


DISTANCE OF 878.18 FEET; THENCE SOUTH 48°19'03" EAST, A DISTANCE OF 283.03 FEET; THENCE SOUTH 20°01'02" EAST, A DISTANCE OF 408.18 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 330.06 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAME BEING THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,987.32 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°01'33" EAST, A DISTANCE OF 62.08 FEET; THENCE NORTH 36°42'50" WEST, A DISTANCE OF 180.07 FEET; THENCE NORTH 34°05'58" WEST, A DISTANCE OF 528.85 FEET; THENCE NORTH 36°15'46" WEST, A DISTANCE OF 202.91 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE SOUTH 59°38'45" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 602.67 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 15°58'56" EAST, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 70.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 78°06'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°04'20" EAST 65.53 FEET; THENCE SOUTH 67°07'43" EAST, A DISTANCE OF 84.57 FEET; THENCE NORTH 03°59'20" EAST, A DISTANCE OF 57.98 FEET; THENCE NORTH 15°24'08" EAST, A DISTANCE OF 61.40 FEET; THENCE NORTH 28°59'53" EAST, A DISTANCE OF 28.76 FEET; THENCE NORTH 35°50'38" EAST, A DISTANCE OF 45.56 FEET; THENCE NORTH 25°23'21" EAST, A DISTANCE OF 40.79 FEET; THENCE SOUTH 87°05'12" EAST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 78°20'30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 71°25'13" EAST, A DISTANCE OF 62.53 FEET; THENCE SOUTH 38°21'51" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 297.94 FEET TO AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 30, SAME BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 2,602.65 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 9428, PAGE 3900 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

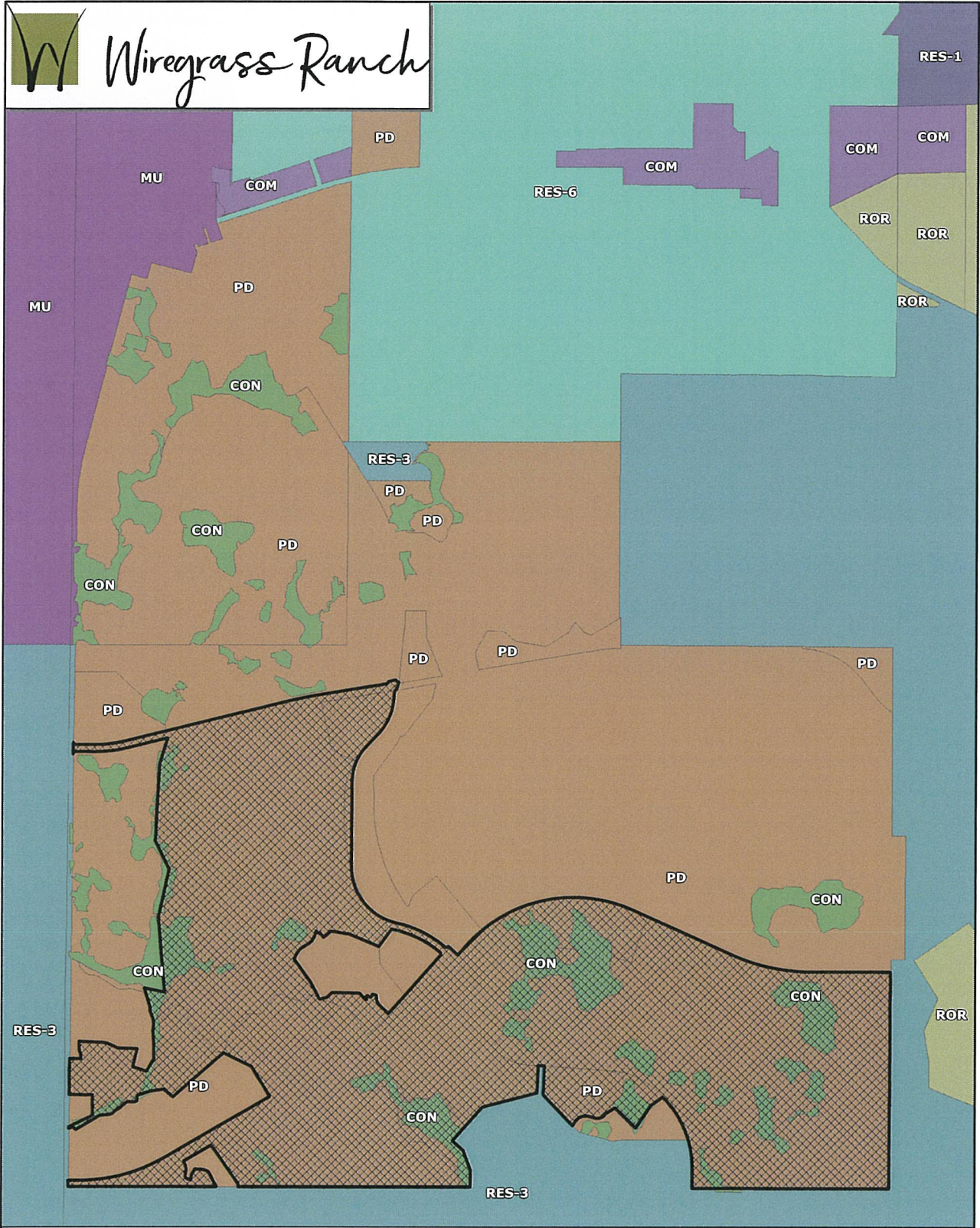
THE TOTAL WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CONTRACTED AREA CONTAINING 1,777.448 ACRES.

**TOTAL WIREGRASS COMMUNITY DEVELOPMENT DISTRICT REMOVED AREA  
CONTAINING A NET OF 2,196.846 ACRES**

# EXHIBIT 9



# Wiregrass Ranch



**- LEGEND -**  
 CDD Contraction Limits



King  
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 Austin, Texas - 512.462.4921  
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## FUTURE LAND USE EXHIBIT

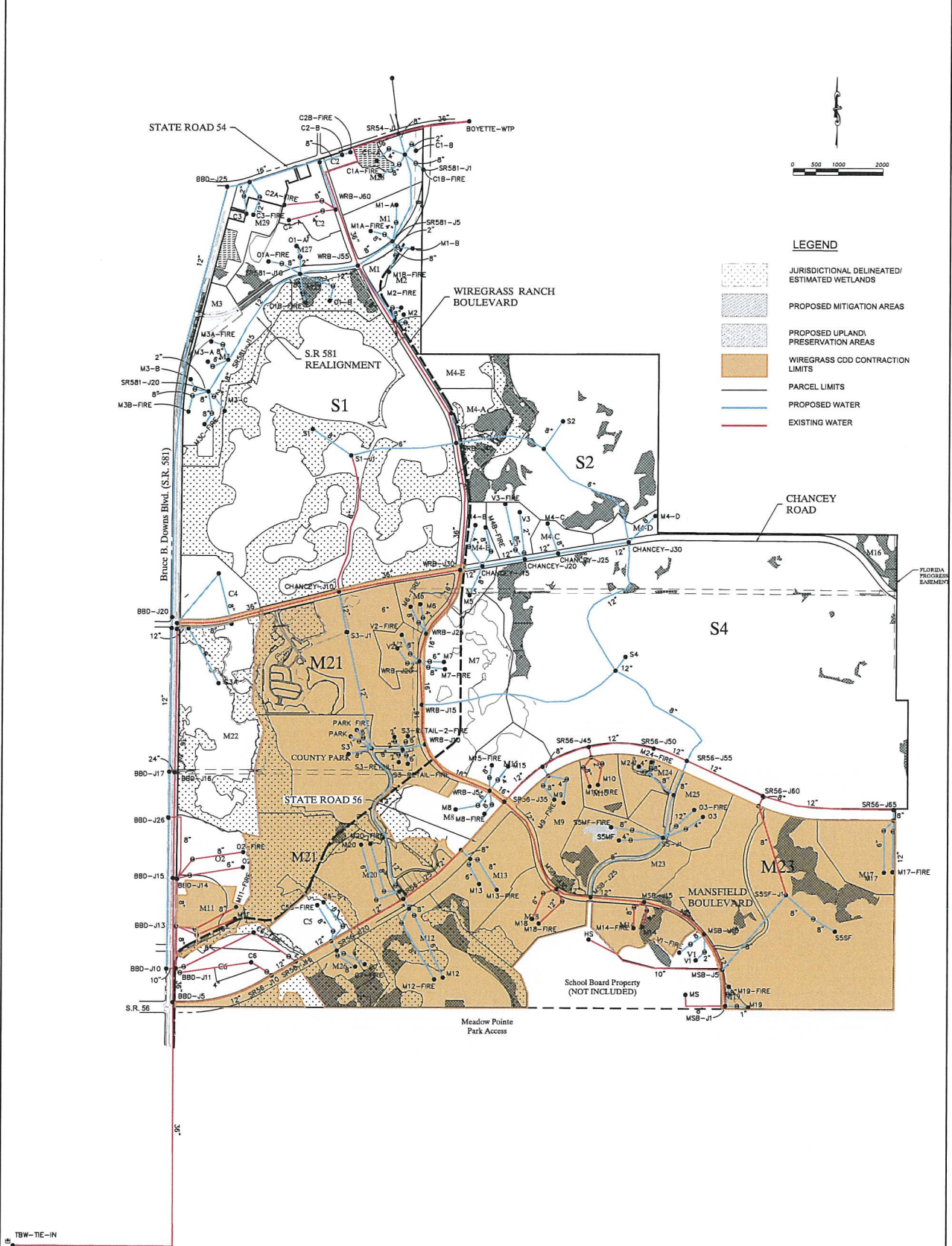
GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

FILE DATE: 12/21/2017 AERIAL DATE: 02/2015  
 ALPS: \AN\GIS\2017\170401\_000\DCDD Contraction Limits\_FLU Exhibit.mxd

# EXHIBIT 10



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**LEGEND**

- JURISDICTIONAL DELINEATED/ ESTIMATED WETLANDS
- PROPOSED MITIGATION AREAS
- PROPOSED UPLAND/ PRESERVATION AREAS
- WIREGRASS CDD CONTRACTION LIMITS
- PARCEL LIMITS
- PROPOSED WATER
- EXISTING WATER

TBW-TIE-IN

DATE	2/27/2010	ISSUE	1
DESIGNED BY	J.L. YODIS	CHECKED BY	J.L. YODIS
<b>WIREGRASS RANCH OVERALL WATER MASTER PLAN</b>			

NO.	DATE	DESCRIPTION	BY
11	4/2015	UPDATED PARCEL M24 CONFIGURATION	PSA
10	2/2014	UPDATED FW MAIN CONFIG. IN M21(S3), RELOCATED PARK	PSA
9	12/2013	UPDATED PARCEL CONFIGURATION	CPK
8	11/2013	REVISED POTABLE WATER MAIN CONFIGURATION IN M23(S5)	CPK
7	07/2013	REVISED DEMANDS AND BOUNDARIES OF W17, W23, O3	LGB
6	08/2012	LAND USE CHANGES S3, CS-S, M20, M4, M15, M16, CS	LSB
5		O3 & O2 ADDITIONAL PIPE	
4	04/2011	PREPARED MASTER PLAN REVIEW COMMENTS	BCT
3	10/2010	NDPC ENTITLEMENTS, REMOVE PROPOSED INTERNAL LAYOUTS	BCT
2	04/2010	PREPARED MASTER PLAN REVIEW COMMENTS	BCT

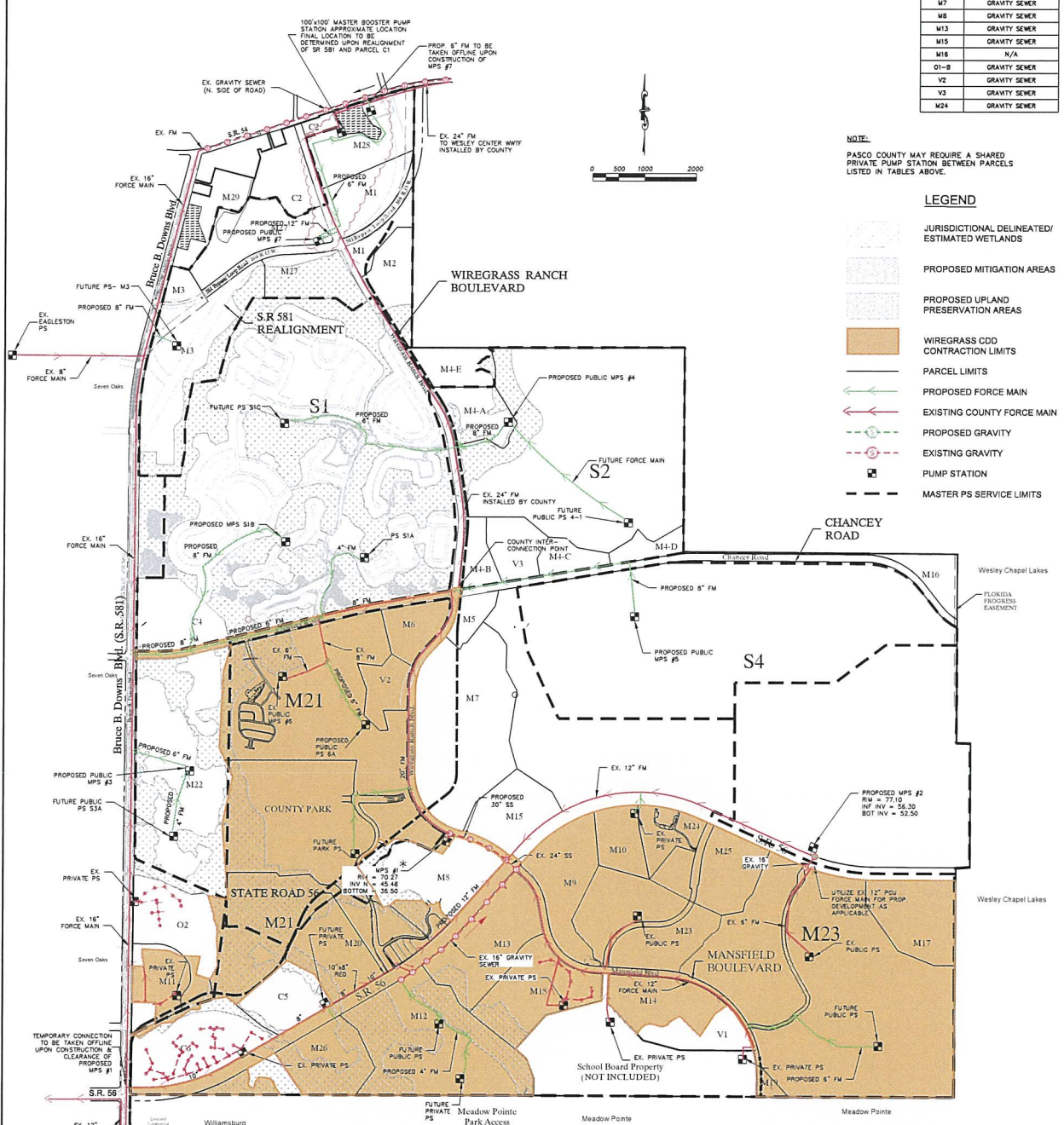
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PARCEL #	TYPE OF SERVICE	PARCEL #	TYPE OF SERVICE	PARCEL #	TYPE OF SERVICE
S1	PUBLIC PUMP STATION	C1-A (M23)	PRIVATE PUMP STATION	S2	GRAVITY SEWER
S3 (M23)	PUBLIC PUMP STATION	C4	PRIVATE PUMP STATION	S3-A	GRAVITY SEWER
S3 (M21)	PUBLIC PUMP STATION	C5-S	PRIVATE PUMP STATION	S4	GRAVITY SEWER
C2-A	PUBLIC PUMP STATION	M9	PRIVATE PUMP STATION	C1-B	GRAVITY SEWER
O3	PUBLIC PUMP STATION	M10	PRIVATE PUMP STATION	C2-B	GRAVITY SEWER
O6	PUBLIC PUMP STATION	M11	PRIVATE PUMP STATION	C3	GRAVITY SEWER
C7	PUBLIC PUMP STATION	M18	PRIVATE PUMP STATION	C5-N	N/A
M3-A	PUBLIC PUMP STATION	M19	PRIVATE PUMP STATION	M1-A	GRAVITY SEWER
M12	PUBLIC PUMP STATION	O2	PRIVATE PUMP STATION	M1-B	GRAVITY SEWER
M14	PUBLIC PUMP STATION	V1	PRIVATE PUMP STATION	M2	GRAVITY SEWER
M17	PUBLIC PUMP STATION	P	PRIVATE PUMP STATION	M3-B	GRAVITY SEWER TO M3-A
M20	PUBLIC PUMP STATION	M5	PRIVATE PUMP STATION	M3-C	GRAVITY SEWER TO M3-A
O1-A	PUBLIC PUMP STATION	M5	PRIVATE PUMP STATION	M4-A	N/A
		M5	PRIVATE PUMP STATION	M4-B	GRAVITY SEWER
				M4-C	GRAVITY SEWER
				M4-D	GRAVITY SEWER
				M5	N/A
				M6	GRAVITY SEWER
				M7	GRAVITY SEWER
				M8	GRAVITY SEWER
				M13	GRAVITY SEWER
				M15	GRAVITY SEWER
				M16	N/A
				O1-B	GRAVITY SEWER
				V2	GRAVITY SEWER
				V3	GRAVITY SEWER
				M24	GRAVITY SEWER



**NOTE:**  
PASCO COUNTY MAY REQUIRE A SHARED PRIVATE PUMP STATION BETWEEN PARCELS LISTED IN TABLES ABOVE.

- LEGEND**
- JURISDICTIONAL DELINEATED/ ESTIMATED WETLANDS
  - PROPOSED MITIGATION AREAS
  - PROPOSED UPLAND PRESERVATION AREAS
  - WIREGRASS CDD CONTRACTION LIMITS
  - PARCEL LIMITS
  - PROPOSED FORCE MAIN
  - EXISTING COUNTY FORCE MAIN
  - PROPOSED GRAVITY
  - EXISTING GRAVITY
  - PUMP STATION
  - MASTER PS SERVICE LIMITS

**NOTE**  
\* MPS-1 WILL BE DUPLEX IN PHASE 1 AND A TRIPLEX IN PHASE 2. PHASE 2 ALSO REQUIRES THE MASTER BOOSTER STATION TO BE A CONSTRUCTED PRIOR TO BUILDOUT.

NO.	DATE	DESCRIPTION	BY
18	5/2017	UPDATED PARCEL M23 CONFIGURATION	NLL
15	4/2015	UPDATED PARCEL M24 CONFIGURATION	CRK
14	09/2014	REVISED S1 AND S3 PUMP STATION LOCATIONS	CRK
13	05/2014	REVISED TABLES PER COUNTY COMMENTS (04/10/14)	CRK
12	03/2014	REVISED W23(C5) AND COUNTY PARK, ADDED PS 6A	CRK
11	11/2013	REVISED FORCE MAIN CONFIGURATION IN M23(S3)	CRK
10	01/2013	REVISED FLOWS AND BOUNDARIES FOR M17, M23, O3, S3A DISCHARGE LOCATION	LSB
9	08/2012	REV. S1, C4 & S3A DISCHARGE LOCATIONS	LSB
8	05/2012	LAND USE CHANGES S3, C5-S, M20, M8, M15, M10, C8, O3	LSB
7	04/2011	PARCEL MASTER PLAN REVIEW COMMENTS	BCT
6	10/2010	NOPIC ENTITLEMENTS REMOVE PROPOSED INTERNAL LAYOUTS	BCT
5	04/10		CRK

**WIREGRASS RANCH OVERALL WASTEWATER MASTER PLAN**

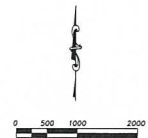
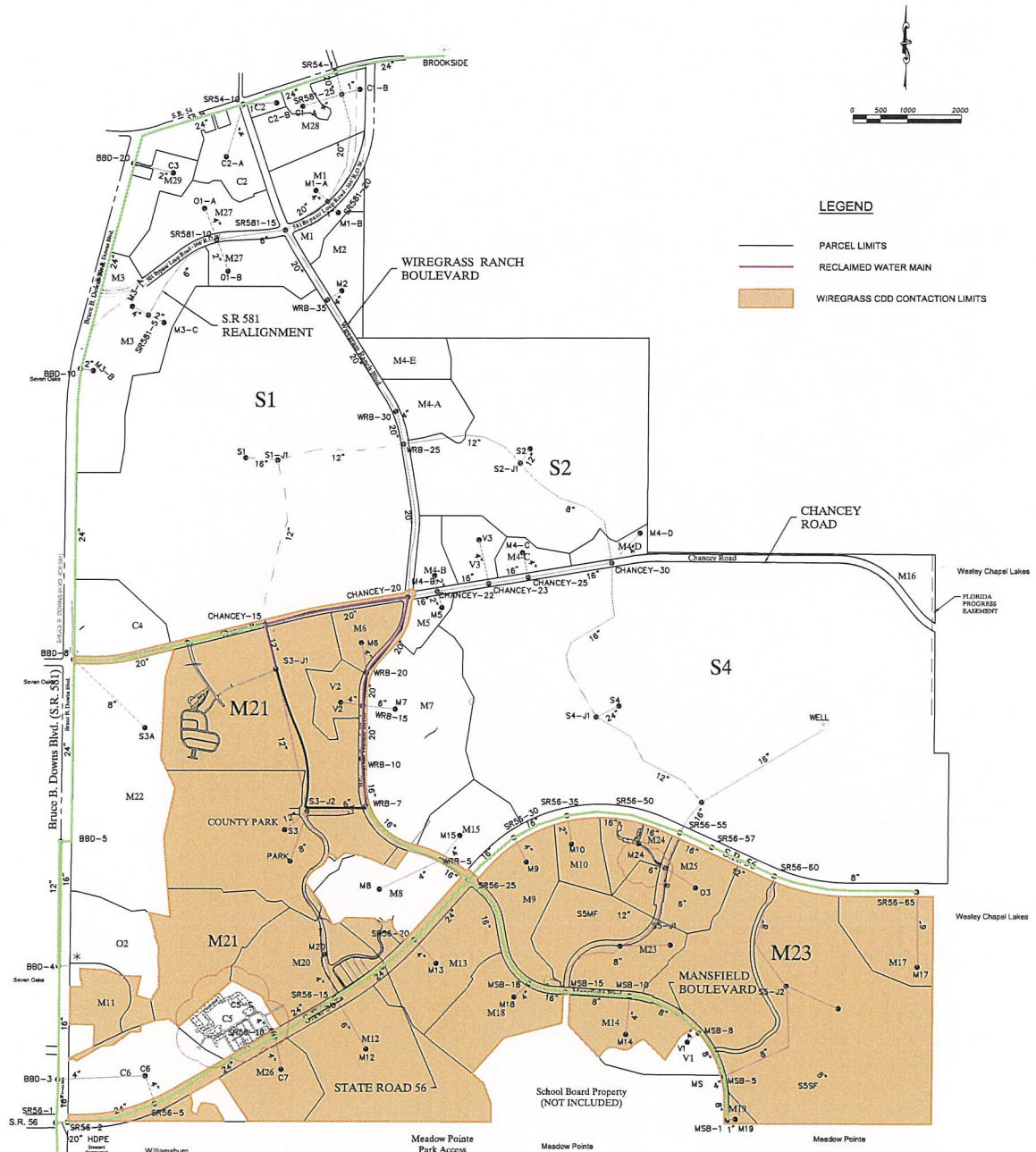
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**LEGEND**

- PARCEL LIMITS
- RECLAIMED WATER MAIN
- WIREGRASS CDD CONTACT LIMITS

\* NOTE  
RECLAIMED SERVICE TO PARCELS 02 AND M11 WILL BE PROVIDED ONLY IF PASCO COUNTY CONSTRUCTS NECESSARY CONNECTION UNDER SR 581 (NOT INCLUDED IN THIS MODEL)

<b>5</b>	<b>WIREGRASS RANCH OVERFALL RECLAIMED WATER MASTER PLAN</b>
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8	8/2015	UPDATED PARCEL M24 & C5 CONFIGURATION	PSA
7	3/2014	UPDATED PARCEL M21(S3) CONFIGURATION, REVISED PARK	CPK
6	12/2013	UPDATED PARCEL CONFIGURATION	CPK
5	11/2013	REVISED RECLAIMED WATERMAIN CONFIGURATION IN M23(S5)	CPK
4	01/2013	REVISED DEMANDS AND BOUNDARIES FOR M17, M23, O3	LSB
3	09/2012	LAND USE CHANGES S3, C5-S, M25, M8, M15, M16, C8, O3 AND ADDED S3 FLOOD COMP AND S4 BORROW PIT	LSB
2	04/2011	PASCO MASTER PLAN REVIEW COMMENTS	BCF
1	7/2010	NOIC ENTITLEMENTS, REMOVE PROPOSED INTERNAL LAYOUTS	BCF

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# EXHIBIT 11

<b><u>Infrastructure Improvements</u></b>	<b><u>Ultimate Ownership and Operation</u></b>	<b><u>Estimated Cost</u></b>
Roadways	Pasco County or District	\$19,882,500
Water, Wastewater and Reclaimed Water Distribution Systems	Pasco County (water and wastewater) and District (reclaimed)	\$3,391,654
Stormwater Management Infrastructure	District	\$3,481,600
Undergrounding	n/a	\$1,267,094
Landscaping and Hardscaping	Pasco County or District	\$5,508,500