

This instrument was prepared by
and upon recording should be returned to:

Ryan J. Dugan
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

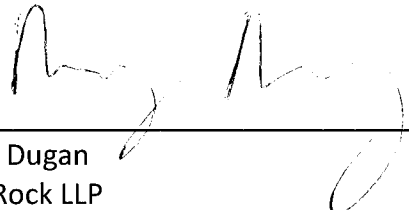
**NOTICE OF ESTABLISHMENT OF THE
VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 22, 2024, pursuant to a petition filed by D.R. Horton, Inc., the City Commission of the City of Plant City, Florida adopted Ordinance No. 21-2024, which became effective on April 22, 2024, establishing the Varrea North Community Development District ("District"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

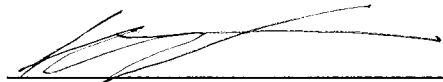
THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND

OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 29th day of April 2024, and recorded in the Official Records of Hillsborough County, Florida.



Ryan J. Dugan
Kutak Rock LLP



Witness

Kyle Davenport
Print Name
Address: 107 W. College Ave.
Tallahassee, FL 32301



Witness

Peyton Avrett
Print Name
Address: 107 W. College Ave.
Tallahassee, FL 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of April 2024, by Ryan J. Dugan of Kutak Rock LLP, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: Peyton Avrett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

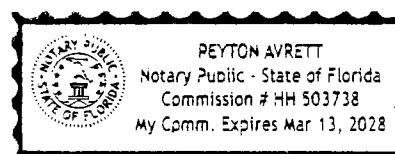


Exhibit A
Legal Description

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD INSTRUMENT NUMBER 2020239118, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2 AND SECTION 11, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 11, NORTH 00°08'49" EAST, A DISTANCE OF 35.30 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°51'11" WEST, A DISTANCE OF 24.75 FEET TO THE MONUMENTED WEST RIGHT-OF-WAY LINE OF CHARLIE TAYLOR ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°13'13" WEST, A DISTANCE OF 519.17 FEET; THENCE NORTH 00°23'00" EAST, A DISTANCE OF 760.80 FEET; THENCE NORTH 00°02'13" WEST, A DISTANCE OF 643.91 FEET; THENCE NORTH 00°03'02" EAST, A DISTANCE OF 675.21 FEET; THENCE NORTH 00°15'59" EAST, A DISTANCE OF 523.67 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 238.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 38.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 33°45'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 73°07'19" WEST 37.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 33.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 97.92 FEET, A CENTRAL ANGLE OF 19°44'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°06'48" WEST 33.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 64.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 46°12'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 52°52'07" WEST 62.79 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 29°45'16" WEST, A DISTANCE OF 24.96 FEET; THENCE NORTH 66°25'31" WEST, A DISTANCE OF 56.80 FEET; THENCE NORTH 17°20'43" EAST, A DISTANCE OF 40.12 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 44.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 48°22'41", AND A CHORD BEARING AND DISTANCE OF NORTH 06°50'37" WEST 43.43 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 53.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 31°22'55", AND A CHORD BEARING AND DISTANCE OF NORTH 15°20'30" WEST 53.01 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 31.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 43°28'52", AND A CHORD BEARING AND DISTANCE OF NORTH 21°23'28" WEST 31.11 FEET; THENCE NORTH 43°07'54" WEST, A DISTANCE OF 74.34 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 62.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°00'40", AND A CHORD BEARING AND DISTANCE OF NORTH 37°37'34" WEST 62.36 FEET; THENCE NORTH 32°07'14" WEST, A DISTANCE OF 8.29 FEET; THENCE SOUTH 62°30'00" WEST, A DISTANCE OF 339.10 FEET; THENCE SOUTH 61°28'38" WEST, A DISTANCE OF 80.01 FEET; THENCE SOUTH 05°55'28" EAST, A DISTANCE OF 150.28 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 662.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,006.00 FEET, A CENTRAL ANGLE OF 09°28'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°19'49" WEST 662.12 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 83°55'46" EAST, A DISTANCE OF 81.96 FEET; THENCE SOUTH 00°07'02" EAST, A DISTANCE OF 334.69 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 417.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 369.35 FEET, A CENTRAL ANGLE OF 64°43'44", AND A

CHORD BEARING AND DISTANCE OF SOUTH 35°06'49" EAST 395.43 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 73.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 63.82 FEET, A CENTRAL ANGLE OF 66°23'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°16'49" EAST 69.89 FEET; THENCE SOUTH 01°04'57" EAST, A DISTANCE OF 374.34 FEET; THENCE SOUTH 72°41'37" WEST, A DISTANCE OF 74.83 FEET; THENCE SOUTH 25°40'28" WEST, A DISTANCE OF 495.55 FEET; THENCE SOUTH 65°00'00" EAST, A DISTANCE OF 128.61 FEET; THENCE SOUTH 44°59'49" WEST, A DISTANCE OF 578.01 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 286.60 FEET; THENCE SOUTH 89°52'40" WEST, A DISTANCE OF 579.47 FEET; THENCE NORTH 87°58'00" WEST, A DISTANCE OF 320.22 FEET; THENCE SOUTH 89°53'09" WEST, A DISTANCE OF 494.31 FEET; THENCE SOUTH 87°00'53" WEST, A DISTANCE OF 61.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 659.76 FEET; THENCE NORTH 16°02'15" WEST, A DISTANCE OF 158.08 FEET; THENCE NORTH 84°55'27" WEST, A DISTANCE OF 438.39 FEET; THENCE SOUTH 14°56'15" WEST, A DISTANCE OF 226.21 FEET; THENCE SOUTH 89°52'36" WEST, A DISTANCE OF 807.96 FEET; THENCE NORTH 00°21'57" EAST, A DISTANCE OF 638.13 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE, ALONG SAID NORTH LINE, NORTH 89°56'19" WEST, A DISTANCE OF 445.21 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°10'33" WEST, A DISTANCE OF 211.97 FEET; THENCE NORTH 89°59'32" WEST, A DISTANCE OF 212.00 FEET; THENCE NORTH 00°02'21" EAST, A DISTANCE OF 1,103.54 FEET; THENCE NORTH 89°57'49" WEST, A DISTANCE OF 656.85 FEET TO THE WEST LINE OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 22 EAST; THENCE, ALONG SAID WEST LINE, NORTH 00°04'09" EAST, A DISTANCE OF 1,287.65 FEET TO THE MONUMENTED EAST RIGHT-OF-WAY LINE OF FRAZIER LANE; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°30'02" EAST, A DISTANCE OF 20.38 FEET; THENCE NORTH 00°04'12" EAST, A DISTANCE OF 436.97 FEET; THENCE NORTH 00°04'15" WEST, A DISTANCE OF 408.67 FEET; THENCE NORTH 00°12'32" WEST, A DISTANCE OF 430.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST KNIGHTS GRIFFIN ROAD AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPPING, MAP SECTION 10620-2153; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°59'54" EAST, A DISTANCE OF 896.30 FEET; THENCE NORTH 00°51'33" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°59'04" EAST, A DISTANCE OF 1,148.43 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°06'18" EAST, A DISTANCE OF 357.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 136.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 20°31'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°09'40" WEST 136.16 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 60.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 91°49'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°29'20" EAST 54.59 FEET; THENCE SOUTH 71°24'18" EAST, A DISTANCE OF 2.16 FEET; THENCE SOUTH 18°35'42" WEST, A DISTANCE OF 62.00 FEET; THENCE NORTH 71°24'18" WEST, A DISTANCE OF 11.28 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 60.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°35'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 63°18'01" WEST 54.02 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 184.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 27°43'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°08'29" WEST 183.07 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 55°06'57" EAST, A DISTANCE OF 491.23 FEET; THENCE NORTH 81°50'59" EAST, A DISTANCE OF 302.12 FEET; THENCE SOUTH 52°01'20" EAST, A DISTANCE OF 269.78 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 517.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,905.00 FEET, A CENTRAL ANGLE OF 15°33'58", AND A CHORD BEARING AND DISTANCE OF NORTH 53°39'17" EAST 515.96 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 17°36'23" EAST, A DISTANCE OF 76.77 FEET; THENCE NORTH 38°11'19" EAST, A DISTANCE OF 504.18 FEET; THENCE NORTH 89°49'51" EAST, A DISTANCE OF 281.05 FEET; THENCE SOUTH 77°23'02" EAST, A DISTANCE

OF 247.65 FEET; THENCE SOUTH 04°26'42" EAST, A DISTANCE OF 440.68 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,045.77 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF CHARLIE TAYLOR ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°52'20" WEST, A DISTANCE OF 325.89 FEET; THENCE SOUTH 00°04'31" WEST, A DISTANCE OF 699.92 FEET; THENCE SOUTH 00°15'59" WEST, A DISTANCE OF 94.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 415.238 ACRES.