

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

Tucker F. Mackie, Esq.
KUTAK ROCK, LLP
107 W. College Avenue
Tallahassee, Florida 32301

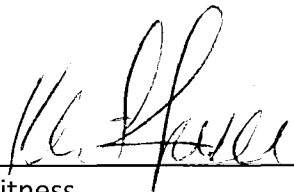

**NOTICE OF ESTABLISHMENT OF THE
WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT**

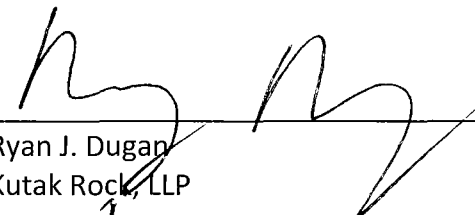


PLEASE TAKE NOTICE that on September 20, 2022, pursuant to a petition filed by D.R. Horton, Inc., the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 22-54 which became effective on September 23, 2022, establishing the Westwood of Pasco Community Development District ("District"). 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 Economic Opportunity in accordance with Section 189.014, Florida Statutes.

THE WESTWOOD OF PASCO 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 4th day of October, 2022, and recorded in the Official Records of Pasco County, Florida.

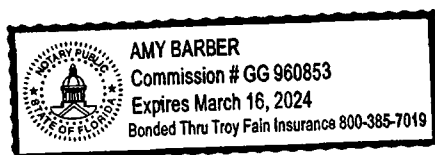

 Witness

 Print Name


 Ryan J. Dugan
 Kutak Rock, LLP

 Witness

 Print Name

STATE OF FLORIDA
 COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2022, by Ryan J. Dugan, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)



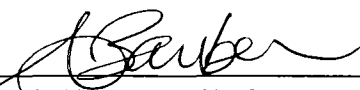

 NOTARY PUBLIC, STATE OF FLORIDA
 Name: Amy Barber
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A

PROPERTY DESCRIPTION:

A portion of the West 1/2 of Section 20, Township 26 South, Range 18 East, Pasco County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 20; thence run North 89°26'24" West, 2642.68 Feet along the North boundary line of said Section 20 to the Northwest corner of the Northeast 1/4 of said Section 20; thence South 00°15'19" West, 326.70 feet along the East boundary line of the West 1/2 of said Section 20 per description recorded in O.R. Book 997, Page 1413 and 1414 of the public records of Pasco County, Florida, to the Northerly right-of-way line of Seaboard Coast Line Railroad right-of-way as now established and the POINT OF BEGINNING; thence continue South 00°15'19" West, 1920.02 feet along said East boundary line of the West 1/2 of said Section 20 per description recorded in O.R. Book 997, pages 1413 and 1414 of the public records of Pasco County, Florida; thence South 72°39'25" West, 1930.40 feet parallel with said Northerly right-of-way line; thence North 00°15'19" East, 1920.02 feet parallel with said East boundary line of the West 1/2 of said Section 20 per description recorded in O.R. Book 997, pages 1413 and 1414 of the public records of Pasco County, Florida, to a point on said Northerly right-of-way line; thence North 72°39'25" East, 1930.40 feet along said Northerly right-of-way line to the POINT OF BEGINNING.

ALSO DESCRIBED BY SURVEY OF MRIC SPATIAL, LLC

A tract of land lying in and being a portion of the West 1/2 of Section 20, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 20; thence run N. 89°13'22" W., 2642.68 Feet along the North boundary line of said Section 20 to the Northwest corner of the Northeast 1/4 of said Section 20; thence S. 00°28'34" W., 326.61 feet along the East boundary line of the West 1/2 of said Section 20, to the Northerly right-of-way line of Seaboard Coast Line Railroad right-of-way as now established; thence continue S. 00°28'34" W., 91.99 feet along said East boundary line to a point on the Southerly right-of-way line for Tower Road, according to the plat of BEXLEY SOUTH PARCEL 4 PHASE 1, as recorded in Plat Book 72, Page 74 of the public records of Pasco County, Florida for a POINT OF BEGINNING; thence continue S. 00°28'34" W., 1828.26 feet along said East boundary line and the West boundary of BALLANTRAE VILLAGE 6, according to the official plat thereof recorded in Plat Book 53, Page 1 of the public records of Pasco County, Florida to the Northeast corner of SUNCOAST MEADOWS INCREMENT TWO according to the official plat thereof recorded in Plat Book 55, Page 129 of the public records of Pasco County, Florida; thence S. 72°53'27" W. 1930.38 feet along the Northerly boundary of said SUNCOAST MEADOWS INCREMENT TWO, to a point on the East boundary of SUNCOAST POINTE VILLAGES 2A, 2B AND 3, according to the official plat thereof recorded in Plat Book 59, Page 131 of the public records of Pasco County, Florida; thence N. 00°28'45" E. 1828.09 feet along said East boundary of SUNCOAST POINTE VILLAGES 2A, 2B AND 3 to a point on aforesaid Southerly right-of-way of Tower Road; thence along said Southerly right-of-way the following two (2) courses; 1) N. 72°53'07" E., 1917.52 feet; 2) N. 72°52'10" E. 12.82 feet to the POINT OF BEGINNING.

Containing 77.23 acres more or less.