

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Trout Creek Community Development District
c/o Rizzetta & Company, Inc.
2806 North Fifth Street, Suite 403
St. Augustine, Florida 32084

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Trout Creek Community Development District

Andrew Smith
Chairperson

Don Davis
Vice Chairperson

Michael Gruber
Assistant Secretary

Doug Davis
Assistant Secretary

Henry Green
Assistant Secretary

Rizzetta & Company, Inc.
District Manager
2806 North Fifth Street, Suite 403
St. Augustine, Florida 32084
(904) 436-6270

District records are on file at the offices of Rizzetta & Company, Inc and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of July 1, 2015. For a current list of Board Members, please contact the District Manager's office.

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COPY

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Trout Creek Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, amenity and recreational facilities, and other related public infrastructure.

COPY

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Trout Creek Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2014-44 enacted by the Board of County Commissioners of St. Johns County, Florida, which was effective on October 28, 2014. The District encompasses approximately 997.90 acres of land located entirely within the boundaries of St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 997.90 acres located entirely within St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, roadways, stormwater management system facilities, water and sewer infrastructure, recreation facilities and parcel infrastructure. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Supplemental Engineer's Report 2015 Bond Series, dated January 27, 2015 (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On January 8, 2015, the Circuit Court of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$107,290,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

On February 26, 2015, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan (the "Series 2015 Project"). On that date, the District issued its Trout Creek Community Development District, Capital Improvement Revenue Bonds, Series 2015, in the amount of \$21,215,000 (the "Series 2015 Bonds"). Proceeds of the Series 2015 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2015 Project.

Transportation Infrastructure

Shearwater Parkway is the main road into and out of the District. This road will transition from the existing four-lane section from CR210 to Pine Tree Road to a two-lane divided roadway with median for the first 800 LF. The remainder of the spine road is approximately two and a half miles in length and will be a two-lane section built to minor collector standards. As a whole, Shearwater Parkway will link individual land uses to one another and to other District facilities.

Shearwater will be identified at its entrance by the use of entry monuments and other hardscape and landscape features. Shearwater Parkway will have a retaining wall in its median providing vertical separation between the southbound and northbound lanes at the community's main entry feature. Along this road, there will be District maintained landscaping and wetland preserve areas. The landscaping will be irrigated with a reclaimed water system. This system will initially be charged with potable water until reclaimed or "grey" water becomes available.

Stormwater System

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into Trout Creek and associated wetlands. As parcels within the District are developed, the detention ponds will temporally detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations. Stormwater runoff volumes are estimated using a runoff coefficient that is based on land use and soil type. Soil types at the District range from type "A" to type "D" with the average type being a type "D" soil. Assuming a constant soil type, each land use within the District has a characteristic runoff rate. In other words, for the same area, different land uses produce different runoff volumes.

Major drainage ways and ponds serving District-wide elements will be constructed. These elements will serve as the foundation for the stormwater system. The cost to construct drainage piping within individual subdivisions or parcels is not included in the stormwater system budget. The budgets for each land use carry the costs for inlets and stormwater piping that will generally be constructed within the right-of-way of District roads.

Master Lift Station and Mains

Water, sewer, and reclaimed water service will connect to existing JEA mains at the entrance to Shearwater Parkway and service will be provided to the District via water, sewer, and reclaimed water mains and sanitary sewer lift stations. Each utility is designed to meet both JEA and the Florida Department of Environmental Protection's standards. Upon completion of construction, the utility infrastructure will be dedicated to JEA who will own, operate, and maintain the utility. The potable water main trunk line generally is located within Shearwater Parkway ROW and will serve the entire District's potable water and fire needs. A potable water main will be stubbed at the access point for each use within the District. Multiple lift stations will be located along Shearwater Parkway and some lift stations will be found on local roads. All lift stations will be connected via force main which again ultimately ties into the utility at the northern entrance to the community.

Recreation Facilities

These facilities consist of an amenity center with multiple pools, tennis courts, recreational fields, trails and a scenic overlook at Trout Creek.

Parcel Infrastructure

On either side of Shearwater Parkway, there will be individual parcels of land that will be developed over the life of the District. The parcels house a diversity of product types ranging from multi-family to traditional neighborhoods to estate size homesites. However, common infrastructure elements will be constructed as a part of the District-wide improvement plan. Common infrastructure will consist of roads, water, sewer, and reclaimed water utilities, and drainage elements. Most infrastructure is located within the right-of-way of roads internal to the subdivisions and commercial areas. Some infrastructure such as sanitary lift stations may be located outside of the right-of-way.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the District's Capital Improvement Plan have been or will be financed by the District through the sale of its Series 2015 Bonds. The amortization schedules for the Series 2015 Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's Master Special Assessment Allocation Report, dated December 17, 2014, as supplemented by the Final Supplemental Special Assessment Allocation Report, dated February 25, 2015 (together, the "Assessment Methodology"), are available for review in the District's public records.

The Series 2015 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2015 Project (the "Series 2015 Debt Assessments"). The Series 2015 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2015 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2015 Project to those lands within the District benefiting from the Series 2015 Project.

The Series 2015 Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

Except as discussed above, the District's Series 2015 Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Trout Creek Community Development District, 2806 North Fifth Street, Suite 403, St. Augustine, Florida 32084 or call (904) 436-6270.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 10 day of July, 2015, and recorded in the Official Records of St. Johns County, Florida.

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

[Signature]

By: Andrew Smith
Chairperson

[Signature]

Witness

[Signature]
Witness

MIKE McCollum
Print Name

C. DAVID ROANE
Print Name

**STATE OF FLORIDA
COUNTY OF POLK**

COPY

The foregoing instrument was acknowledged before me this 10 day of July, 2015, by Andrew Smith, Chairperson of the Trout Creek Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



Donna Havard
Notary Public, State of Florida

Print Name: Donna Havard
Commission No.: # FF 162056
My Commission Expires: 9-22-18

EXHIBIT A

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE FRANCIS BRADY GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89°14'47" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 655.90 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2314, PAGE 685 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 03°29'33" EAST, ALONG LAST SAID LINE, 1154.78 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 85°09'00" EAST, ALONG LAST SAID LINE, 145.03 FEET; THENCE NORTH 78°33'54" EAST, CONTINUING ALONG LAST SAID LINE, 500.12 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY TWO (32) COURSES AND DISTANCES: COURSE NO. 1: NORTH 52°40'27" EAST, 41.22 FEET; COURSE NO. 2: NORTH 53°33'31" EAST, 31.02 FEET; COURSE NO. 3: SOUTH 38°57'33" EAST, 25.33 FEET; COURSE NO. 4: NORTH 42°53'04" EAST, 35.19 FEET; COURSE NO. 5: NORTH 53°47'33" EAST, 38.47 FEET; COURSE NO. 6: NORTH 22°26'56" EAST, 24.36 FEET; COURSE NO. 7: NORTH 70°31'09" EAST, 39.22 FEET; COURSE NO. 8: NORTH 46°25'09" EAST, 36.60 FEET; COURSE NO. 9: NORTH 03°28'56" EAST, 24.13 FEET; COURSE NO. 10: NORTH 49°07'30" EAST, 42.38 FEET; COURSE NO. 11: NORTH 03°20'08" WEST, 42.33 FEET; COURSE NO. 12: NORTH 54°51'39" EAST, 45.82 FEET; COURSE NO. 13: NORTH 47°34'29" EAST, 45.48 FEET; COURSE NO. 14: NORTH 08°03'50" EAST, 45.24 FEET; COURSE NO. 15: NORTH 67°26'37" EAST, 43.71 FEET; COURSE NO. 16: NORTH 15°52'53" WEST, 36.12 FEET; COURSE NO. 17: NORTH 37°16'53" EAST, 35.86 FEET; COURSE NO. 18: NORTH 39°01'54" EAST, 50.17 FEET; COURSE NO. 19: NORTH 36°48'06" EAST, 40.28 FEET; COURSE NO. 20: NORTH 68°01'38" EAST, 35.50 FEET; COURSE NO. 21: NORTH 56°58'44" EAST, 46.70 FEET; COURSE NO. 22: NORTH 68°57'51" EAST, 40.12 FEET; COURSE NO. 23: NORTH 84°37'30" EAST, 48.86 FEET; COURSE NO. 24: NORTH 33°35'57" EAST, 49.48 FEET; COURSE NO. 25: NORTH 28°53'34" EAST, 96.82 FEET; COURSE NO. 26: NORTH 19°45'36" EAST, 55.57 FEET; COURSE NO. 27: NORTH 19°12'00" EAST, 50.71 FEET; COURSE NO. 28: NORTH 30°02'18" EAST, 47.91 FEET; COURSE NO. 29: NORTH 58°23'25" EAST, 44.64 FEET; COURSE NO. 30: NORTH 76°00'30" EAST, 60.03 FEET; COURSE NO. 31: NORTH 72°14'21" EAST, 61.00 FEET; COURSE NO. 32: NORTH 62°53'31" EAST, 47.35 FEET; THENCE NORTH 84°13'31" EAST, 212.20 FEET; THENCE SOUTH 44°50'18" EAST, 64.19 FEET; THENCE SOUTH 33°28'46" EAST, 69.89 FEET; THENCE SOUTH 12°36'34" EAST, 31.66 FEET; THENCE SOUTH 01°52'03" WEST, 213.60 FEET; THENCE SOUTH 09°22'31" EAST, 141.54 FEET; THENCE SOUTH 12°04'41" WEST, 144.79 FEET; THENCE SOUTH 12°54'05" WEST, 61.31

FEET; THENCE SOUTH 33°02'55" WEST, 414.64 FEET; THENCE SOUTH
41°33'24" WEST, 57.64 FEET; THENCE SOUTH 02°55'22" EAST, 505.63
FEET; THENCE SOUTH 07°13'08" EAST, 623.78 FEET; THENCE SOUTH
22°33'39" EAST, 51.70 FEET; THENCE SOUTH 05°13'05" EAST, 209.13
FEET; THENCE SOUTH 02°59'39" WEST, 363.45 FEET; THENCE SOUTH
22°09'16" WEST, 358.43 FEET; THENCE SOUTH 22°15'33" WEST, 478.79
FEET; THENCE SOUTH 16°32'29" WEST, 167.94 FEET; THENCE SOUTH
17°08'42" WEST, 36.71 FEET; THENCE SOUTH 18°34'55" WEST, 345.10
FEET; THENCE SOUTH 14°32'47" WEST, 23.57 FEET; THENCE SOUTH
22°53'01" WEST, 347.51 FEET; THENCE SOUTH 22°41'30" WEST, 132.28
FEET; THENCE SOUTH 06°25'43" EAST, 800.10 FEET; THENCE SOUTH
08°16'42" EAST, 362.23 FEET; THENCE SOUTH 01°10'56" EAST, 68.72
FEET; THENCE SOUTH 11°00'18" WEST, 265.12 FEET; THENCE SOUTH
19°43'22" WEST, 130.73 FEET; THENCE SOUTH 69°58'47" WEST, 360.89
FEET; THENCE SOUTH 08°29'46" WEST, 126.17 FEET; THENCE SOUTH
07°51'39" WEST, 151.95 FEET; THENCE SOUTH 16°34'15" WEST, 55.74
FEET; THENCE SOUTH 21°24'01" WEST, 95.62 FEET; THENCE SOUTH
21°38'11" WEST, 181.73 FEET; THENCE SOUTH 77°17'11" WEST, 42.66
FEET; THENCE SOUTH 74°29'35" WEST, 218.15 FEET; THENCE SOUTH
21°47'38" WEST, 277.81 FEET; THENCE SOUTH 75°31'41" EAST, 172.49
FEET; THENCE SOUTH 30°16'11" EAST, 81.21 FEET; THENCE SOUTH
31°46'54" EAST, 22.68 FEET; THENCE SOUTH 11°49'18" EAST, 95.86
FEET; THENCE NORTH 83°43'17" WEST, 355.58 FEET; THENCE SOUTH
79°38'55" WEST, 142.24 FEET; THENCE SOUTH 86°02'12" WEST, 82.03
FEET; THENCE NORTH 89°27'43" WEST, 66.38 FEET; THENCE SOUTH
02°28'06" WEST, 103.06 FEET; THENCE NORTH 85°09'37" EAST, 25.91
FEET; THENCE SOUTH 86°49'23" EAST, 14.75 FEET; THENCE SOUTH
53°29'43" EAST, 22.31 FEET; THENCE SOUTH 35°48'06" EAST, 90.70
FEET; THENCE NORTH 69°12'58" EAST, 155.19 FEET; THENCE SOUTH
81°59'03" EAST, 139.92 FEET; THENCE SOUTH 30°55'21" EAST, 131.56
FEET; THENCE SOUTH 26°51'25" EAST, 60.37 FEET; THENCE SOUTH
21°08'59" EAST, 198.95 FEET; THENCE SOUTH 68°51'01" WEST, 142.98
FEET; THENCE SOUTH 62°31'03" WEST, 135.88 FEET; THENCE SOUTH
59°17'21" WEST, 100.02 FEET; THENCE SOUTH 36°27'07" WEST, 56.59
FEET; THENCE SOUTH 14°07'56" WEST, 114.72 FEET; THENCE SOUTH
02°11'22" EAST, 59.13 FEET; THENCE SOUTH 00°00'00" EAST, 26.25
FEET; THENCE SOUTH 02°25'35" WEST, 219.92 FEET; THENCE SOUTH
05°47'23" WEST, 151.89 FEET; THENCE SOUTH 06°51'02" WEST, 149.54
FEET; THENCE SOUTH 01°42'41" EAST, 296.88 FEET; THENCE SOUTH
00°00'00" EAST, 46.21 FEET; THENCE SOUTH 05°32'08" EAST, 299.15
FEET; THENCE SOUTH 09°42'08" EAST, 58.67 FEET; THENCE SOUTH
16°34'50" EAST, 112.30 FEET; THENCE SOUTH 48°59'42" EAST, 43.18
FEET; THENCE SOUTH 33°18'59" EAST, 19.02 FEET; THENCE SOUTH
19°59'57" EAST, 19.03 FEET; THENCE SOUTH 03°19'14" EAST, 16.90
FEET; THENCE SOUTH 20°17'48" WEST, 81.93 FEET; THENCE SOUTH
36°16'40" WEST, 19.84 FEET; THENCE SOUTH 42°19'05" WEST, 163.74
FEET; THENCE SOUTH 29°16'15" EAST, 39.24 FEET; THENCE SOUTH

14°21'41" EAST, 21.26 FEET; THENCE SOUTH 01°36'54" EAST, 30.11 FEET; THENCE SOUTH 01°42'09" WEST, 225.52 FEET; THENCE SOUTH 05°48'42" WEST, 15.57 FEET; THENCE SOUTH 09°46'52" WEST, 117.48 FEET; THENCE SOUTH 15°05'44" EAST, 145.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°01'33" WEST, ALONG LAST SAID LINE, 65.08 FEET; THENCE SOUTH 88°59'37" WEST, CONTINUING ALONG LAST SAID LINE, 2684.70 FEET; THENCE NORTH 01°00'23" WEST, 619.36 FEET; THENCE NORTH 36°41'14" EAST, 290.29 FEET; THENCE NORTH 57°07'42" WEST, 337.17 FEET; THENCE SOUTH 51°12'02" WEST, 126.50 FEET; THENCE SOUTH 32°42'48" WEST, 210.97 FEET; THENCE SOUTH 76°18'59" WEST, 199.96 FEET; THENCE SOUTH 21°18'14" WEST, 138.56 FEET; THENCE SOUTH 13°34'11" WEST, 47.01 FEET; THENCE SOUTH 63°30'13" WEST, 119.60 FEET; THENCE SOUTH 71°04'39" WEST, 490.74 FEET; THENCE SOUTH 17°38'16" WEST, 265.56 FEET; THENCE SOUTH 33°20'48" WEST, 136.15 FEET; THENCE SOUTH 88°59'37" WEST, 43.59 FEET TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE NORTH 02°49'00" WEST, ALONG LAST SAID LINE, 1311.37 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34; THENCE SOUTH 88°50'22" WEST, ALONG LAST SAID LINE, 42.44 FEET; THENCE NORTH 00°20'25" EAST, 212.74 FEET; THENCE NORTH 32°49'06" WEST, 154.08 FEET; THENCE SOUTH 87°17'02" WEST, 362.42 FEET; THENCE SOUTH 88°09'14" WEST, 125.55 FEET; THENCE NORTH 51°50'27" WEST, 81.98 FEET; THENCE NORTH 49°12'33" WEST, 95.65 FEET; THENCE NORTH 32°45'29" WEST, 19.33 FEET; THENCE NORTH 09°05'53" WEST, 17.90 FEET; THENCE NORTH 17°03'12" WEST, 446.49 FEET; THENCE NORTH 45°44'27" EAST, 555.70 FEET; THENCE NORTH 83°29'16" EAST, 212.93 FEET; THENCE NORTH 83°59'31" EAST, 116.40 FEET; THENCE SOUTH 89°15'54" EAST, 97.39 FEET; THENCE SOUTH 79°19'05" EAST, 150.77 FEET; THENCE NORTH 71°04'12" EAST, 160.26 FEET; THENCE NORTH 64°36'20" EAST, 119.01 FEET; THENCE NORTH 49°30'11" EAST, 153.41 FEET; THENCE NORTH 58°34'33" EAST, 95.54 FEET; THENCE NORTH 23°38'34" EAST, 67.62 FEET; THENCE NORTH 75°01'56" WEST, 603.93 FEET; THENCE NORTH 16°58'39" EAST, 178.40 FEET; THENCE NORTH 15°11'33" WEST, 43.75 FEET; THENCE NORTH 32°26'06" WEST, 20.91 FEET; THENCE NORTH 56°28'22" WEST, 42.62 FEET; THENCE NORTH 74°38'11" WEST, 39.58 FEET; THENCE SOUTH 81°11'14" WEST, 36.51 FEET; THENCE SOUTH 60°47'36" WEST, 29.17 FEET; THENCE SOUTH 40°16'36" WEST, 74.13 FEET; THENCE SOUTH 22°08'01" WEST, 46.91 FEET; THENCE SOUTH 32°07'04" WEST, 80.59 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1577.96 FEET, AN ARC DISTANCE OF 340.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°04'02" WEST, 340.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE

NORTH 53°52'56" WEST, 197.40 FEET; THENCE NORTH 36°07'04" EAST, 300.00 FEET; THENCE NORTH 53°52'56" WEST, 971.70 FEET TO THE EASTERLY LINE OF THE PLAT OF BREAKAWAY TRAILS, AS RECORDED IN MAP BOOK 49, PAGES 78 THROUGH 91, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE NORTH 17°54'04" EAST, ALONG LAST SAID LINE, 51.32 FEET; THENCE NORTH 21°03'06" EAST, CONTINUING ALONG LAST SAID LINE AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1287, PAGE 801, OF THE SAID PUBLIC RECORDS, A DISTANCE OF 1958.66 FEET; THENCE SOUTH 78°13'20" EAST, 20.36 FEET; THENCE SOUTH 50°20'23" EAST, 57.25 FEET; THENCE SOUTH 74°37'02" EAST, 65.11 FEET; THENCE SOUTH 36°37'19" EAST, 160.18 FEET; THENCE SOUTH 49°38'07" EAST, 69.24 FEET; THENCE SOUTH 27°55'04" EAST, 48.82 FEET; THENCE SOUTH 05°16'23" EAST, 216.06 FEET; THENCE SOUTH 08°49'30" EAST, 241.37 FEET; THENCE SOUTH 10°08'00" EAST, 48.01 FEET; THENCE SOUTH 11°27'09" EAST, 324.36 FEET; THENCE SOUTH 19°51'55" EAST, 48.16 FEET; THENCE SOUTH 01°12'58" WEST, 292.22 FEET; THENCE SOUTH 42°28'14" WEST, 621.07 FEET; THENCE SOUTH 59°45'55" WEST, 36.42 FEET; THENCE NORTH 86°57'59" WEST, 114.80 FEET; THENCE NORTH 43°48'19" WEST, 59.76 FEET; THENCE SOUTH 87°54'15" WEST, 267.83 FEET; THENCE SOUTH 35°39'49" WEST, 23.86 FEET; THENCE SOUTH 53°52'56" EAST, 748.41 FEET; THENCE NORTH 36°07'04" EAST, 500.00 FEET; THENCE SOUTH 53°52'56" EAST, 197.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 627.96 FEET, AN ARC DISTANCE OF 294.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°20'07" EAST, 292.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°47'19" EAST, 945.14 FEET; THENCE NORTH 09°12'41" EAST, 293.33 FEET; THENCE NORTH 25°46'42" WEST, 48.53 FEET; THENCE NORTH 19°23'36" WEST, 98.94 FEET; THENCE NORTH 12°37'43" WEST, 71.45 FEET; THENCE NORTH 12°28'08" EAST, 65.65 FEET; THENCE NORTH 09°02'37" EAST, 781.00 FEET; THENCE NORTH 26°24'11" EAST, 434.95 FEET; THENCE NORTH 60°58'52" EAST, 592.53 FEET; THENCE NORTH 45°13'40" EAST, 483.30 FEET; THENCE NORTH 06°48'06" EAST, 370.35 FEET; THENCE NORTH 04°13'21" WEST, 95.45 FEET; THENCE NORTH 10°40'44" EAST, 43.69 FEET; THENCE NORTH 36°55'49" EAST, 368.31 FEET; THENCE NORTH 62°13'53" WEST, 294.58 FEET; THENCE NORTH 74°34'14" WEST, 401.74 FEET; THENCE NORTH 56°13'46" WEST, 152.75 FEET; THENCE NORTH 52°45'43" WEST, 562.20 FEET; THENCE NORTH 56°47'31" WEST, 97.59 FEET; THENCE NORTH 27°53'45" WEST, 113.93 FEET; THENCE NORTH 36°42'23" WEST, 851.63 FEET; THENCE NORTH 03°00'55" WEST, 394.52 FEET; THENCE NORTH 05°54'41" EAST, 27.74 FEET; THENCE NORTH 01°03'55" EAST, 465.98 FEET; THENCE NORTH 08°08'14" EAST, 24.21 FEET; THENCE NORTH 68°41'56" WEST, 103.90 FEET TO THE AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK

1287, PAGE 801; THENCE NORTH 21°18'04" EAST, ALONG LAST SAID
 LINE, 1400.69 FEET TO THE NORTHERLY LINE OF SAID SECTION 27;
 THENCE NORTH 88°14'35" EAST, ALONG LAST SAID LINE, 527.09 FEET;
 THENCE SOUTH 19°04'37" EAST, 64.72 FEET; THENCE SOUTH 21°56'45"
 EAST, 162.68 FEET; THENCE SOUTH 19°48'52" EAST, 19.05 FEET;
 THENCE SOUTH 09°05'53" WEST, 18.00 FEET; THENCE SOUTH 27°50'40"
 WEST, 15.71 FEET; THENCE SOUTH 15°57'02" WEST, 186.31 FEET;
 THENCE SOUTH 16°08'46" EAST, 498.79 FEET; THENCE SOUTH 70°18'26"
 EAST, 106.81 FEET; THENCE SOUTH 42°46'12" EAST, 97.25 FEET;
 THENCE SOUTH 14°02'54" EAST, 19.04 FEET; THENCE SOUTH 00°00'00"
 EAST, 24.12 FEET; THENCE SOUTH 09°11'48" WEST, 35.83 FEET;
 THENCE SOUTH 16°52'21" WEST, 33.88 FEET; THENCE SOUTH 21°11'11"
 WEST, 201.91 FEET; THENCE SOUTH 06°56'26" EAST, 197.46 FEET;
 THENCE SOUTH 61°09'22" EAST, 316.49 FEET; THENCE NORTH 46°17'52"
 EAST, 27.61 FEET; THENCE NORTH 63°27'18" EAST, 20.85 FEET;
 THENCE NORTH 51°55'58" EAST, 117.72 FEET; THENCE SOUTH 68°34'01"
 EAST, 160.45 FEET; THENCE SOUTH 58°41'37" EAST, 27.79 FEET;
 THENCE SOUTH 26°57'48" EAST, 101.65 FEET; THENCE SOUTH 09°05'24"
 WEST, 339.90 FEET; THENCE SOUTH 56°48'01" EAST, 88.57 FEET;
 THENCE SOUTH 61°51'32" EAST, 106.61 FEET; THENCE SOUTH 76°50'37"
 EAST, 622.83 FEET; THENCE NORTH 13°09'23" EAST, 69.87 FEET;
 THENCE NORTH 27°30'34" EAST, 56.79 FEET; THENCE NORTH 42°45'16"
 EAST, 68.62 FEET; THENCE NORTH 25°45'39" WEST, 190.40 FEET;
 THENCE NORTH 44°35'39" WEST, 36.20 FEET; THENCE NORTH 37°38'33"
 WEST, 144.80 FEET; THENCE NORTH 28°37'53" WEST, 23.63 FEET;
 THENCE NORTH 14°02'53" EAST, 19.43 FEET; THENCE NORTH 25°48'22"
 EAST, 84.41 FEET; THENCE NORTH 19°36'10" EAST, 166.95 FEET;
 THENCE NORTH 08°29'10" EAST, 284.08 FEET; THENCE NORTH 49°19'27"
 WEST, 138.23 FEET; THENCE NORTH 43°15'47" WEST, 117.33 FEET;
 THENCE NORTH 67°56'58" WEST, 93.63 FEET; THENCE NORTH 57°56'13"
 WEST, 69.04 FEET; THENCE NORTH 55°22'21" WEST, 196.28 FEET;
 THENCE NORTH 00°53'15" WEST, 144.59 FEET; THENCE NORTH 14°27'21"
 EAST, 269.12 FEET; THENCE NORTH 15°26'02" EAST, 353.27 FEET;
 THENCE NORTH 07°58'35" EAST, 26.25 FEET; THENCE NORTH 43°57'45"
 EAST, 270.05 FEET TO THE AFORESAID NORTHERLY LINE OF SECTION 27;
 THENCE NORTH 88°14'35" EAST, ALONG LAST SAID LINE, 291.07 FEET
 TO THE POINT OF BEGINNING.

CONTAINING 997.90 ACRES, MORE OR LESS.