

**LEGAL DESCRIPTION (For Rezoning Purposes Only)**

**Parcel 1:**  
That part of Section 12, Township 30 South, Range 19 East and Tracts 7, 8, 9, 10 and 16 in the SE 1/4 of Section 1, Township 30 South, Range 19 East and Tracts 5, 11, 12, 13, and 14 in the SW 1/4 of Section 6, Township 30 South, Range 20 East and Tracts 3, 4, 5, 6, 11, 12, 13, and 14 in the NW 1/4 of Section 7, Township 30 South, Range 20 East and Tracts 5, 6, 9, 10, 15 and 16 in the NE 1/4 and Tract 11, 13 and 14 in the NW 1/4 of Section 12, Township 30 South, Range 19 East, South Tampa Subdivision, as per map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida, lying south of Bloomingdale Avenue (SR S-676-A) and west of U.S. Highway 1-75 and east of 78th Street, described as running from the SW corner of the NW 1/4 of Section 12, Township 30 South, Range 19 East, run north 66.13 feet north 57.43 east along the centerline of 78th Street 757.21 feet and east 158.36 feet to the east right-of-way line of 78th Street for a point of beginning and then east along the north-south line of a curve converge to the northwest having a radius of 80 feet, each bearing north-south 41.89 feet north 37.47 east 258.39 feet, north 82.48 feet, east 61.24 feet, north 34.11 feet, east 108.56 feet and 101.72 feet more or less to a point of beginning, then east along the north-south line of the NW 1/4 of Section 12, Township 30 South, Range 19 East, south 32.16 feet, more or less to the SW corner of the north 1/2 of the NW 1/4 of Section 12, Township 30, Range 19, east 268.42 feet to a point on the west boundary of the NE 1/4 of the NE 1/4, north 66.3 feet to a point on the north boundary of Section 12, Township 30 South, Range 19, east 679.10 feet, north 650 feet to the SE corner of Tract 10 in the SE 1/4 of Section 1, Township 30, Range 19, west 68.45 feet north to a point on the south boundary of Bloomingdale Avenue (SR S-676-A) East and southerly along the right-of-way line of Bloomingdale Avenue to its intersection westerly right-of-way line of U.S. Highway 1-75, southerly along the west right of way line to point on the south boundary of the NW 1/4 of Section 7, Township 30 South, Range 20 East, west along the south boundary to the SW corner of NW 1/4 of Section 7, Township 30, Range 20 East, continuing west along south boundary of the North 1/2 of Section 12, Township 30 South, Range 19 East, 4136.85 feet, North 15° to a point on the south boundary of Tract 14 in the NW 1/4 of Section 12, Township 30, Range 19, North 52°56'35" West 120 feet, north 90 feet, west 120 feet, north 53° West 899.77 feet to a point on the south boundary of Tract 12 in Northwest 1/4 of Section 12, Township 30, Range 19, East 330 feet to the southeast corner of Tract 12, north 60.25 feet to a point on the south boundary of the NW 1/4 of NW 1/4 west along the south boundary 565 feet more or less to the east right-of-way of 78th Street and North 54°3' east along such right-of-way to the point of beginning, LESS right-of-way for Falkenburg Road, taken under Salt No. 96-24706, Tract Nos. 100, 101 and 102, pursuant to Order of Taking recorded in O.C. Book 6208, Page 1725 of the Public Records of Hillsborough County, Florida.

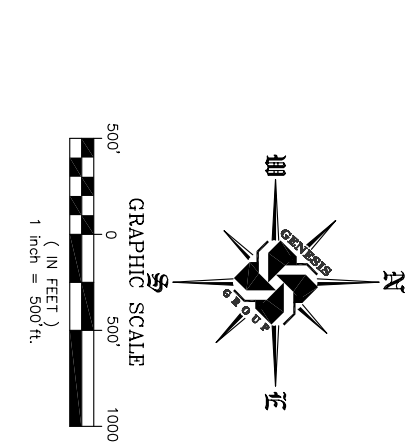
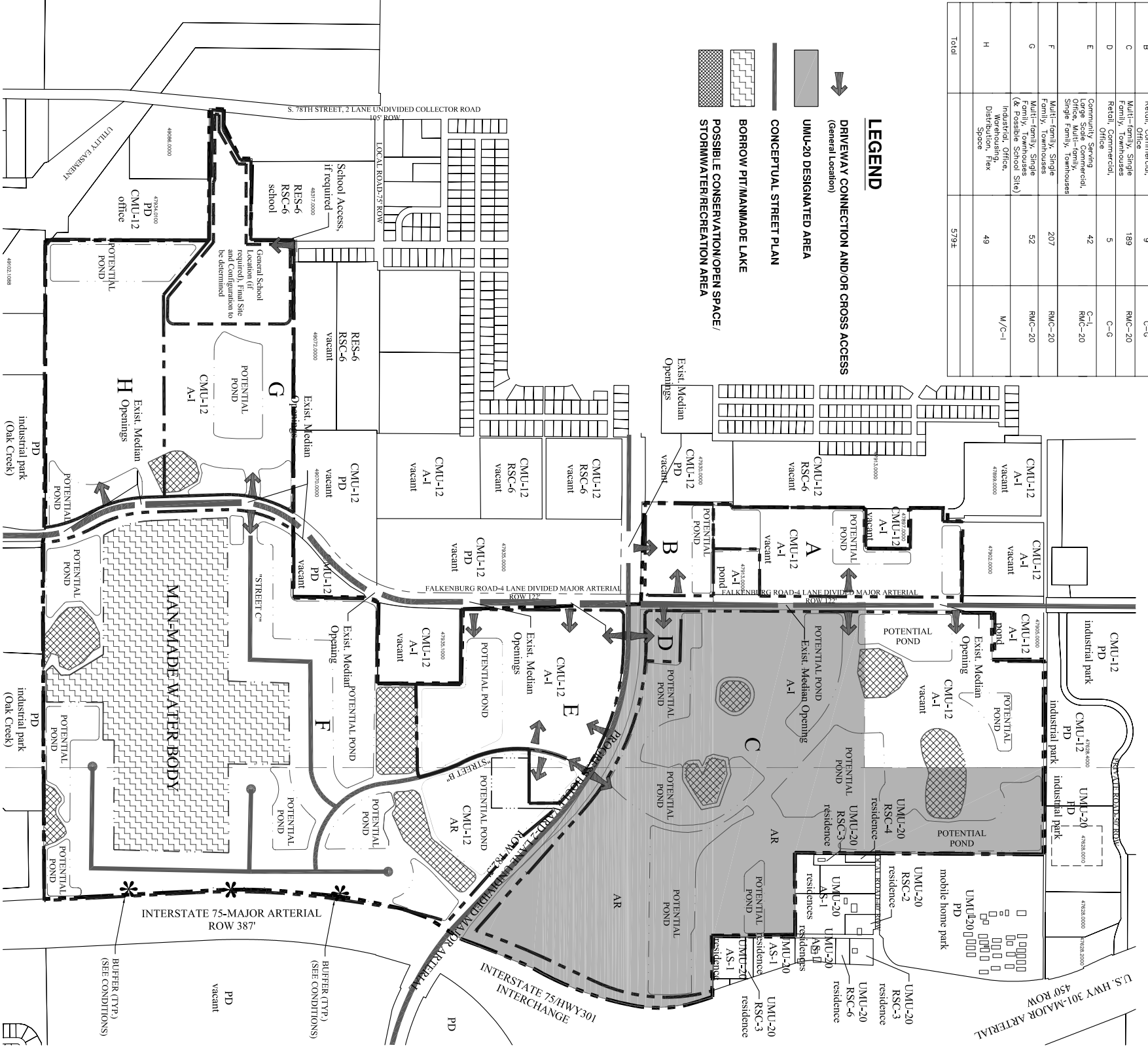
**Parcel 2:**  
That part of Tracts 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in the NE 1/4 of Section 1, Township 30, Range 19 and Tracts 1, 2, 3, 4 and 8 in the SE 1/4 of Section 1, Township 30, Range 19 and Tracts 4, 5, 12 and 13 in the NW 1/4 of Section 6, Township 30, Range 20 and Tracts 4 and 5 in the SW 1/4 of Section 6, Township 30, Range 20 and that part of closed streets abutting said tracts, South Tampa Subdivision as per map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida, lying north of Bloomingdale Avenue (SR S-676-A), described as beginning at the northeast corner of Section 1, Township 30, Range 19 and running west 1322.40 feet to the northwest corner of NE 1/4 of NE 1/4 of Section 1, Township 30, Range 19 south 665.7 feet to the southwest corner of NW 1/4 of NE 1/4 of Section 1, Township 30, Range 19 West 661.45 feet to the NW corner of Tract 6 in the NE 1/4 of Section 1, Township 30, Range 19, south 160 feet, west 106.27 feet south 255.84 feet east, 325 feet south, 355 feet west, 325 feet south, 1068 feet west 528 feet, south 152 feet, west 22.11 feet, south 528 feet, more or less to the north right-of-way line of Bloomingdale Avenue (SR S-676-A), thence easterly along said north right-of-way line to a point on the east boundary of Tract 5 in the SW 1/4 of Section 6, Township 30, Range 20 North along the east boundary of Tracts 4 and 5 in the SW 1/4 of Section 6, Township 30, Range 20 and Tracts 4, 5, 12 and 13 in the NW 1/4 of Section 6, Township 30, Range 20 to the northeast corner of NW 1/4 of the NW 1/4 of Section 6, Township 30, Range 20 and Tracts 4, 5, 12 and 13 in the NW 1/4 of NW 1/4 of Section 6, Township 30, Range 20, East 146.54 feet, north 14.98 feet to a point of beginning, LESS right of way for Falkenburg Road Salt No. 96-24706, Parcel No. 1051, AND LESS Tract beginning 1378.98 feet west and 15 feet north of the southeast corner of NE 1/4 of Section 1, Township 30, Range 19, running west 375 feet north 368 feet east, 375 feet and south 368 feet to the point of beginning [Salt No. 96-24706, Drainage Right of Way Parcel No. 106, #47904,00001, AND LESS Tract beginning 875 feet west of northeast corner of Section 1, Township 30, Range 19, run south 405 feet west 387.20 feet, north 405 feet and east 387.20 feet to the point of beginning [Salt No. 96-24706, Drainage Right of Way Parcel No. 109, #47905,00001, AND

**Parcel 3:**  
Tract 14 in the NW 1/4 of Section 6, Township 30 South, Range 20 East and that part of closed streets abutting that part of Tracts 2, 3, 6, 7, 10 and 11 and that part of closed streets abutting in the SW 1/4 of Section 6, Township 30 South, Range 20 East, South Tampa Subdivision, as per map or plat thereof recorded in Plat Book 6, Page 3, lying north of Bloomingdale Avenue (SR S-676-A) and west of U.S. Highway 1-75 By-Path.  
Containing 579 Acres more or less  
Less and Except  
A parcel of land lying in the Northwest 1/4 of Section 12, Township 30 South, Range 19 East, Hillsborough County, Florida, said Parcel being Tracts 13, and the West 580 feet of Tracts 11 and 14, SOUTH TAMPA SUBDIVISION, as per map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida, the East 1/2 of Parcel No. 49276,00000 of the transmission right-of-way, said parcel being more particularly described as follows: the transmission right-of-way, said parcel being more particularly described as follows:  
Beginning at the Southeast corner of Tract 12, of said SOUTH TAMPA SUBDIVISION; thence N. 00°04'47" W. along the East boundary of said Tract 12 for a distance of 647.56 feet to the Northeast corner said Tract 12, also being the Northeast corner of Tract 11, said South Tampa Subdivision; thence S. 89°56'10" E. along the North boundary said Tract 11 for a distance of 500.00 feet; thence S. 00°04'47" E. parallel with the aforesaid East boundary of Tract 12 for a distance of 1,263.88 feet to a point lying on the aforesaid Northerly right-of-way line of Tampa Electric transmission right-of-way; thence along said Northerly right-of-way line the following four (4) courses: 1) N53°12'45" W., 66.40 feet; 2) N. 00°03'41" W.; 96.56 feet; 3) N89°56'46" W.; 119.69 feet; 4) N53°03'40" W.; 809.77 feet to a point on the south boundary of the aforesaid Tract 12, SOUTH TAMPA SUBDIVISION; thence S 89°57'53" E. along said South boundary for a distance of 319.34 feet to the point of beginning.  
Less and Except  
Commence at the Southeast corner of Lot 4, Block 39, of the plat of Progress Village Unit 2, as recorded in Plat Book 36, Page 30, Public records of Hillsborough County, Florida; thence East along the North right-of-way line of Progress Boulevard 524.58 feet to the Point of Beginning; thence continue East along said North right-of-way line 528.00 feet; thence North 686.00 feet; thence S 8°53'03 feet; thence South 152.00 feet; thence West 22.97 feet to the West boundary of the Southeast 1/4 of Section 1, Township 30 South, Range 19 East, Hillsborough County, Florida; thence South along said West boundary 534.00 feet to the Point of Beginning.  
and less:

Development Pocket	Primary Land Uses	Approx. coverage	Comprehensive Zoning (To Determine Uses)
A	Multi-Family, Single Family, Townhouses	26	RMC-20
B	Retail, Office	9	C-G
C	Multi-Family, Single Family, Townhouses	189	RMC-20
D	Retail, Office	5	C-G
E	Community, Servicing Office, Multi-Family, Single Family, Townhouses	42	G-1 RMC-20
F	Multi-Family, Single Family, Townhouses	207	RMC-20
G	Family, Townhouses	52	RMC-20
H	Industrial, Office, Warehouse, Flex Space	49	M/C-1
<b>Total</b>			<b>579±</b>

**LEGEND**

- DRIVEWAY CONNECTION AND/OR CROSS ACCESS (General location)
- UMU-20 DESIGNATED AREA
- CONCEPTUAL STREET PLAN
- BORROW PIT/MANMADE LAKE
- POSSIBLE CONSERVATION/OPEN SPACE/STORMWATER RECREATION AREA



**PROPOSED USES**  
Residential – 2,750 DUs  
Commercial – 125,000 SF  
Office/Professional – 60,000 SF  
Industrial – 770,000 SF  
Residential Support Uses – TBD

**SITE DATA**  
Existing Zoning: A-1, AR  
Existing Land Use: UMU-20 & CMU-12  
Parcel Size: 579.69± Acres (Approx.)

**DEVELOPMENT STANDARDS**  
Project roads may be private and may be gated.  
Location of access drives and circulation areas are conceptual and may be modified subject to Access Management Standards.  
Pond size and locations are generalized and may be modified and/or relocated based on final design and permitting.

**NOTE: THIS PLAN IS FOR DISCUSSION PURPOSES ONLY. SUBJECT TO DESIGN, ENGINEERING AND REGULATORY REVIEW.**

**PROPOSED USES**

**SITE DATA**

**DEVELOPMENT STANDARDS**

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**CENTEX HOMES**

**ZONING PLAN**

**HARVEST CREEK**

SHEET TITLE	SHEET NUMBER		
PROJECT NAME	1		
PREPARED FOR	PATRICK R. REHEISER, PE License Number 43398		
NO.	DATE	DESCRIPTION	REVISIONS
DESIGNED BY:	B.B.	CHECKED BY:	PROJECT NUMBER 5712-016
DRAWN BY:	G.K.M.	SCALE:	AS SHOWN PRINT DATE