79 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 11.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-

BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the CDD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1167.56 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.00°06'15"E., a distance of 90.00 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1504.63 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4; thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the CDD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said

Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence

S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 175.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT III PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast ¼, N.89°59'12"E., a distance of 2672.31 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORFIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2)

N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE 1; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

K-Bar Ranch II CDD

Preliminary Opinion of Probable Construction Cost Summary

| | | |
|---|--------|--------------------------|
| CLEARING & EARTHWORK: | \$ | <u>16,621,265.00</u> |
| ROADWAY / CURB & GUTTER: | \$ | <u>9,823,575.00</u> |
| SANITARY SEWER COLLECTION SYSTEM: | \$ | <u>5,980,500.00</u> |
| WATER DISTRIBUTION SYSTEM: | \$ | <u>5,891,000.00</u> |
| STORMWATER MANAGEMENT: | \$ | <u>8,755,100.00</u> |
| AMENITY / LANDSCAPING / ENTRY: | \$ | <u>12,565,000.00</u> |
| PROFESSIONAL SERVICES: | \$ | <u>9,690,372.30</u> |
| CONTINGENCY (10%): | \$ | <u>6,932,681.23</u> |
| TOTAL: | \$ | <u>76,259,493.53</u> |

K-Bar Ranch II CDD

Summary Breakdown

| Description | Value | Qty | Unit | | Cost Per Unit |
|-----------------------------|------------------|-------|------|----|---------------|
| K-Bar Ranch Parkway | \$ 22,055,190.30 | 15000 | LF | \$ | 1,470.35 |
| MeadowPointe Blvd Extension | \$ 2,880,807.93 | 2800 | LF | \$ | 1,028.86 |
| Southern Collector Road | \$ 6,678,468.23 | 4800 | LF | \$ | 1,391.35 |
| Park Collector Road | \$ 1,807,617.24 | 1600 | LF | \$ | 1,129.76 |
| Parcel H Collector Road | \$ 3,366,888.53 | 2200 | LF | \$ | 1,530.40 |
| Parcel A | \$ 2,753,922.60 | 80 | LOT | \$ | 34,424.03 |
| Parcel C | \$ 1,945,236.15 | 62 | LOT | \$ | 31,374.78 |
| Parcel D | \$ 1,501,864.65 | 49 | LOT | \$ | 30,650.30 |
| Parcel G | \$ 4,118,142.60 | 84 | LOT | \$ | 49,025.51 |
| Parcel H | \$ 6,470,907.30 | 201 | LOT | \$ | 32,193.57 |
| Parcels I & N | \$ 7,847,945.82 | 149 | LOT | \$ | 52,670.78 |
| Parcel J | \$ 2,121,555.15 | 56 | LOT | \$ | 37,884.91 |
| Parcel K | \$ 2,473,523.91 | 66 | LOT | \$ | 37,477.64 |
| Parcels L & M | \$ 7,339,748.13 | 177 | LOT | \$ | 41,467.50 |
| Amenity Center | \$ 2,897,675.00 | 1 | LS | \$ | 2,897,675.00 |

Preliminary opinion of probable construction costs are based on conceptual plans. No final engineering design has been performed.

Unit prices are estimated based on information from similar projects. Heidt Design has no control over the cost or availability of labor, equipment or materials, or other market conditions or the Contractor's method of pricing. Heidt Design makes no warranty, expressed or implied, that the bids will not vary from the consultant's opinion of probable construction cost.

Assumptions:

Sidewalk in common areas only.
Underdrain on both sides of roadway.
Drainage pipe under 75% of roadway.
Sanitary per Master Water Sewer Plan


Exclusions:

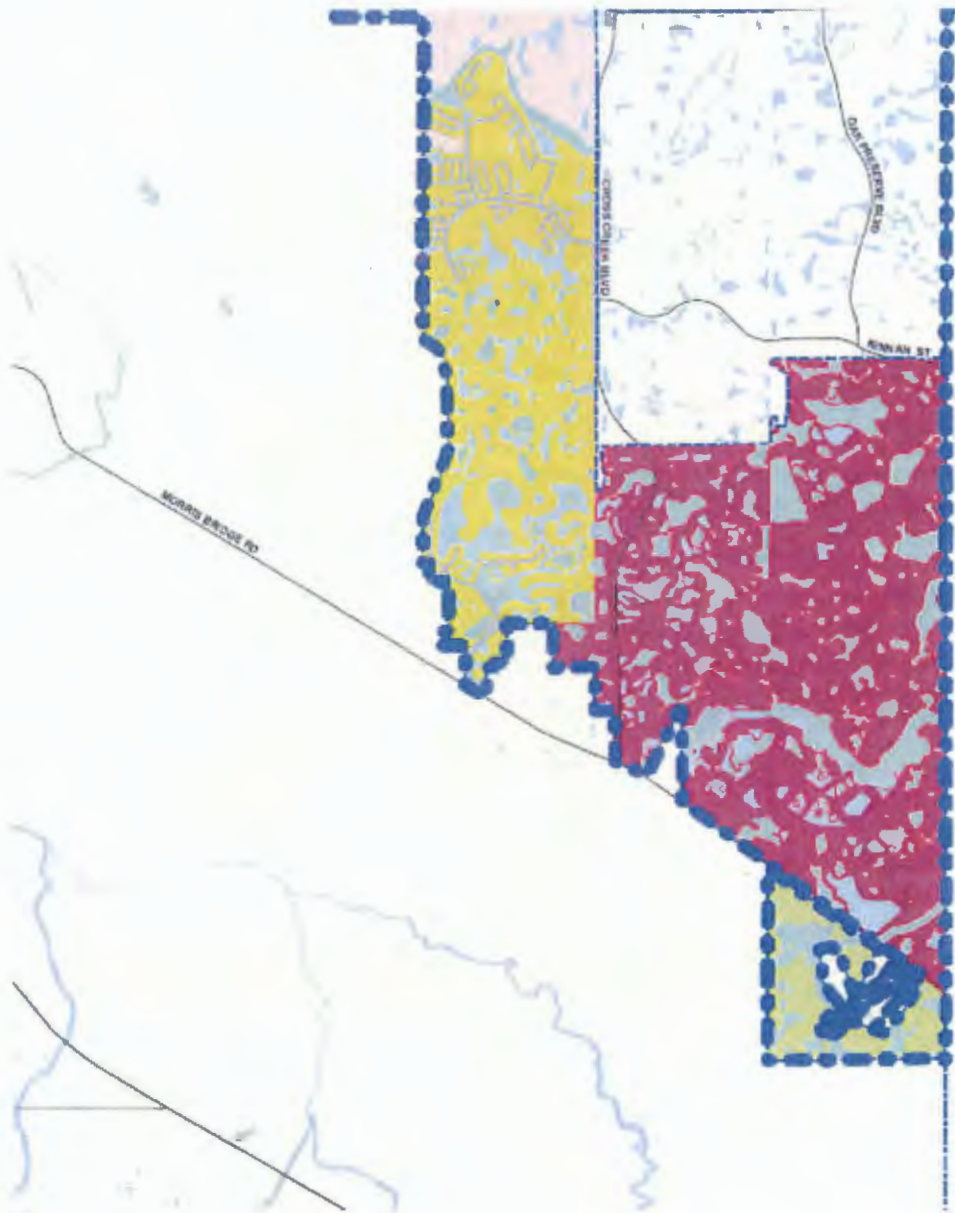
Utility Relocations.
Retaining Walls.
Items not specifically listed.

CITY OF TAMPA
ADOPTED 2025 FUTURE LAND USE
EFFECTIVE: JULY 27, 2015
ORIGINALLY ADOPTED: FEBRUARY 4, 2009

LEGEND

CITY OF TAMPA

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STATEMENT OF ESTIMATED REGULATORY COSTS
FOR
THE PETITION TO ESTABLISH THE K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

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April 19, 2016

RIZZETTA & COMPANY
INCORPORATED

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ESTIMATED REGULATORY COSTS

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the City of Tampa, Florida, to establish the K-Bar Ranch II Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the City of Tampa (the "City") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida, Hillsborough County or the City, nor will it place any additional economic burden on those persons not residing within the District.

2. K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 863.512 acres on which M/I Homes of Tampa, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 1,200 residential units and approximately 20,000 square feet of commercial space.

The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to

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establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: roadways, stormwater management, clearing and earthwork (excluding lots), utilities, landscape and hardscape, recreational facilities, or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2015), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain are the following:

(a) An economic analysis showing whether the rule directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or*
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within*

5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are SHOWN IN BOLD CAPS.

1. **AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:**

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A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a "special purpose" entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.

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C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the City may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the City.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be

categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Tampa

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility

for that infrastructure.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. City of Tampa ("Agency")

Because the District encompasses less than 1,000 acres, this petition is being submitted to the City of Tampa (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. Since there are no legislative requirements for review or action, the City should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by

District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on

any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the K-Bar Ranch II Community Development District will not create any significant economic costs for the State of Florida, Hillsborough County or for the City.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for

such assessments in addition to the taxes or assessments imposed by the City of Tampa, Hillsborough County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The City of Tampa is not defined as a small City, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on

small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the City could finance the public infrastructure improvements, either directly or through the use of a City-controlled special taxing or assessment district. However, the City undertaking the implementation of the improvements would naturally have an impact on the finances of the City. Unlike the District, this alternative would require the City to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a City-created district could impact the City's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities.

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

RIZZETTA & COMPANY
INCORPORATED

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:


Not applicable.

AUTHORIZATION OF AGENT

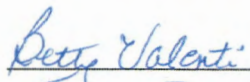
This shall serve as a designation of Scott Steady, Esquire, of the firm Burr & Forman, LLP, One Tampa City Center, Suite 3200, 201 North Franklin Street, Tampa, Florida 33602 to individually act as agent for M/I Homes of Tampa, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to Establish the K-Bar Ranch II Community Development District in Tampa, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 15 day of MARCH, 2016.

Witnesses:



Print Name: Chloe Fribanp



Print Name: BETTY VALENTI

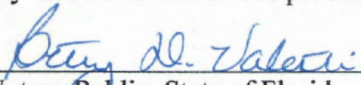
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

M/I Homes of Tampa, LLC, a Florida
limited liability company

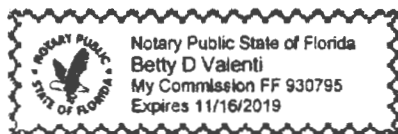
By: 

The foregoing instrument was acknowledged before me this 15th day of March, 2016, by Mark Spahr, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me ☒ OR produced a Florida Driver's License ☐ as identification.



Notary Public, State of Florida

(Notary Seal)



(Type, Stamp or Print Name)

My commission expires:

AUTHORIZATION OF AGENT

This shall serve as a designation of Scott Steady, Esquire, of the firm Burr & Forman, LLP, One Tampa City Center, Suite 3200, 201 North Franklin Street, Tampa, Florida 33602 to individually act as agent for Krusen-Douglas, L.L.C., a Florida limited liability company, with regard to any and all matters pertaining to the Petition to Establish the K-Bar Ranch II Community Development District in Tampa, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 22 day of DECEMBER, 2016.

Witnesses:

[Signature]
Print Name: Douglas H. Jones

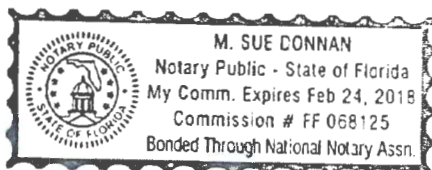
[Signature]
Print Name: Travis Lorton

Krusen-Douglas, L.L.C., a Florida
limited liability company
By: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of DECEMBER, 2016, by W. ANDREW KRUSEN, SA. as of Krusen-Douglas, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me ☐ OR produced a Florida Driver's License ☐ as identification.

(Notary Seal)



[Signature]
Notary Public, State of Florida

M. SUE DONNAN
(Type, Stamp or Print Name)

My commission expires: FEB. 24, 2018

AUTHORIZATION OF AGENT

This shall serve as a designation of Scott Steady, Esquire, of the firm Burr & Forman, LLP, One Tampa City Center, Suite 3200, 201 North Franklin Street, Tampa, Florida 33602 to individually act as agent for Krusen-Douglas, L.L.C., a Florida limited liability company, with regard to any and all matters pertaining to the Petition to Establish the K-Bar Ranch II Community Development District in Tampa, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 22 day of DECEMBER 2016.

Witnesses:

Krusen-Douglas, L.L.C., a Florida
limited liability company

By: [Signature]

[Signature]
Print Name: Douglas, N. Jones

[Signature]
Print Name: Travis Loxton

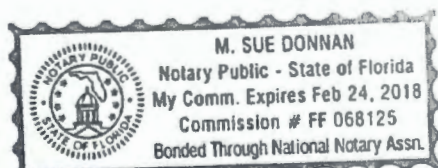
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of DECEMBER, 2016, by ANDREA DOUGLAS, as of Krusen-Douglas, L.L.C., a Florida limited liability company, on behalf of the company. She is personally known to me ☒ OR produced a Florida Driver's License ☐ as identification.

(Notary Seal)

[Signature]
Notary Public, State of Florida

[Signature]
(Type, Stamp or Print Name)



My commission expires:

FEB. 24, 2018

**K-BAR RANCH II CDD
DESCRIPTION SKETCH
(Not a Survey)**

K-BAR RANCH II CDD

DESCRIPTION:

A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE 1, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.54°58'54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 269.92 feet to a point on a curve on the Westerly future public right-of-way of PADDOCK VIEW DRIVE; thence Northerly along said Westerly future public right-of-way, 209.34 feet along the arc of a non-tangent curve to the left having a radius of 1106.00 feet and a central angle of 10°50'41" (chord bearing N.19°56'17"E., 209.03 feet) to a point on the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 7.47 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 11.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the CDD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1151.09 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4, said point also being on the Easterly boundary of K-BAR RANCH PARCEL B, as recorded in Plat Book 127, Pages 223-232, of the Public Records of Hillsborough County, Florida; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and along said Easterly boundary, N.15°01'01"W., a distance of 93.23 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1496.78 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4;

NOTE:

See Sheet No. 2 & 3 for remainder of Description
See Sheet No. 4 for Sketch, Legend & Notes

| REVISIONS | | | | Prepared For: Heidt Design | | | | | | | |
|--------------------------------|----------------|----------------------------------|------|---|--|------------|----------------|----------------|------------|-----------|-----------------|
| No. | Date | Description | Dem. | <div style="text-align: center;">SURVEYOR'S CERTIFICATE</div> <p style="font-size: small;">This certifies that a sketch of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <div style="text-align: center; margin-top: 10px;">John D. Weigle FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246</div> | | | | | | | |
| 1 | 12/16/15 | Road Corridor/Gap | ASH | | | | | | | | |
| 2 | 01/22/18 | Proposed Plot Geometry/Pond Area | ASH | | | | | | | | |
| 3 | 03/22/18 | Name of CDD | ASH | | | | | | | | |
| 4 | 03/05/17 | CDD II Limits | ASH | | | | | | | | |
| | | | | <div style="text-align: center;">GeoPoint Surveying, Inc.</div> <p style="font-size: x-small;">1403 E. 5th Avenue Tampa, Florida 33605 www.geopointsurvey.com</p> <p style="font-size: x-small;">Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"><tr><td>Drawn: ASH</td><td>Date: 11/16/15</td><td>Data File: N/A</td></tr><tr><td>Check: JDW</td><td>P.C.: N/A</td><td>Field Book: N/A</td></tr></table> <p style="font-size: x-small;">Sections 2 & 3 & 4, Township 27 South, Range 20 East</p> | | Drawn: ASH | Date: 11/16/15 | Data File: N/A | Check: JDW | P.C.: N/A | Field Book: N/A |
| Drawn: ASH | Date: 11/16/15 | Data File: N/A | | | | | | | | | |
| Check: JDW | P.C.: N/A | Field Book: N/A | | | | | | | | | |
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| | | | | | | | | | | | |
| Sheet No. 1 of 4 Sheets | | | | NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | | | | | | | |

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)

K-BAR RANCH II CDD (continued)

thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the CDD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 175.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT III PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast ¼, N.89°59'12"E., a distance of 78.79 feet to the Northwest corner of the property described as Exhibit "A" in Official Records Book 21531, Page 1875, of the Public Records of Hillsborough County, Florida; thence along said Westerly, Southerly and Easterly boundary, respectively, of said property the following twelve (12) courses:

NOTE :

See Sheet No. 1 & 3 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes

Sheet No. 2 of 4 Sheets

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| | | |
|--|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |

**K-BAR RANCH II CDD
DESCRIPTION SKETCH
(Not a Survey)**

K-BAR RANCH II CDD
(continued)

1) S.56°48'42"E., a distance of 3.21 feet; 2) S.43°32'28"W., a distance of 31.12 feet; 3) S.42°58'40"W., a distance of 25.48 feet; 4) S.04°13'32"W., a distance of 22.24 feet; 5) S.23°16'04"W., a distance of 21.41 feet; 6) S.25°02'56"W., a distance of 33.73 feet; 7) S.01°48'32"W., a distance of 34.78 feet; 8) S.12°23'09"E., a distance of 39.44 feet; 9) S.11°36'27"E., a distance of 143.30 feet; 10) S.80°31'41"E., a distance of 211.90 feet; 11) Northerly, 361.13 feet along the arc of a non-tangent curve to the right having a radius of 2670.00 feet and a central angle of 07°44'58" (chord bearing N.09°28'15"E., 360.85 feet); 12) N.13°20'44"E., a distance of 8.24 feet to aforesaid Northerly boundary line of said Northeast ¼; thence along said Northerly boundary line, N.89°59'12"E., a distance of 2347.54 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2) N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE 1; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

Containing 861.092 acres, more or less.

NOTE :

*See Sheet No. 1 & 2 for remainder of Description & for Certification
See Sheet No. 4 for Sketch, Legend & Notes*

Sheet No. 3 of 4 Sheets

GeoPoint
Surveying, Inc.

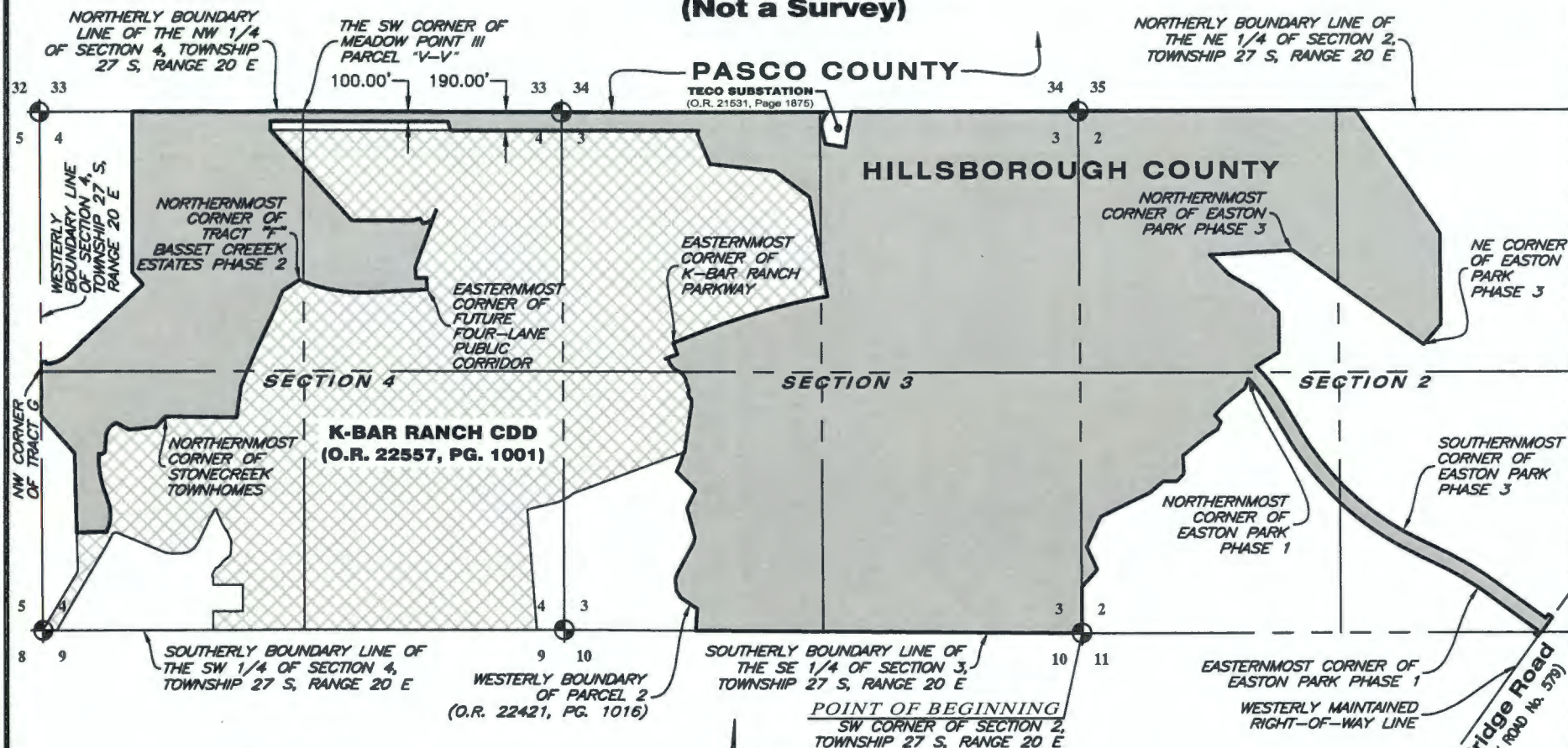
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768



| | | |
|------------|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |

Sections 2 & 3 & 4, Township 27 South, Range 20 East

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)



LEGEND

| | |
|---|--|
| O.R. ----- | Official Records Book |
| PG. ----- | Page |
| No. ----- | Number |
| CDD ----- | Community Development District |
|  ----- | CDD Boundary (O.R. 22557, PG. 1001) |
|  ----- | K-BAR RANCH II CDD (as described hereon) |

SURVEYOR'S NOTES:

1. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a Certificate of Title, Easements, Zoning or Freedom of Encumbrances.

2. This drawing is not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.

NOTE:

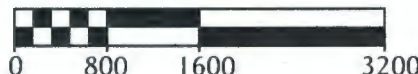
See Sheet No. 1 for Certification
See Sheets No. 1, 2 & 3 for Description



Basis of Bearings

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northerly boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E.

SCALE 1" = 1600'



Sheet No. 4 of 4 Sheets

GeoPoint
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| | | |
|--|----------------|-----------------|
| Drawn: ASH | Date: 11/16/15 | Data File: N/A |
| Check: JDW | P.C.: N/A | Field Book: N/A |
| Sections 2 & 3 & 4, Township 27 South, Range 20 East | | |

K Bar Ranch
Ownership Maintenance Matrix

| Facilities | Anticipated Segment(s)/Parcel(s) | Ownership | Responsible for Maintenance ² |
|------------------------------|---|-----------|--|
| Roads (Public) | K Bar Ranch Parkway - all segments | City | City |
| | Mistflower Lane - east of and including round about | City | City |
| | Paddock View Drive - south of Kbar Ranch Parkway | City | City |
| | Meadow Pointe Blvd (Transportation Improvement E) | City | City |
| Roads (Private) | Parcel B | CDD | K Bar Ranch CDD |
| | Parcels A, C, D, G, H, I, J, K, L, N | CDD II | K Bar Ranch CDD II |
| Sidewalks (Public Streets) | K Bar Ranch Parkway - all segments | City | City |
| | Mistflower Lane - east of and including round about | City | City |
| | Paddock View Drive - south of Kbar Ranch Parkway | City | City |
| | Meadow Pointe Blvd (Transportation Improvement E) | City | City |
| Sidewalks (Private Streets) | Parcel B | CDD | K Bar Ranch CDD |
| | Parcels A, C, D, G, H, I, J, K, L, N | CDD II | K Bar Ranch CDD II |
| Well sites ⁴ | Parcels A, C, D, G, H, I, J, K, L, N | HOA | Neighborhood HOA |
| Decorative Street Sign Poles | Public Streets | City | K Bar Ranch CDD II |
| | Parcel B | CDD | K Bar Ranch CDD |
| | Parcels A, C, D, G, H, I, J, K, L, N | CDD II | K Bar Ranch CDD II |

¹ Streetscape includes Landscaping, irrigation, lighting monuments

² Any maintenance entities identified on approved plats will supercede any entities identified in this table.

³ Includes buffer identified in Section 6.d.vi of the Development Agreement

⁴ Individual neighborhood HOAs/entities will maintain those tracts within the neighborhood limits; however reserves the right to transfer maintenance to the master HOA or CDD.

⁵ The CDDs reserve the right to enter into interlocal agreements

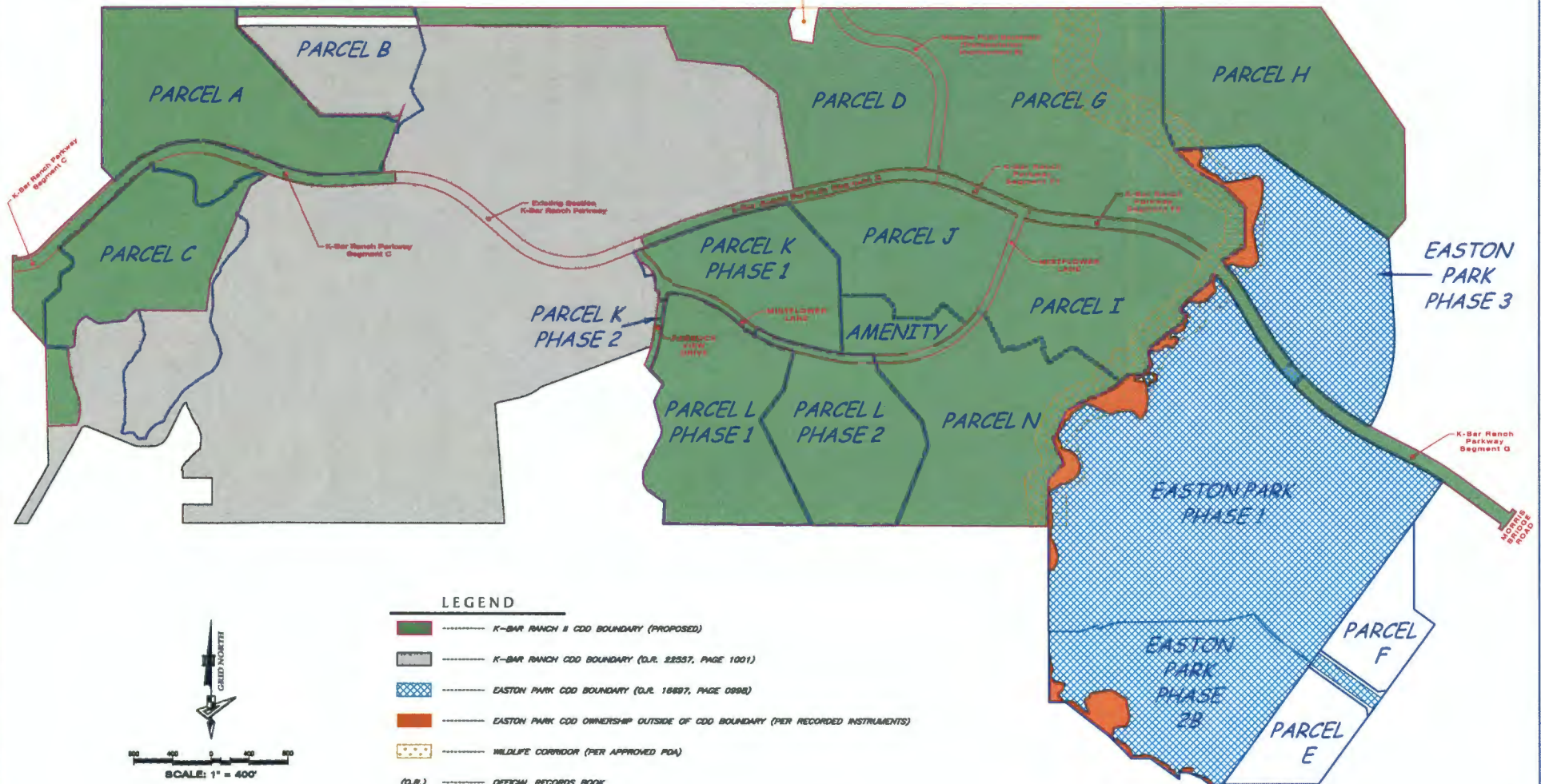
⁶ The City will maintain any streetscape planted in excess of code minimums along Paddock View Drive south of the roundabout and any streetscapes within areas included in the Park Site Property conveyed to the City pursuant to the Development Agreement.

⁷ Basset Branch Wildlife Corridor as referenced in the PD-A zoning REZ 15-11, Ordinance No 2015-89. This does not include that portion of the wildlife corridor east of the K Bar Ranch II CDD limits, which remains the responsibility of the Easton Park CDD.

K-BAR RANCH EXHIBIT

CDD Boundaries, Existing & Future Plats, Existing & Future Public Road Corridors
(NOT A SURVEY)

TECO SUBSTATION
(O.R. 21531, Page 1875)



**INTERLOCAL AGREEMENT
BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
AND THE CITY OF TAMPA**

THIS INTERLOCAL AGREEMENT, made as of this ____ day of _____, 2017 by and between K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, hereinafter referred to as “DISTRICT,” and THE CITY OF TAMPA, a Florida municipal corporation, referred to as “CITY.”

WHEREAS, the City adopted Ordinance No. 2015-89 approving Petition # REZ15-11 (“Zoning Approval”) a PD-A for a portion of the area commonly referred to as the K-Bar Ranch (the “2015 Zoning Area”); and

WHEREAS, concurrently with the Zoning Approval, the City entered into the “2015 Development Agreement” dated August 17, 2015 with M/I Homes of Tampa, LLC, among others, to address various development/infrastructure requirements applicable to the area located within the 2015 Zoning Area (the “Development Agreement”); and

WHEREAS, the City has adopted an ordinance to establish the K-Bar Ranch II Community Development District (the “K-Bar Ranch II CDD”) over the 2015 Zoning Area, excluding the area along Morris Bridge Road identified as Rezoning Parcels 3 and 4 on the approved certified PD-A Rezoning Site Plan attached as Exhibit B to Ordinance No. 2015-89 and lands within the K-Bar Ranch Community Development District boundaries; and

WHEREAS, in order to clearly identify the project, facilities, or services authorized to be undertaken by the K-Bar Ranch II CDD, this Interlocal Agreement (“Interlocal Agreement”) is entered into pursuant to Fl. Stat. Sec. 190.012(1)(g) and (h); and

WHEREAS, references shall be made to the Development Agreement which references shall be incorporated herein.

NOW, THEREFORE, the parties hereto agree, in consideration of the above, and the promises and undertakings hereinafter set forth, as follows:

1. The above recitals are true and correct and incorporated herein as is set forth below.
2. The District shall have the authority to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructures which are located without/outside the boundaries of the District as follows:
 - (a) Transportation Improvements “A” and “B” as provided for in the Development Agreement;
 - (b) Any additional roadways or utilities extensions required to be made for the connection to Kinnan and Meadow Pointe Blvd associated with

Transportation Improvements C and E as provided for in the Development Agreement;

- (c) The collector road to Parcel H as provided for in Section 6(d)(ii) of the Development Agreement;
 - (d) The traffic signals as provided for in Section 6(d)(iii) of the Development Agreement;
 - (e) The turn lanes on Morris Bridge Road pursuant to Section 6(d)(v) of the Development Agreement;
 - (f) The additional requirement associated with Transportation Improvement “G” as provided for in Section 6(d)(iv), (v) and (vii); and
 - (g) Any additional requirements provided for in the Zoning Approval, 2015 Development Agreement and any subsequent permits.
3. The District shall have the authority and responsibility as provided below to maintain the enhanced landscaping/hardscaping and street lights for the following specific roadways:
- (a) K-Bar Ranch Parkway as defined in Section 4(b) of the Development Agreement (the portion of the Parkway within the existing K-Bar Ranch CDD is specifically excluded herein and that section of the K-Bar Ranch Parkway shall continue to be maintained by the K-Bar Ranch CDD);
 - (b) Meadow Pointe Blvd located within the District;
 - (c) The buffer as provided for in Section 6(d)(vi) of the Development Agreement; and
 - (d) The collector road to Parcel H as provided for in Section 6(d)(ii) of the Development Agreement but only in the event the K-Bar Ranch II CDD or the owner/developer of Parcel H constructs or finances the collector road to Parcel H and the owner/developer of Parcel H elects to have the District undertake the maintenance requirement.
4. Nothing in this Interlocal Agreement shall change or modify the terms of the Development Agreement or Zoning.
5. Notwithstanding any provision herein to the contrary, required permits for work conducted within the public rights-of-way shall be obtained for the City prior to construction.

IN WITNESS WHEREOF, the City has executed this Agreement on this ____ day of _____, 2017.

WITNESSES:

CITY:

ATTEST:

CITY OF TAMPA, a Florida municipal corporation

By: _____
[Clerk's signature block]
City Clerk/Deputy Clerk

By: _____
Name (print): _____
Title: _____

Approved as to form:

By: _____
Assistant City Attorney

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, the _____ (position), on behalf of the City of Tampa. He or she is either [] personally known to me or has [] produced a valid driver's license as identification.

Notary Public (Signature)
Print name: _____
My Commission Expires: _____

[Signatures continue on following page]

WITNESSES:

DISTRICT:

ATTEST:

K-BAR RANCH II COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Secretary/Assistant Secretary

By: _____
Name (print): _____
Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, the _____ (position), on behalf of K-Bar Ranch II Community Development District. He or she is either [] personally known to me or has [] produced a valid driver's license as identification.

Notary Public (Signature)
Print name: _____
My Commission Expires: _____