



THIS IS NOT A  
or any part thereof, their respective heirs, personal representatives, successors and  
assigns, and shall inure to the benefit of each owner thereof.

CERTIFIED COPY  
IN WITNESS WHEREOF, the Developer has caused these presents to be  
executed in its corporate name by its officers thereunto duly authorized and its corporate  
seal properly attested to be hereto affixed on the day and year first above written.

WITNESSES:



BENJAMIN FELDER

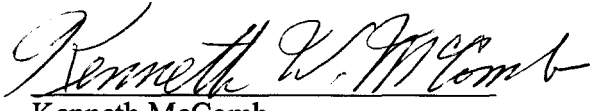
Please Print Name

Marion P. Mathiason

Marion P. Mathiason

Please Print Name

Florida Home Partnership, Inc.,  
a Florida corporation, by



Kenneth McComb  
Vice President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of  
July, 2006, by Kenneth McComb, as Vice President of Florida Home  
Partnership, Inc., a Florida corporation. He is personally known to me or has produced  
FL DRIVER'S LICENSE as identification.



Janice M. Clancy  
NOTARY PUBLIC  
Name: JANICE M. CLANCY  
Serial #: DD 464405  
My Commission Expires: 08/22/2009

THIS IS NOT A

WITNESSES:

Janice M. Clancy  
Janice M. Clancy  
Please Print Name

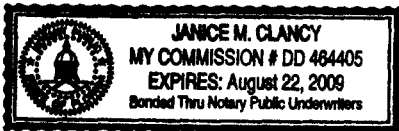
TMSM Properties, LLC.,  
a Florida limited liability company, by

[Signature]  
Managing Member

Marion P. Mathiason  
Marion P. Mathiason  
Please Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July, 2006, by TONYA S. HILLS, of TMSM Properties, LLC, a Florida limited liability company. She is personally known to me or has produced as identification.



Janice M. Clancy  
NOTARY PUBLIC  
Name: Janice M. Clancy  
Serial #: DD 464405  
My Commission Expires: 08/22/2009

THIS IS NOT A  
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY  
CERTIFIED COPY

**LEGAL DESCRIPTION:**

A portion of land lying in the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 16, N00°20'42"E, for 1585.48 feet; thence leaving said East line, N89°36'01"W, for 20.00 feet to the West right of way line of 21st Street and the POINT OF BEGINNING; thence continue N89°36'01"W, for 105.00 feet; thence N00°20'42"E, for 981.95 feet; thence S89°36'01"E, for 105.00 feet to the West right of way line of 21st Street; thence along said West right of way line, S00°20'42"W, for 981.95 feet to the POINT OF BEGINNING.

TOGETHER WITH:

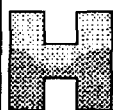
A portion of land lying in the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 16, N00°20'42"E, for 2628.57 feet; thence leaving said East line, N89°36'01"W, for 20.00 feet to the West right of way line of 21st Street and the POINT OF BEGINNING; thence continue N89°36'01"W, for 105.00 feet; thence N00°20'42"E, for 18.00 feet to the South right of way line of 14th Avenue SE; thence along said South right of way line, S89°36'01"E, for 105.00 feet to the West right of way line of 21st Street; thence along said West right of way line, S00°20'42"W, for 18.00 feet to the POINT OF BEGINNING.

All containing 2.41 acres more or less.

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM, MORE SPECIFICALLY THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID BEARING: N00°20'42"E.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY HILLS & ASSOCIATES, INC.
3. THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENT, RIGHT-OF-WAY, RESCRPTIONS, ETC.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**HILLS & ASSOCIATES, INC.**  
 5405 Benjamin Blvd, Suite G  
 Tampa, Florida 33634  
 Phone: 813-887-3130  
 Fax: 813-887-3140

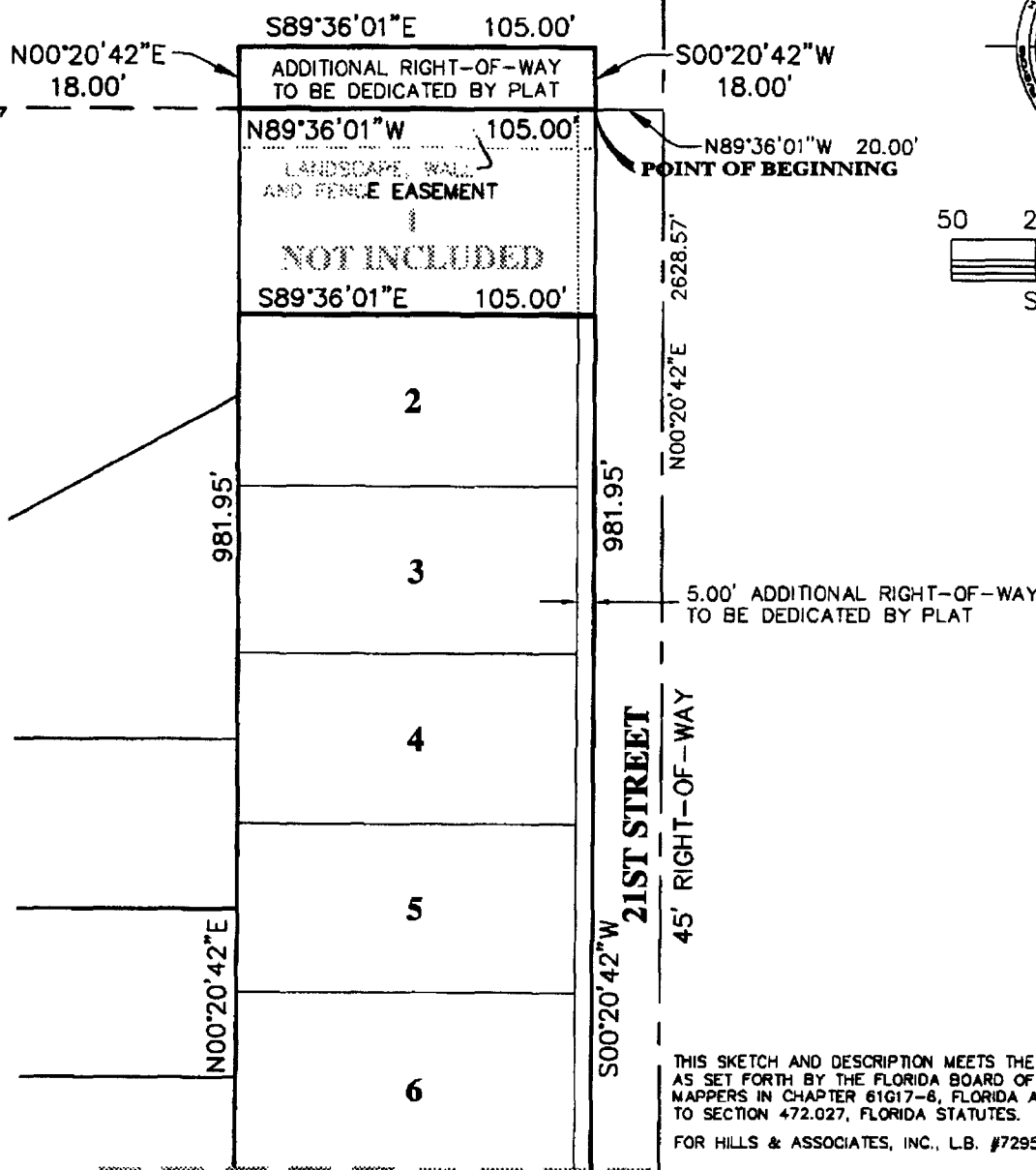
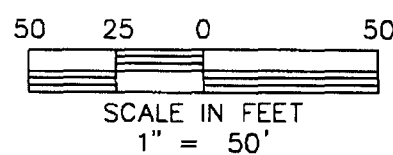
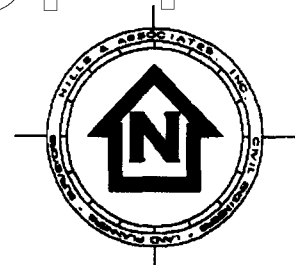
EXHIBIT "A"  
 PROPOSED LOTS 2-20  
 BAYOU PASS PHASE 2  
 SKETCH AND DESCRIPTION

DATE 07/10/06	SCALE 1"=50'	JOB NO. 03-042
DRAWN J.W.D. CK'D BY V.G.B.		SHEET 4 of 4

THIS IS NOT A  
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SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY

14th AVENUE S.E.  
(60' ROW)



THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
FOR HILLS & ASSOCIATES, INC., L.B. #7295

07/10/06  
DATE

VINCENT G. BALLANTONI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No. 5498

NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION AND NOTES

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



**HILLS & ASSOCIATES, INC.**  
5406 Benjamin Road, Suite G  
Tampa, Florida 33634  
Phone: 813-887-3130  
Fax: 813-887-3140

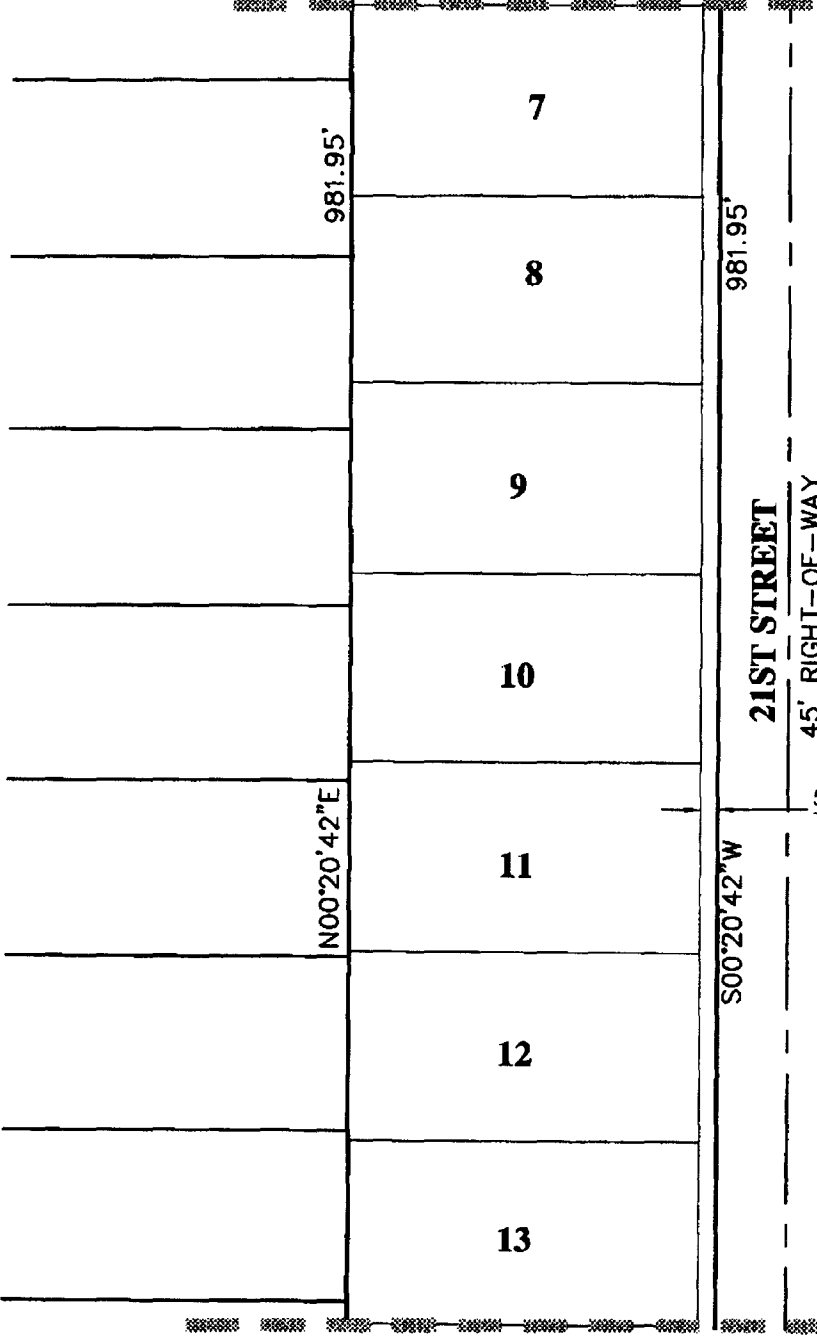
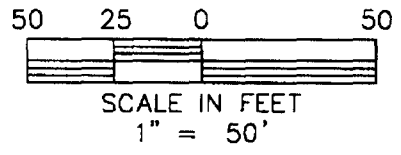
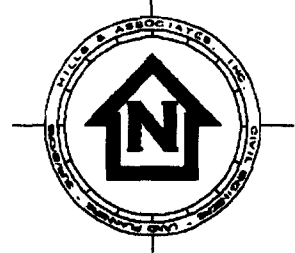
EXHIBIT "A"  
PROPOSED LOTS 2-20  
BAYOU PASS PHASE 2  
SKETCH AND DESCRIPTION

DATE 07/10/06	SCALE 1"=50'	JOB NO. 03-042
DRAWN J.W.D. CK'D BY V.G.B.		SHEET 1 of 4

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SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY

MATCHLINE SEE SHEET 1



MATCHLINE SEE SHEET 3

NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION AND NOTES

**HILLS & ASSOCIATES, INC.**  
8406 Benjamin Road, Suite G  
Tampa, Florida 33634  
Phone: 813-887-3130  
Fax: 813-887-3140

EXHIBIT "A"  
PROPOSED LOTS 2-20  
BAYOU PASS PHASE 2  
SKETCH AND DESCRIPTION

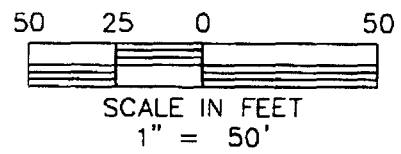
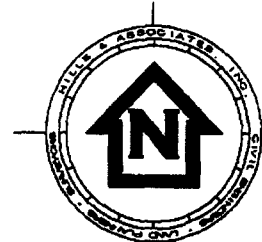
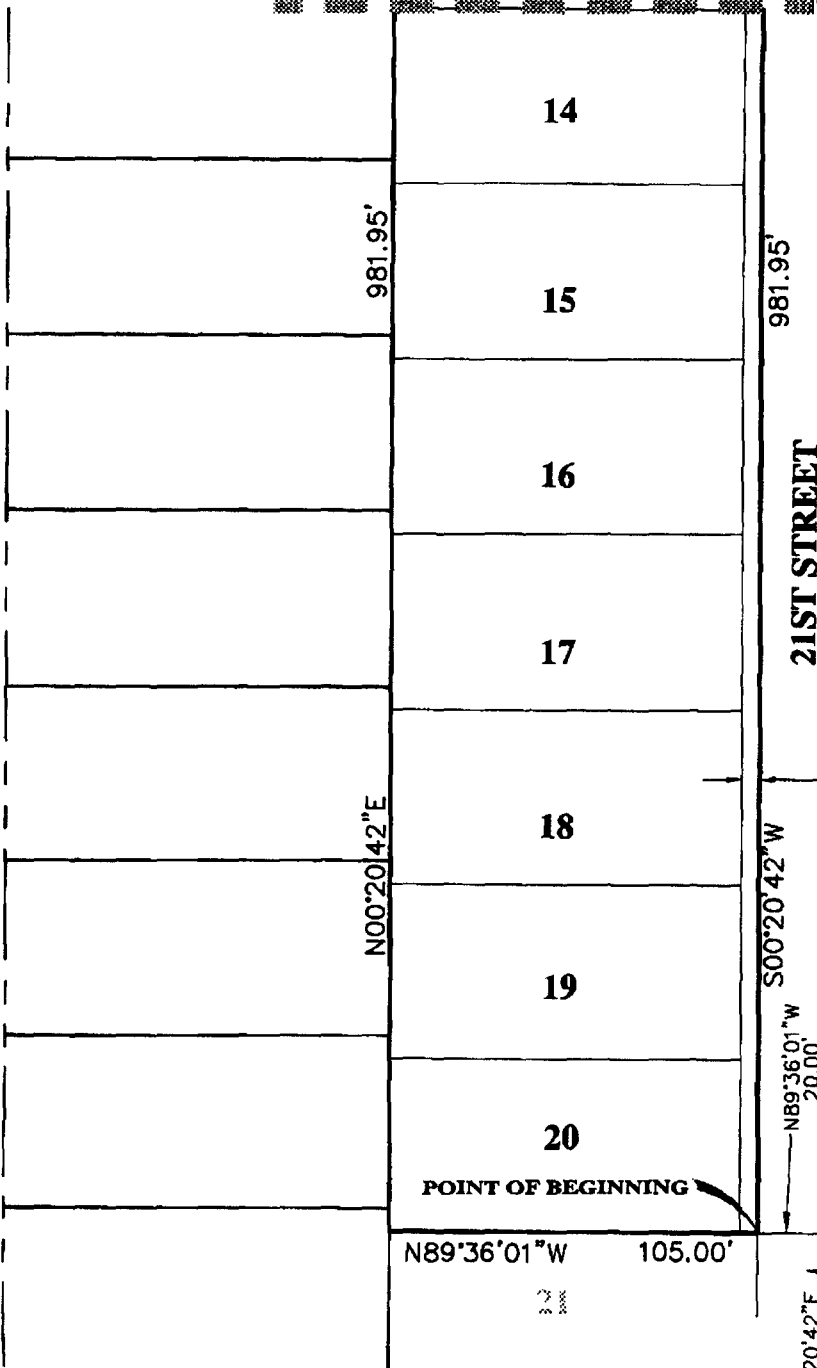
DATE 07/10/06	SCALE 1"=50'	JOB NO. 03-042
DRAWN J.W.D. CK'D BY V.G.B.		SHEET 2 of 4

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CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY

MATCHLINE SEE SHEET 2



5.00' ADDITIONAL RIGHT-OF-WAY  
TO BE DEDICATED BY PLAT

EAST LINE OF THE WEST 1/2 OF  
THE NE 1/4 OF SECTION 16-32-19  
(BASIS OF BEARING)

**POINT OF  
COMMENCEMENT**  
SOUTHEAST CORNER OF THE  
SW 1/4 OF THE NE 1/4 OF  
SECTION 16, TOWNSHIP 32  
SOUTH, RANGE 19 EAST

NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION AND NOTES

**H** **HILLS &  
ASSOCIATES, INC.**  
8406 Benjamin Road, Suite C  
Tampa, Florida 33634  
Phone: 813-887-3130  
Fax: 813-887-3140

EXHIBIT "A"  
PROPOSED LOTS 2-20  
BAYOU PASS PHASE 2  
SKETCH AND DESCRIPTION

DATE 07/10/06	SCALE 1"=50'	JOB NO. 03-042
DRAWN J.W.D.	SHEET 3 of 4	
CK'D BY V.G.B.		

THIS IS NOT A

JOINDER AND CONSENT

CERTIFIED COPY

The undersigned, Hope Martinez, owner of the property more particularly described in the attached Exhibit "B" hereby joins in and consents to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Bayou Pass Village Subdivision,, and hereby subjects the following Property to the provisions of the Declaration of Protective Covenants, Conditions Restrictions and Easements for Bayou Pass Village Subdivision, recorded February 18<sup>th</sup>, 2005, at O.R. Book 14700, Page 1164; and as supplemented; all of the public records of Hillsborough County, Florida.

Executed and declared in the presence of:

Janice M. Clancy  
Janice M. Clancy  
Print Name

Hope Martinez  
Hope Martinez

Marion P. Mathiason  
Marion P. Mathiason  
Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21st day of July, 2006 by Hope Martinez, who is personally known to me or who has produced Fl Driver's license as identification.



My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Janice M. Clancy  
Notary Public  
Janice M. Clancy  
Printed, typed or stamped name of Notary



THIS IS NOT A  
 SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
 HILLSBOROUGH COUNTY, FLORIDA  
 SKETCH ONLY - NOT A SURVEY  
 CERTIFIED COPY

**LEGAL DESCRIPTION:**

A portion of land lying in the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 16, N00°20'42"E, for 2567.41 feet; thence leaving said East line, N89°36'01"W, for 20.00 feet to the West right of way line of 21st Street and the POINT OF BEGINNING; thence continue N89°36'01"W, for 105.00 feet; thence N00°20'42"E, for 61.33 feet; thence S89°30'20"E, for 105.00 feet to the West right of way line of said 21st Street; thence along said West right of way line, S00°20'42"W, for 61.15 feet to the POINT OF BEGINNING and containing 0.15 acres more or less.

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM, MORE SPECIFICALLY THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID BEARING: N00°20'42"E.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY HILLS & ASSOCIATES, INC.
3. THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENT, RIGHT-OF-WAY, RESCRPTIONS, ETC.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

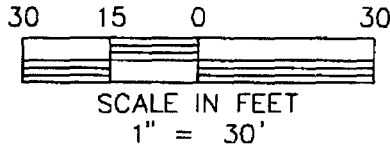
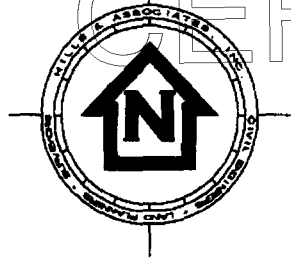
**H** **HILLS & ASSOCIATES, INC.**  
 6408 Benjamin Road, Suite G  
 Tampa, Florida 33634  
 Phone: 813-887-3130  
 Fax: 813-887-3140

EXHIBIT "A"  
 PROPOSED LOT 1  
 BAYOU PASS PHASE 2  
 SKETCH AND DESCRIPTION

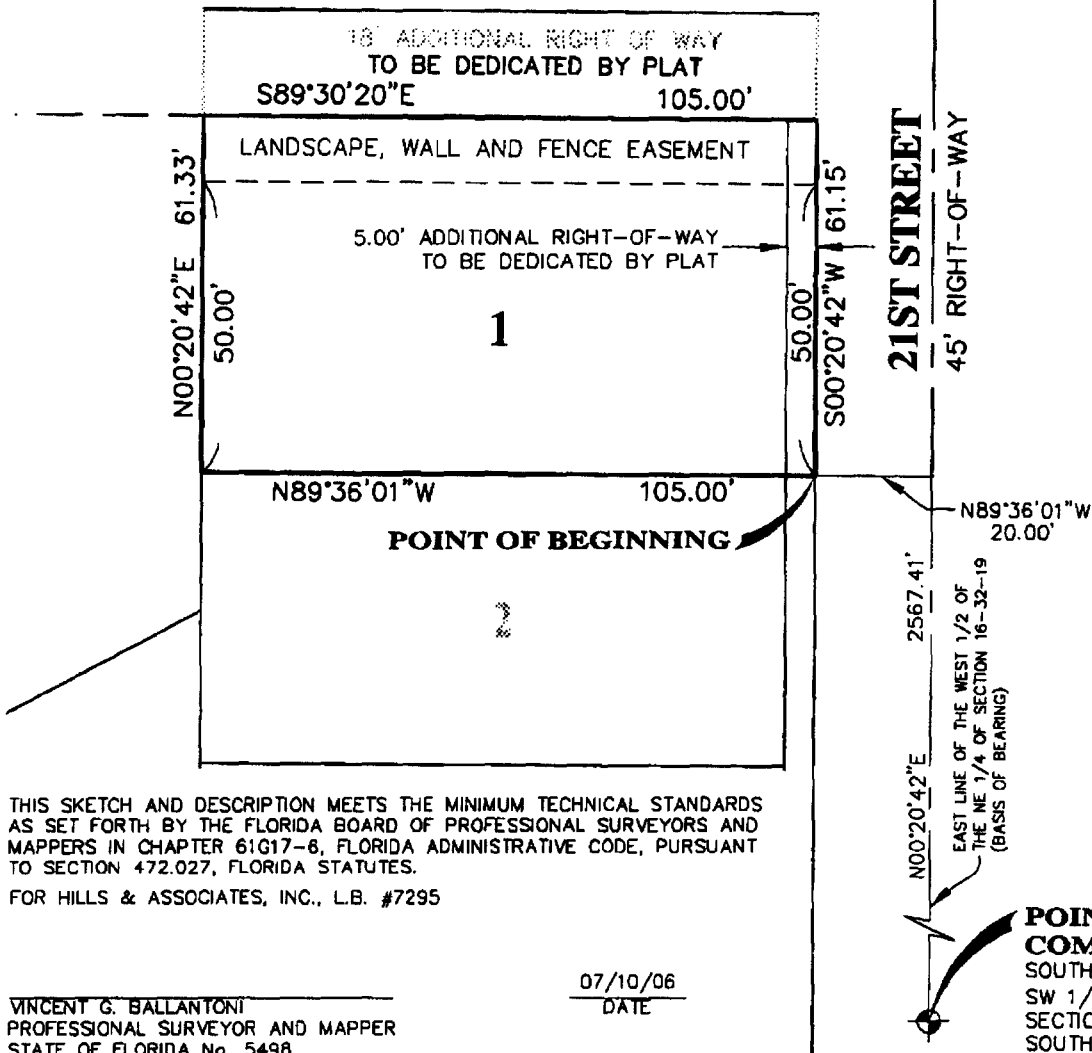
DATE	SCALE	JOB NO.
07/10/06	1"=30'	03-042
DRAWN J.W.D.		SHEET 2 of 2
CK'D BY V.G.B.		

THIS IS NOT A  
CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY



**14th AVENUE S.E.**  
(60' ROW)



THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR HILLS & ASSOCIATES, INC., L.B. #7295

VINCENT G. BALLANTONI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No. 5498

07/10/06  
DATE

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

NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION AND NOTES

**HILLS & ASSOCIATES, INC.**  
8406 Benjamin Road, Suite G  
Tampa, Florida 33634  
Phone: 813-987-3130  
Fax: 813-987-3140

EXHIBIT "A"  
PROPOSED LOT 1  
BAYOU PASS PHASE 2  
SKETCH AND DESCRIPTION

DATE	SCALE	JOB NO.
07/10/06	1"=30'	03-042
DRAWN J.W.D.		SHEET 1 of 2
CK'D BY V.G.B.		

THIS IS NOT A  
**JOINDER AND CONSENT**  
CERTIFIED COPY

The undersigned, Jesus and Victoria Ornelas, owners of the property more particularly described in the attached Exhibit "C" hereby join in and consent to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Bayou Pass Village Subdivision, and hereby subject the following Property to the provisions of the Declaration of Protective Covenants, Conditions Restrictions and Easements for Bayou Pass Village Subdivision, recorded February 18<sup>th</sup>, 2005, at O.R. Book 14700, Page 1164; and as supplemented; all of the public records of Hillsborough County, Florida.

Executed and declared in  
the presence of:

Janice M. Clancy  
JANICE M. CLANCY  
Print Name

Marion P. Mathiasm  
Marion P. Mathiasm  
Print Name

[Signature]  
Jesus Ornelas

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21st day of July, 2006 by Jesus Ornelas, who is personally known to me or who has produced FL Driver's license as identification.



Commission Number:

Janice M. Clancy  
Notary Public  
JANICE M. CLANCY  
Printed, typed or stamped name of Notary

THIS IS NOT A

Executed and declared in  
the presence of:

Janice M. Clancy  
Janice M. Clancy  
Print Name

Marion P. Mathiason  
Marion P. Mathiason  
Print Name

CERTIFIED COPY  
Victoria Ornelas  
Victoria Ornelas

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21st day of  
July, 2006 by Victoria Ornelas, who is personally known to me or who has produced  
FL Driver's license as identification.

My Commission Expires August 22, 2009  
  
Commission Number:

Janice M. Clancy  
Notary Public  
Janice M. Clancy  
Printed, typed or stamped name of Notary

THIS IS NOT A  
CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY

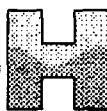
**LEGAL DESCRIPTION:**

A portion of land lying in the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 32 South, Range 19 East, Hillsborough County, Florida; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 16, N00°20'42"E, for 1519.14 feet; thence leaving said East line, N89°30'20"W, for 20.00 feet to the West right of way line of 21st Street and the POINT OF BEGINNING; thence continue N89°30'20"W, for 105.00 feet; thence N00°20'42"E, for 66.12 feet; thence S89°36'01"E, for 105.00 feet to said West right of way line; thence along said West right of way line, S00°20'42"W, for 66.29 feet to the POINT OF BEGINNING and containing 0.16 acres more or less.

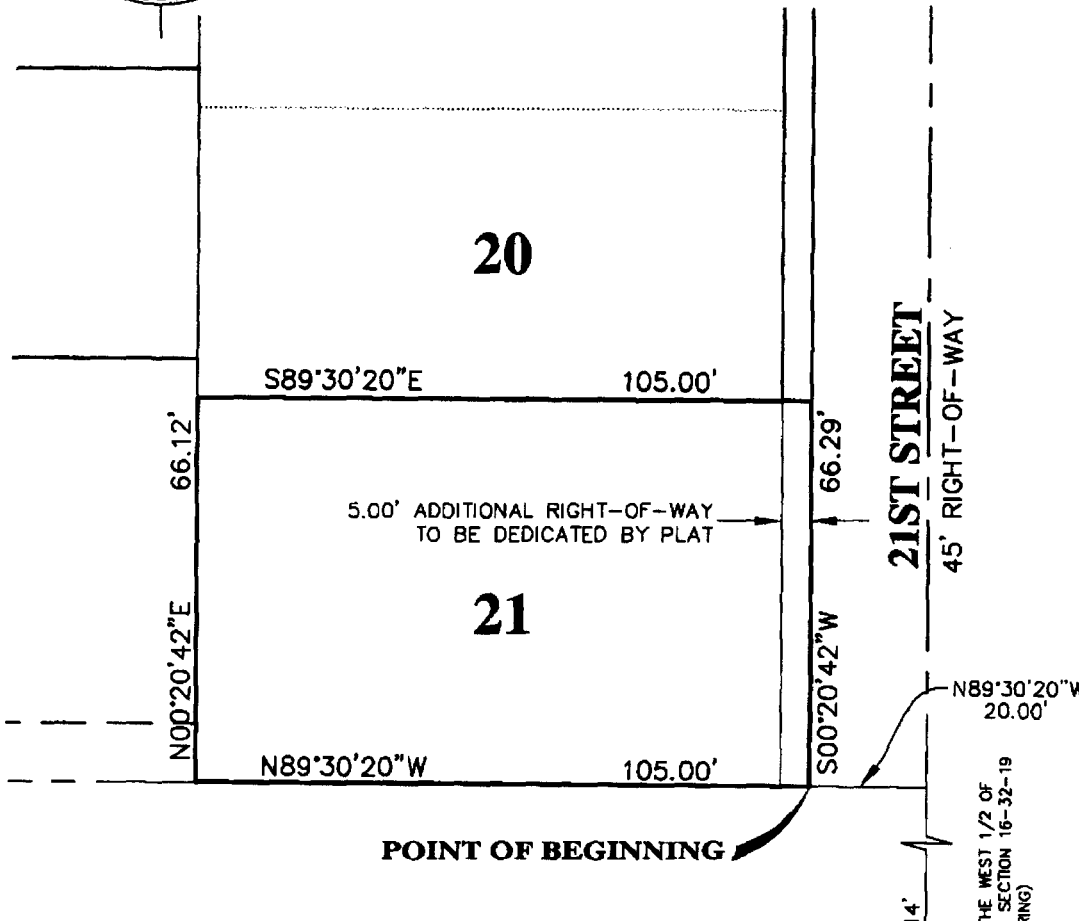
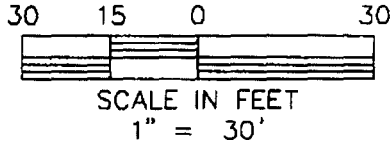
**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM, MORE SPECIFICALLY THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID BEARING: N00°20'42"E.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY HILLS & ASSOCIATES, INC.
3. THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENT, RIGHT-OF-WAY, RESCRPTIONS, ETC.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

 <p><b>HILLS &amp; ASSOCIATES, INC.</b> 2406 Benjamin Road, Suite G Tampa, Florida 33634 Phone: 813-887-3130 Fax: 813-887-3140</p>	<p>EXHIBIT "A" PROPOSED LOT 21 BAYOU PASS PHASE 2 SKETCH AND DESCRIPTION</p>	DATE	SCALE	JOB NO.
		06/28/06	1"=30'	03-042
		DRAWN J.W.D.		SHEET 2 of 2
		CK'D BY V.G.B.		

THIS IS NOT A  
CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
SKETCH ONLY - NOT A SURVEY



THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR HILLS & ASSOCIATES, INC., L.B. #7295

VINCENT G. BALLANTONI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No. 5498

06/28/06  
DATE

N89°30'20"W 20.00'  
S00°20'42"W  
1519'14'  
N00°20'42"E  
EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 16-32-19 (BASIS OF BEARING)

**POINT OF COMMENCEMENT**  
SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST

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

NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION AND NOTES



EXHIBIT "A"  
PROPOSED LOT 21  
BAYOU PASS PHASE 2  
SKETCH AND DESCRIPTION

DATE 06/28/06	SCALE 1"=30'	JOB NO. 03-042
DRAWN J.W.D. CK'D BY V.G.B.		SHEET 1 of 2