

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ESTABLISHING THE TARA VERDE PHASE 1 AND 2 MAINTENANCE AND CAPITAL IMPROVEMENT DISTRICT MUNICIPAL SERVICE BENEFIT UNIT TO PROVIDE FOR THE PROVISION OF FUNDING FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS; ESTABLISHING A SPECIAL ASSESSMENT RATE; ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE; PROVIDING A CERTIFICATE TO THE SPECIAL ASSESSMENT ROLL FOR THE TARA VERDE PHASE 1 AND 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS.**

**WHEREAS**, pursuant to Section 125.01(1)(q), Florida Statutes, the Board of County Commissioners is authorized to establish municipal services benefit units for any part of the unincorporated area of the county in order to provide essential facilities and municipal services in such area; and

**WHEREAS**, the Land Development Code requires that all new developments and/or subdivisions create a Municipal Service Benefit Unit (MSBU) for future general maintenance and capital improvements as referenced in Section 407.83 of the Alachua County, Florida Land Development Code and be recorded simultaneously with the plat; and

**WHEREAS**, Section 37.03 of the Alachua County Code authorizes the Board of County Commissioners to establish special assessment districts to pay the County for costs of maintenance and improvements that benefits the real property within the district; and,

**WHEREAS**, Chapter 37 of the Alachua County Code provides a process for the adoption of assessments; and

**WHEREAS**, Section 39.15.01 modifies Chapter 37 by providing that upon infrastructure being dedicated to the public, a special improvement district shall be established for that infrastructure; and,

**WHEREAS**, in order to provide a dedicated fund to maintain the infrastructure dedicated to the County so that repairs and replacement can be performed in a timely fashion which does not rely upon or burden the general revenue funds of the county; and

**WHEREAS**, the Board finds that the creation of such a municipal services benefit unit for general maintenance and capital improvements is the most appropriate method of providing such municipal services within the Tara Verde Phase 1 and 2 platted developments; and

**WHEREAS**, the adoption of this resolution will promote the health, safety, and welfare of the citizens of Alachua County, Florida;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Alachua County, Florida as follows:

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**SECTION 1. AUTHORITY**

The Board of County Commissions has the authority pursuant to Section 125.01(1)(q), Florida Statutes, and Sections 37.03 and 39.15.01, Alachua County Code, to establish Municipal Services Benefit Units for the provision of funding for the maintenance of infrastructure and Capital Improvements.

**SECTION 2 – FINDINGS**

- A. The Board of County Commissioners finds that it is in the public interest to provide for infrastructure that is in good repair and maintained at an appropriate level.
- B. At present, the maintenance of infrastructure that has been dedicated to the County is dependent upon allocations from general revenues to maintain, repair and replace the infrastructure over its expected lifetime.
- C. Circumstances arise where maintenance may be required during the expected lifetime of the infrastructure and there is no fund set aside that can be used to make repairs and any conditions which require repairs have to compete with other infrastructure needs of the County and often the needs of individual residential neighborhoods are of lower priority than more heavily traveled areas.
- D. Having a dedicated fund available which may only be used for maintenance of a single district’s infrastructure ensures that those repairs will not have to compete for funding with other County needs and will be done on a more timely basis.
- E. The regular maintenance of the district’s infrastructure will benefit the developed property in the district by improving the appearance and safety of the infrastructure which will contribute to the value of the developed parcels in the district.
- F. The regular maintenance of the district’s roadway infrastructure will ensure access to all real property located within the district.
- G. The Board finds that all developed and undeveloped parcels will benefit from the maintenance and infrastructure improvements in the district since the district is a single-family residential neighborhood in which a single-family residence can be constructed. The Board finds that the most equitable way of allocating the costs will be on an equivalent residential unit (ERU) basis. Since each single-family residence typically generates a relatively equal number of vehicle trips, it is fair and reasonable to assign one ERU to each residential dwelling unit. To account for the anticipated reduced vehicle trips associated with each undeveloped parcel, it is fair and reasonable to assign .8 ERUs to each undeveloped parcel.

**SECTION 3 – MUNICIPAL SERVICES BENEFITS UNIT CREATED**

A MSBU is created which includes the area within the boundaries of Tara Verde Phase 1 MSBU for General Maintenance and Capital Improvements shall consist of all properties of Tara Verde Phase 1 and 2 per legal description (Exhibit 1) of the public records of Alachua County, Florida. This MSBU shall be known as the TARA VERDE PHASE 1 AND 2 MAINTENANCE AND CAPTIAL IMPROVEMENT DISTRICT. (DISTRICT). Attached

95 as Exhibit 2 is the Plat for Phase 1 and 2 outlining the boundaries of the DISTRICT.

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97 **SECTION 4. - PURPOSE**

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99 The purpose of the DISTRICT is to provide funding for the maintenance, drainage, mowing,  
100 roadway improvements, and general maintenance of rights-of-way including sidewalks.

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102 **SECTION 5. - AUTHORIZING SPECIAL ASSESSMENTS**

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104 (a) Municipal services as authorized by this article may be funded by special assessments  
105 on a per ERU basis;
- 106 (b) Annually, the Board of County Commissioners shall set the rate of the special assessment  
107 by Resolution at a public hearing during its budget adoption process for each fiscal year.
- 108 (c) ) Based on the anticipated annual maintenance services, infrastructure repairs, and reserve  
109 for future infrastructure replacement costs over the next 30 years, the maximum annual budget  
110 for the district is estimated to be \$ \$210,313.17. The maximum annual assessment rate for  
111 the district is estimated to be \$ \$1,188.21 per ERU.  
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114 **SECTION 6. BUDGET**

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116 A. The annual fiscal year for the operation of Tara Verde Phase 1 and 2 MSBU  
117 for General Maintenance and Capital Improvements shall run from October 1<sup>st</sup> of each year  
118 to September 30<sup>th</sup> of the following year. The Board of County Commissioners of Alachua  
119 County, Florida, on or before October 1<sup>st</sup> of each year shall hold a public hearing and adopt  
120 a budget setting forth the amounts necessary for the costs and expenses of furnishing  
121 municipal services authorized by this article, which budget shall serve as a basis for the  
122 annual levying of assessments herein provided for. All funds received shall be separately  
123 accounted for with respect to other county funds.
- 124 B. The annual budget submission shall attach the basis for the budget calculation used in  
125 determining the annual budget and the calculation of the individual assessments.  
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127 **SECTION 7 COLLECTION OF SPECIAL ASSESSMENTS**

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129 (a) The Board of County Commissioners intends that the Uniform Assessment Collection Act  
130 be used for the collection of the assessments.  
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- 132 (b) The Alachua County Property Appraiser shall furnish to the Board of County Commissioners  
133 a roll covering all properties within the territorial limits of Tara Verde Phase 1 and 2 MSBU  
134 for General Maintenance and Road Improvements upon which rolls the Board will place the  
135 levy for each assessable parcel. A property owner in said municipal services benefit unit  
136 shall have the right to file written objections of the proposed assessments, the amount and  
137 rate thereof, and to appear before said board in support of such objection. The  
138 Board shall hold a noticed public hearing to consider and act upon any such objection. The  
139 Board shall fix the rate of assessments at that hearing and shall provide the final  
140 assessment roll to the Alachua County Tax Collector having first noted thereon  
141 the levy against each parcel of property described herein for which an assessment is made.  
142 The Alachua County Tax Collector shall then include in the county tax roll on all

143 required notices the assessment thus made by the Board and the same shall be  
144 collected in the manner and form for the collection of county taxes and paid over by the  
145 Alachua County Tax Collector to said Board.

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147 **SECTION 8. LIENS ON PROPERTY**  
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149 Pursuant to the Uniform Assessment Collection Act and Section 37.27 of the Alachua  
150 County Code, special assessments imposed pursuant to this article shall be a lien upon the land or  
151 assessed of equal rank and dignity to the lien of county property taxes until same have been paid. If  
152 the same becomes delinquent, it shall be considered a part of the county tax subject to the same  
153 penalties, charges, fees, and remedies for enforcement and collection, and shall be enforced and  
154 collected as provided by the laws of Florida for the collection of such taxes.

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156 **SECTION 9. EXPENDITURE OF REVENUE**  
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158 No funds of the DISTRICT shall be used for any purposes other than the purposes of such  
159 MSBU and the administration of the business of said benefit unit.

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162 **SECTION 10. EXEMPTIONS**

163 Exemptions from the assessments imposed under the resolution shall be governed  
164 by Section 37.17.1, Alachua County Code.

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166 **SECTION 12. SEVERABILITY**

167 It is declared to be the intent of the Alachua County Board of County Commissioners that if  
168 any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid or  
169 unconstitutional, invalidity or unconstitutionality shall not be construed as to render invalid or  
170 unconstitutional the remaining provisions of the Resolution.

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**SECTION 13. EFFECTIVE DATE**

This Resolution shall take effect upon adoption.

**DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA**

**ATTEST:**

**J. K. "Jess" Irby, Esq.**

**Clerk Board of County Commissioners**

**BY: \_\_\_\_\_**

**MARY C. ALFORD, CHAIR**

**(SEAL)**

**APPROVED AS TO FORM**

\_\_\_\_\_  
**County Attorney**

## EXHIBIT 1

### TARA VERDE PHASE 1 - LEGAL DESCRIPTION (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (PRM 6602) AT THE SOUTHEAST CORNER OF TARA ESERALDA PHASE I (PER PLAT BOOK 39, PAGES 1-2) FOR THE POINT OF BEGINNING; THENCE RUN NORTH  $00^{\circ}46'43''$  WEST, ALONG THE EAST LINE OF SAID TARA ESERALDA PHASE I, A DISTANCE OF 287.50 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 170.17 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $00^{\circ}46'43''$  WEST, A DISTANCE OF 95.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 472.12 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $00^{\circ}46'43''$  EAST, A DISTANCE OF 112.50 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 7.88 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $00^{\circ}46'43''$  EAST, A DISTANCE OF 330.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 115.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $00^{\circ}46'43''$  EAST, A DISTANCE OF 305.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 115.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $00^{\circ}46'43''$  EAST, A DISTANCE OF 65.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.72 FEET, THROUGH A CENTRAL ANGLE OF  $27^{\circ}17'13''$ , SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH  $12^{\circ}51'53''$  WEST, 35.38 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE END OF SAID CURVE; THENCE RUN SOUTH  $65^{\circ}48'05''$  EAST, A DISTANCE OF 50.02 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.51 FEET, THROUGH A CENTRAL ANGLE OF  $26^{\circ}21'46''$ , SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH  $12^{\circ}24'10''$  EAST, 57.01 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF TANGENCY; THENCE RUN NORTH  $00^{\circ}46'43''$  WEST, A DISTANCE OF 360.62 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 10.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.71 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH  $44^{\circ}13'17''$  EAST, 14.14 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF TANGENCY; THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 21.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $40^{\circ}34'09''$  EAST, A DISTANCE OF 66.60 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $00^{\circ}46'43''$  WEST, A DISTANCE OF 230.00 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH  $89^{\circ}13'17''$  EAST, A DISTANCE OF 107.08 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) ON THE EAST LINE OF FRACTIONAL SECTION 34; THENCE RUN SOUTH  $00^{\circ}44'32''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.19 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $01^{\circ}23'15''$  EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 16.78 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 509) AT THE NORTHWEST CORNER OF ARBOR GREENS PHASE II, UNIT I (PER PLAT BOOK 29, PAGES 80-81); THENCE RUN SOUTH  $00^{\circ}48'55''$  EAST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID ARBOR GREENS PHASE II, UNIT I, A DISTANCE OF 578.18 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH  $00^{\circ}48'35''$  EAST, CONTINUING ALONG SAID EAST LINE AND ALONG SAID WEST LINE OF ARBOR GREENS PHASE II, UNIT I, A DISTANCE OF 315.11 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AT THE NORTHEAST CORNER OF TARA GREENS 2 (PER PLAT BOOK 38, PAGE 18); THENCE RUN SOUTH  $89^{\circ}32'29''$  WEST, ALONG THE NORTH LINE OF SAID TARA GREENS 2, A DISTANCE OF 1112.69 FEET TO A 4"X4" CONCRETE

MONUMENT (PRM 6602) ON THE EAST LINE OF STRAWBERRY FIELDS UNIT 2 (PER PLAT BOOK 25, PAGE 89); THENCE RUN NORTH 00°48'44" WEST, ALONG THE EAST LINE AND ALONG THE EAST LINE OF STRAWBERRY FIELDS UNIT 1 (PER PLAT BOOK 25, PAGE 88), A DISTANCE OF 315.16 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 00°45'57" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 610.84 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AT THE NORTHEAST CORNER OF SAID STRAWBERRY FIELDS UNIT 1; THENCE RUN NORTH 00°55'45" WEST, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (PRM 6602) AT THE SOUTHEAST CORNER OF TARA ESMERALDA PHASE I (PER PLAT BOOK 39, PAGES 1-2) FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 33°49'00" EAST, A DISTANCE OF 64.33 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°29'29" EAST, A DISTANCE OF 209.94 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°27'27" EAST, A DISTANCE OF 210.06 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 01°37'06" EAST, A DISTANCE OF 210.37 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 89°32'56" WEST, A DISTANCE OF 209.85 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 89°31'46" WEST, A DISTANCE OF 209.84 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 01°42'31" WEST, A DISTANCE OF 209.90 FEET TO THE POINT OF BEGINNING.

TARA VERDE PHASE I, CONTAINING 26.58 ACRES, MORE OR LESS.





## EXHIBIT 1

### TARA VERDE PHASE 2 - LEGAL DESCRIPTION (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (PRM 6602) AT THE SOUTHEAST CORNER OF TARA ESMERALDA PHASE I (PER PLAT BOOK 39, PAGES 1-2) FOR THE POINT OF REFERENCE; THENCE RUN NORTH 00°46'43" WEST, ALONG THE EAST LINE OF SAID TARA ESMERALDA PHASE I, A DISTANCE OF 287.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 170.17 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 00°46'43" WEST, A DISTANCE OF 95.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 472.12 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 112.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 7.88 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 330.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 305.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 65.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.72 FEET, THROUGH A CENTRAL ANGLE OF 27°17'13", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 12°51'53" WEST, 35.38 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE END OF SAID CURVE; THENCE RUN SOUTH 65°48'05" EAST, A DISTANCE OF 50.02 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.51 FEET, THROUGH A CENTRAL ANGLE OF 26°21'46", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°24'10" EAST, 57.01 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF TANGENCY; THENCE RUN NORTH 00°46'43" WEST, A DISTANCE OF 360.62 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 10.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.71 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 44°13'17" EAST, 14.14 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) AND THE POINT OF TANGENCY; THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 21.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 40°34'09" EAST, A DISTANCE OF 66.60 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 00°46'43" WEST, A DISTANCE OF 230.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 107.08 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602) ON THE EAST LINE OF FRACTIONAL SECTION 34; THENCE RUN NORTH 00°44'32" WEST, ALONG SAID EAST LINE, A DISTANCE OF 635.76 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN

SOUTH 89°33'18" WEST, A DISTANCE OF 1112.58 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°44'53" EAST, A DISTANCE OF 186.46 FEET TO A TO A 3"X3" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID TARA ESMERALDA PHASE I; THENCE RUN SOUTH 00°46'43" EAST, ALONG THE EAST LINE OF SAID TARA ESMERALDA PHASE I, A DISTANCE OF 388.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.83 ACRES, MORE OR LESS

