

**TAPESTRY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SUPPLEMENTAL ENGINEER'S REPORT**

February 3, 2016

PREPARED FOR:  
TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



Poulos & Bennett No. 13-108.01

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Engineering Business Number 28567

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## 1. **Introduction**

### 1.1. Location and General Description.

Tapestry (the "Development") is a mixed-use residential project located within Sections 8 and 18, Township 25 South, Range 29 East, City of Kissimmee, Osceola County, Florida,. The project is located at the southeast corner of the intersection of Dyer Boulevard and Carroll Street. (See Exhibits 1 & 2).

The Tapestry Community Development District (the "District") will consist of the portion of property known as Parcel 8 which includes approximately 242.30 acres (see Exhibits 3, 4, and 10).

### 1.2. **District Purpose and Scope**

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements to be financed by the District. The District will finance, acquire and/or, construct, operate, and maintain certain infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the applicable independent unit of local government.

### 1.3. **Description of Land Use**

The lands within the District encompass 242.30 acres. The approved land uses within the District include the following areas:

<b>Proposed Development</b>	<b>Approximate Acres</b>
Residential	225.38
Conservation Area	16.92

The development program allows construction of 1,027 residential units. The development program is further described in the table below. The Phase 1 infrastructure improvements includes approximately 69.24 acres of developable area with 182 residential units.

PRODUCT		PHASE						DEVELOPMENT TOTAL
		1	2	3	4	5	6	
TOWNHOME	20'	52	102	0	28	48	0	230
REAR- LOADED	40'	4	21	0	0	0	0	25
FRONT- LOADED	40'	46	58	5	60	7	53	229
	45'	23	34	12	29	43	77	218
	50'	36	21	65	25	23	26	196
	60'	21	19	20	20	24	25	129
TOTAL # OF UNITS		182	255	102	162	145	181	1027

## 2. Governmental Actions

A Comprehensive Plan Amendment, which changed the land use from Medium and High-Density Residential, Commercial and Industrial to Mixed-Use, was approved on August 15, 2005.

Planning and Engineering for the Development are in progress. The following permits are required for the Development:

1. City of Kissimmee
  - a. Preliminary Plat
  - b. Dewatering
  - c. Mass Grading
  - d. Final Engineering Construction Plan Approval
  - e. Final Plat
2. South Florida Water Management District
  - a. Environmental Resource Permit
    - i. Mass Grading/Master Stormwater Construction
    - ii. Final Engineering for Onsite Improvements
  - b. Water Use Permit (Dewatering)
    - i. Mass Grading/Master Storm
    - ii. Final Engineering for Onsite Improvements
3. Toho Water Authority
  - a. Final Engineering Construction Plans -Water and Reclaim \Water Distribution Systems
  - b. Final Engineering Construction Plans - Sanitary Sewer System
4. Florida Department of Environmental Protection (FDEP)
  - a. Water Distribution System
  - b. Sanitary Sewer System

Please refer to Exhibit 11 for a detailed summary of the permit status. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan for Development as presented herein and that all permits not issued, which are necessary for the Development to proceed, will be obtained during the ordinary course of development.

### **3. Infrastructure Benefit**

The District will fund, maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

1. Project wide public benefits
2. Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, perimeter landscape and irrigation improvements and Carroll Street intersection improvements.

Incidental public benefits include those benefits received by the general public who do not necessarily reside or own land within the District. The general public will benefit from the improvements provided by the District including the water, sewer, and reclaimed water main extensions along Dyer Boulevard and Carroll Street; and intersection improvements at the project entrances.

The proposed infrastructure improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently being developed, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. As noted, the District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. As noted earlier, Mattamy Homes, or other party/parties, ("Developer") will construct and fund the infrastructure not funded by the District.

### **4. Infrastructure Improvements**

The District infrastructure will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this report include elements internal and external to the Development. The elements include the master stormwater management and drainage systems, offsite roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable and reclaimed water main and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed infrastructure are provided in the following sections. Section 8, Estimate of Probable Capital Improvement Costs, details our opinion of probable construction cost for the proposed District infrastructure improvements and the Phase 1 infrastructure improvements.

### **5. Description of Infrastructure**

#### **5.1 Roadway Improvements**

Carroll Street is an existing two (2) lane roadway that is owned and maintained by the City of Kissimmee. The proposed improvements will include connecting the proposed development to the

existing pavement. As part of the development, the City will collect Mobility Fees for the Parcel 8 development, based on the number of dwelling units proposed. The Mobility Fee is collected to offset regional off-site roadway improvements needed to accommodate the increases traffic created by the development. The Mobility Fee is included within the CDD improvements. Exhibit 5, Offsite Roadway Improvements Map, provides a graphical representation of the proposed improvements.

## **5.2 Stormwater Management**

The property, in its previously undeveloped condition, consisted primarily of pasture, with a system of interconnected wetlands that naturally discharge offsite. The majority of stormwater runoff from the site discharges to North Thacker Avenue and ultimately into Shingle Creek. A portion of the site discharges to the south into a conveyance system with an eventual outfall to Shingle Creek.

The District will fund a portion of the acquisition of the master stormwater management system for the proposed development. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with the City of Kissimmee and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6, Stormwater Management Map, provides a graphical representation of the proposed stormwater management system.

Pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels no. 12097C 0060G dated June 18, 2013, the project lies within Zone X, area of minimal flooding.

## **5.3 Potable Water Distribution System**

Potable water service for the development will be provided by Toho Water Authority ("TWA"). An existing 20-inch potable water main runs along Dyer Boulevard from the north and terminates at the Carroll Street intersection; a 12-inch potable water main runs along Dyer Boulevard from the south and terminates at the intersection of Donegan Avenue; and a 12-inch water main runs along Thacker Avenue. An 8-inch potable water main extension will be constructed running along the south side of Carroll Street from Dyer Boulevard to the western portion of the District as part of the development. Water main connections will also be constructed to the existing water mains along Dyer Boulevard and Thacker Avenue. As part of Phase 1 construction, TWA requested that the proposed 8-inch water main extension along Carroll Street from Dyer Boulevard to be upsized to a 16-inch water main. The cost of the water main upsize was reimbursed by TWA.

As part of the development, the TWA will collect a Potable Water Impact Fees for the development, based on the number of dwelling units proposed. The Potable Water Impact Fee is collected by TWA to offset regional off-site distribution and treatment plant capital costs. In addition to the offsite improvements, the on-site distribution system and Potable Water Impact Fees are included within the District improvements. Exhibit 7, Water Distribution System Map, provides a graphical representation of the proposed extensions.

#### **5.4 Reclaimed Water Distribution System**

Reclaimed water service for the development will be provided by TWA. An existing 30-inch reclaimed water main runs south along Dyer Boulevard and through the Dyer Boulevard Extension right-of-way. An 8-inch reclaimed water main extension running along the south side of Carroll Street from Dyer Boulevard to the western portion of the District will be constructed as part of the development as well as a connection to the existing reclaimed water main at the Dyer Boulevard entrance. In addition to the offsite improvements, the on-site distribution system is included within the District improvements. Exhibit 8, Reclaimed Water Distribution System Map, provides a graphical representation of the proposed system.

#### **5.5 Sanitary Sewer System**

Sanitary sewer service for the development will be provided by TWA. An existing 24-inch sewer forcemain runs south along Dyer Boulevard and through the Dyer Boulevard Extension right-of-way. The District will fund construction of one connection to the existing forcemain. As part of the development, the TWA will collect a Sanitary Sewer Impact Fees for the development, based on the number of dwelling units proposed. The Sanitary Sewer Impact Fee is collected by TWA to offset regional off-site distribution and wastewater treatment plant improvements. In addition to the offsite improvements, the on-site collection system and Sanitary Sewer Impact Fees are included within the District's improvements. Exhibit 9, Sanitary Sewer System Map, provides a graphical representation of the proposed system.

#### **5.6 Landscaping**

A perimeter landscape buffer will be constructed in addition to the sod that will be placed on the banks of the proposed stormwater ponds. With the exception of seed, mulch, and sod used for stabilization, no landscaping will be placed on the banks of the ponds. A perimeter wall will be constructed on a portion of the District boundary as required by the City of Kissimmee Land Development Code (LDC). The wall will be required along the adjacent existing roadways for Thacker Avenue, Carroll Street, and Dyer Boulevard Extension.

#### **5.7 Professional and Inspection Fees**

In order to design, permit, and construct the proposed development, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, legal, and landscape. During construction, the various agencies will observe and inspect the project. Each of the agencies will charge an Inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their code. The Professional Services and Inspections Fees are included in the District improvements.

#### **5.8 Construction Schedule**

As of this date, a portion of the local municipality and agency permits required for construction have been obtained. All of the permits for the Master Stormwater System, Mass Grading, and Phase 1 Infrastructure improvements have been obtained and Phase 1 construction is near completion. It is estimated that construction of the Phase 1 infrastructure will be completed in March or April 2016. Phase 1 construction includes the master infrastructure items necessary for the development such as the stormwater ponds (Ponds 1 and 5); lift station; Carroll Street and Dyer Boulevard entrance



improvements; and a majority of the utility connections (See Exhibit 11 for Permit Status).

**6. Ownership and Maintenance**

Proposed District Funded Infrastructure Improvements	Ownership	Maintenance
Onsite Stormwater Management System	CDD	CDD
Carroll Street and Dyer Blvd Entrance Improvements	City	City
Perimeter Landscape and Irrigation	CDD	CDD
Potable Water Distribution System	Toho Water Auth.	Toho Water Auth.
Sanitary Sewer System	Toho Water Auth.	Toho Water Auth.
Reclaimed Water Distribution System	Toho Water Auth.	Toho Water Auth.

**7. Road Right-of-Way, Stormwater Management Ponds, and Other Spaces**

Real property interests for lands within the District needed for construction, operation, and maintenance of District funded facilities will be dedicated by the Developer to the District or other public entity at no cost.

**8. Estimate of Probable Capital Improvement Costs**

**District:**

Facility	Estimated Cost
Stormwater Management System	\$2,636,000.00
Off-site Transportation Improvements*	\$3,663,254.04
Perimeter Landscaping/Irrigation	\$ 650,000.00
Potable Water Distribution System***	\$6,069,804.00
Sanitary Sewer System***	\$5,607,000.00
Reclaimed Water Distribution System**	\$1,223,235.00
Professional Fees and Contingencies	<u>\$ 787,000.00</u>
Total Cost of Infrastructure Construction	\$20,636,293.04

**Phase 1:**

Facility	Estimated Cost
Stormwater Management System	\$1,758,831.94
Off-site Transportation Improvements*	\$ 649,184.26
Perimeter Landscaping/Irrigation	\$ 325,000.00
Potable Water Distribution System***	\$ 965,839.14
Sanitary Sewer System***	\$1,885,301.13
Reclaimed Water Distribution System**	\$ 310,116.92
Professional Fees and Contingencies	<u>\$ 331,000.00</u>
Total Cost of Infrastructure Construction	\$6,225,273.39

\*Mobility Fees Only  
\*\*Includes TWA Inspection Fees (2%)  
\*\*\*Includes both Impact Fees and TWA Inspection Fees (2%)

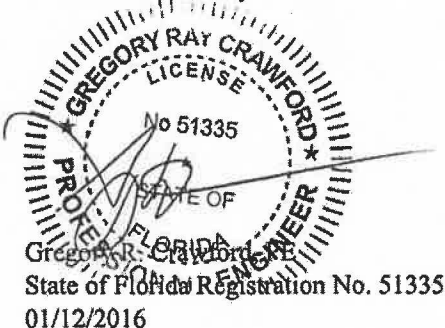
#### 9. **Conclusions and Summary Opinion**

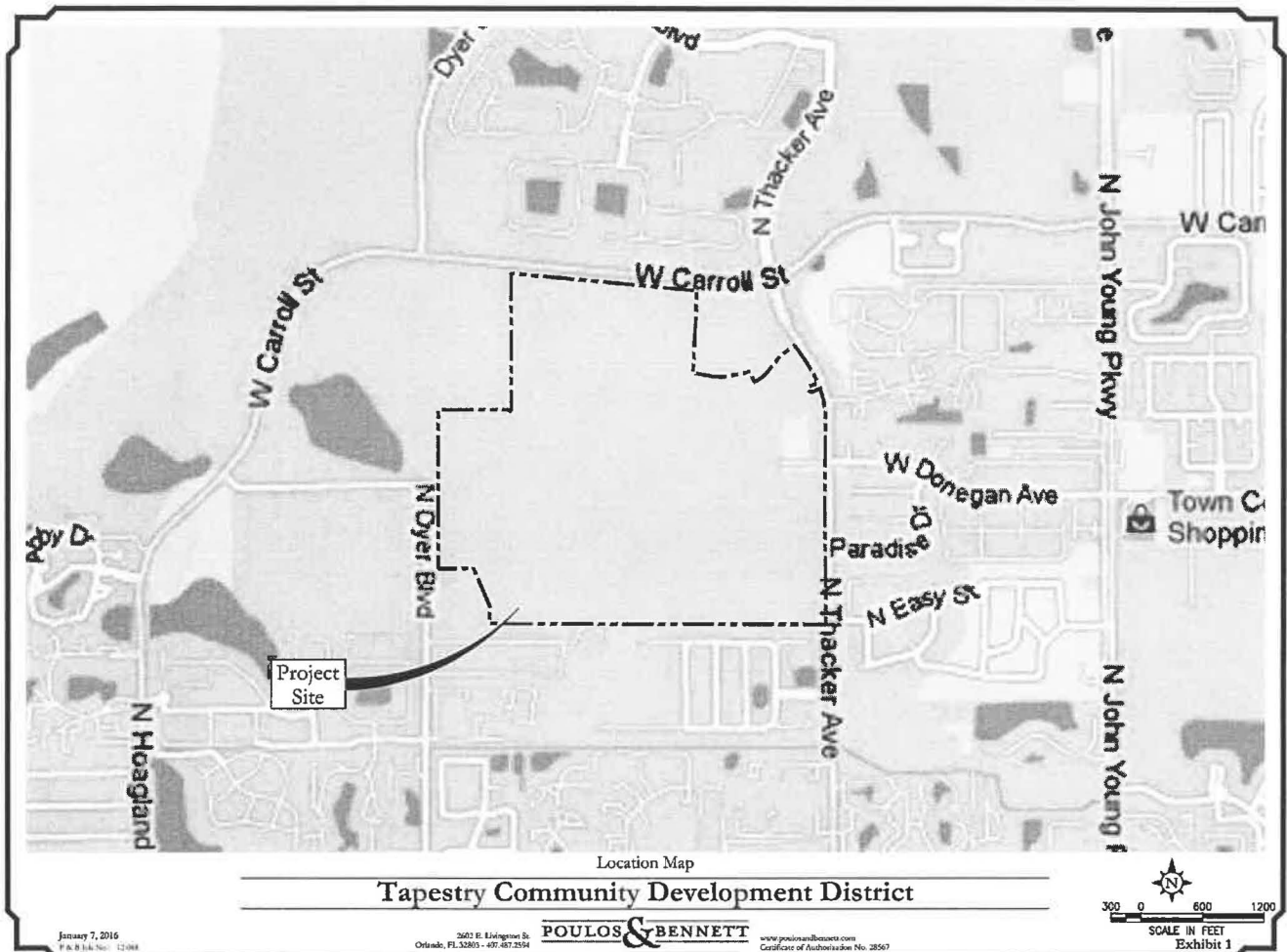
The infrastructure improvements as described are necessary for the functional development of the property within the District as required by the applicable local and state governments. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure as described in this report will serve its intended function so long as the construction is in substantial compliance with the future design and permits. The engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District should levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

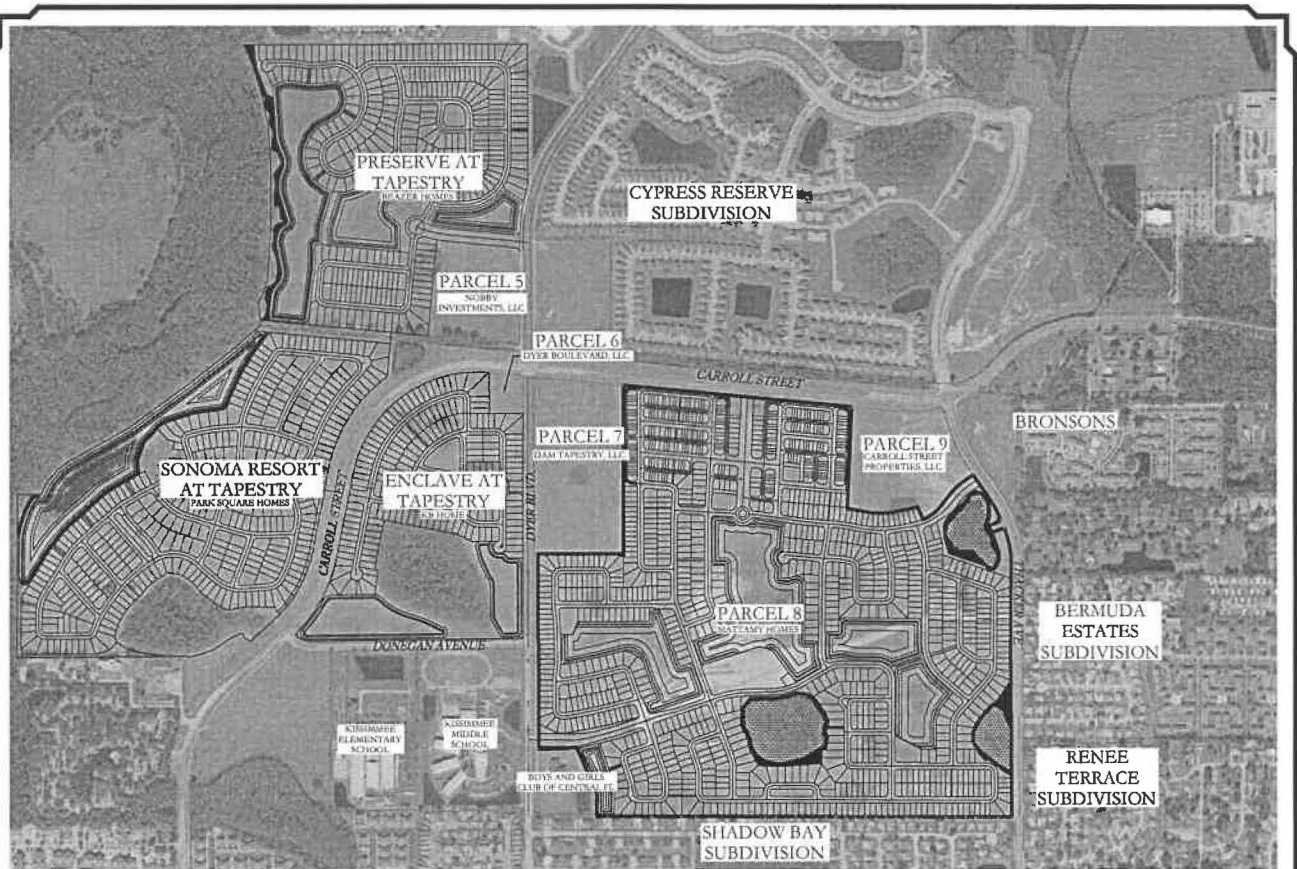
Items of construction cost in this report are based on the current concept plan for the infrastructure construction of the Development for future phases 2 through 6 and actual construction costs for Phase 1. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the Development are reasonable to complete the construction of the infrastructure improvements described herein. All such proposed infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed Development can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

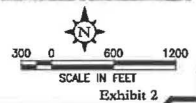
  
Gregory R. Crawford  
State of Florida Registration No. 51335  
01/12/2016





Vicinity Map

## Tapestry Community Development District



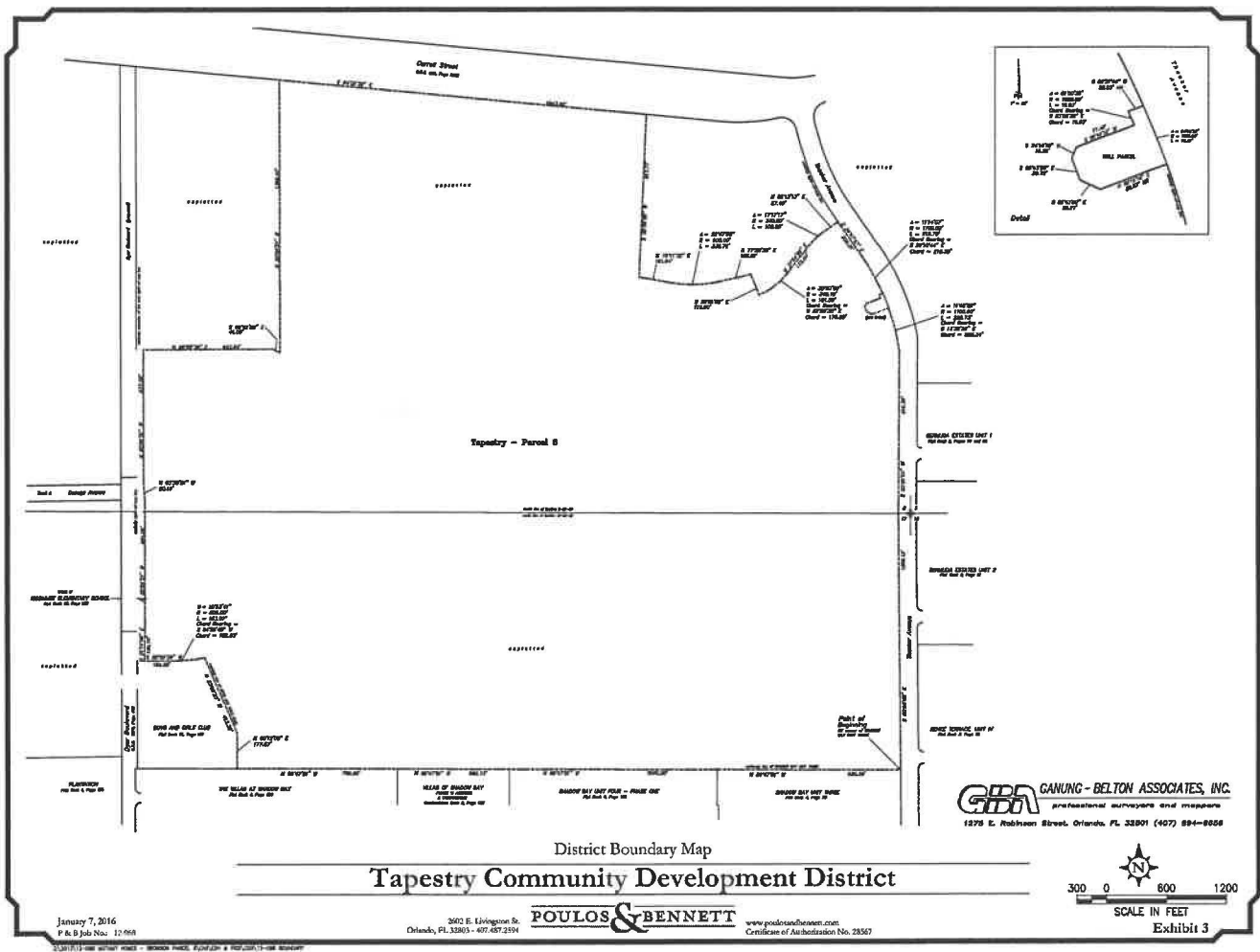
January 7, 2016  
P & B 158 No. 12/068

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EXHIBIT 2 - OTHER MAPS - BRONSON TRAIL, BRONSON & TAPSTRY, LANE 40



LEGAL DESCRIPTION

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SHADOW BAY UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 73, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N 89°47'51" W, ALONG THE NORTH LINE OF SAID SHADOW BAY UNIT THREE, A DISTANCE OF 920.55 FEET TO A POINT ON THE NORTH LINE OF SHADOW BAY UNIT FOUR - PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 152, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE N 89°47'51" W, ALONG THE NORTH LINE OF SAID SHADOW BAY UNIT FOUR - PHASE ONE, A DISTANCE OF 1040.00 FEET TO A POINT ON THE NORTH LINE OF THE VILLAS OF SHADOW BAY, PHASE VI ADDITION, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 2, PAGE 133, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE N 89°47'51" W, ALONG THE NORTH LINE OF THE VILLAS OF SHADOW BAY, PHASE VI ADDITION, A DISTANCE OF 560.73 FEET TO A POINT ON THE NORTH LINE OF THE VILLAS AT SHADOW BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 124, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE N 89°47'51" W, ALONG THE NORTH LINE OF THE VILLAS AT SHADOW BAY, A DISTANCE OF 798.89 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT BOYS AND GIRLS CLUB, AS RECORDED IN PLAT BOOK 21, PAGE 117, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY LINES OF SAID BOYS AND GIRLS CLUB, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: RUN N 00°12'08" E, A DISTANCE OF 177.57 FEET; THENCE RUN N 23°09'23" W, A DISTANCE OF 413.39 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 805.00 FEET; THENCE, ON A CHORD BEARING OF S 84°28'48" W AND A CHORD DISTANCE OF 152.83 FEET, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 153.07 FEET THROUGH A CENTRAL ANGLE OF 103°33'39" TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 89°55'39" W, A DISTANCE OF 187.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DYER BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 1270, PAGE 442, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N 00°04'21" W, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1586.87 FEET; THENCE, DEPARTING THE EASTERLY RIGHT OF WAY LINE OF DYER BOULEVARD, RUN N 89°55'39" E, A DISTANCE OF 682.84 FEET; THENCE RUN S 85°42'58" E, A DISTANCE OF 41.09 FEET; THENCE RUN N 00°04'21" W, A DISTANCE OF 1,308.47 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY,

FLORIDA; THENCE RUN S 84°32'32" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET, A DISTANCE OF 1,843.60 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 02°35'58" W, A DISTANCE OF 817.77 FEET; THENCE RUN S 79°41'32" E, A DISTANCE OF 181.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 22°47'58"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 238.78 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 77°30'30" E, A DISTANCE OF 168.61 FEET; THENCE RUN S 22°01'55" E, A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 346.18 FEET; THENCE, ON A CHORD BEARING OF N 52°50'30" E AND A CHORD DISTANCE OF 178.50 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.58 FEET, THROUGH A CENTRAL ANGLE OF 30°03'09" TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 37°54'56" E, A DISTANCE OF 147.02 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 17°17'17"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.59 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 55°12'13" E, A DISTANCE OF 113.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THACKER AVENUE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN S 34°17'47" E, A DISTANCE OF 201.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF 11°14'06"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.70 FEET TO A POINT ON SAID CURVE; THENCE, DEPARTING THE WESTERLY RIGHT OF WAY LINE OF THACKER AVENUE, RUN S 69°21'44" W, A DISTANCE OF 20.03 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1080.00 FEET; THENCE ON A CHORD BEARING OF S 23°08'38" E AND A CHORD DISTANCE OF 18.03 FEET, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.03 FEET THROUGH A CENTRAL ANGLE OF 01°00'35" TO A POINT ON SAID CURVE; THENCE RUN S 69°16'10" W, A DISTANCE OF 77.48 FEET; THENCE RUN S 24°16'10" W, A DISTANCE OF 13.28 FEET; THENCE RUN S 20°43'50" E, A DISTANCE OF 28.72 FEET; THENCE RUN S 85°43'50" E, A DISTANCE OF 28.27 FEET; THENCE RUN N 89°16'10" E, A DISTANCE OF 88.57 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THACKER AVENUE; SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1100.00 FEET; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THACKER AVENUE THE FOLLOWING COURSES AND DISTANCES: ON A CHORD BEARING OF S 13°32'28" E AND A CHORD DISTANCE OF 225.34 FEET, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 225.73 FEET THROUGH A CENTRAL ANGLE OF 11°45'28" TO THE END OF SAID CURVE; THENCE RUN S 00°28'07" W, A DISTANCE OF 818.28 FEET; THENCE RUN S 00°24'48" E, A DISTANCE OF 1287.76 FEET TO THE POINT OF BEGINNING.

Legal Description

Tapestry Community Development District

January 7, 2016  
P & B Job No. 12-068

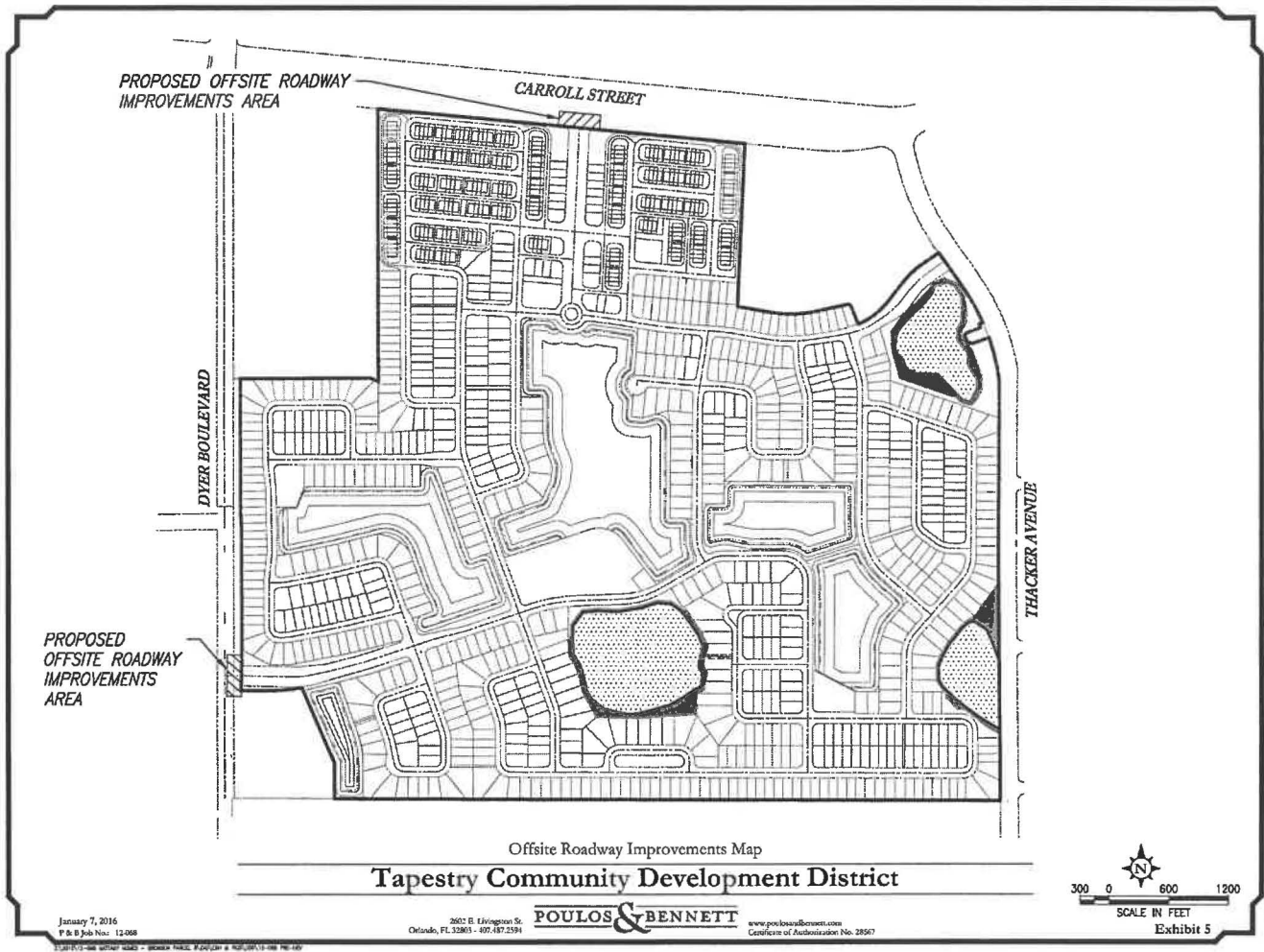
3031 B. Livingston St.  
Orlando, FL 32803 - 407-487-2394

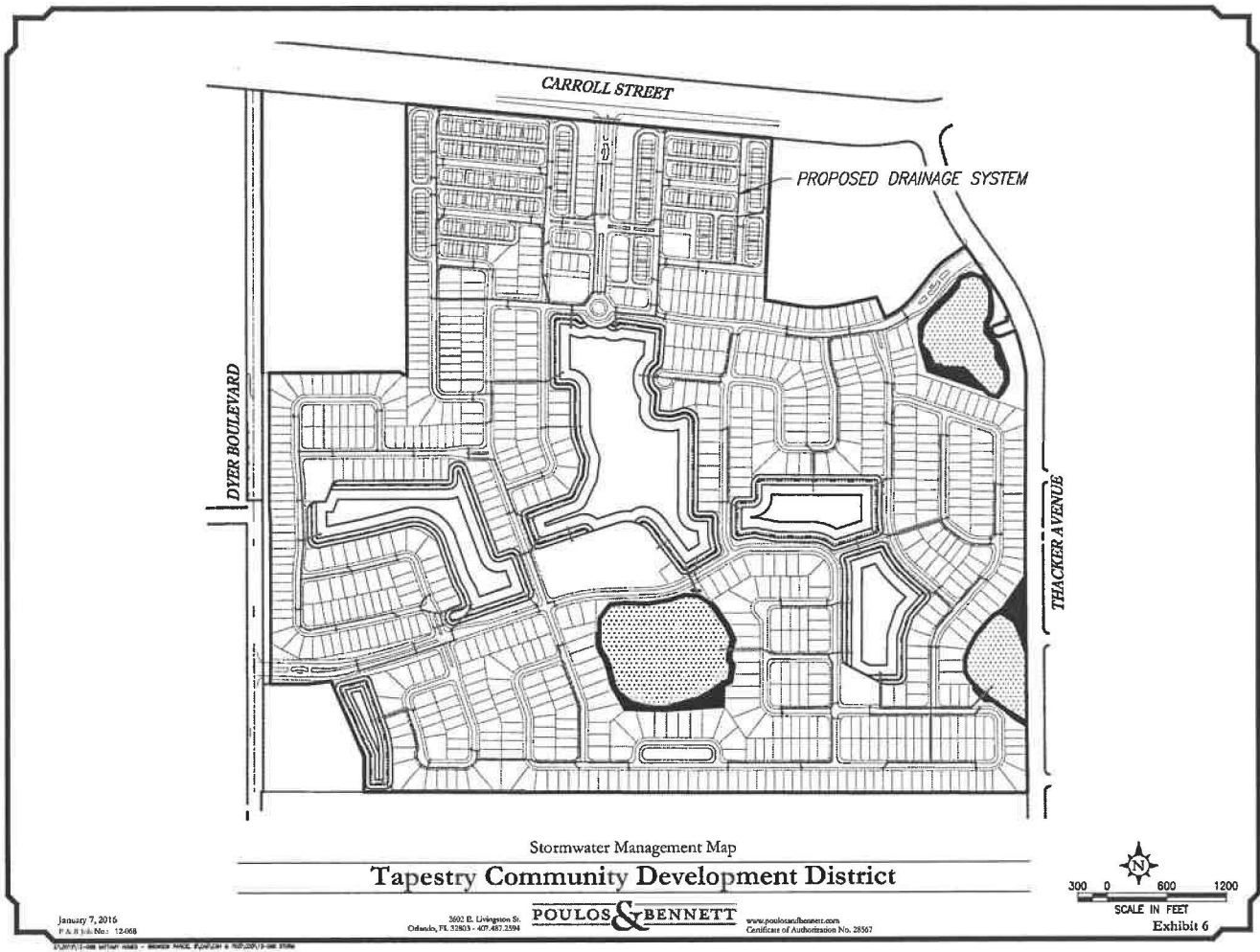
**POULOS & BENNETT**

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Certificate of Authorization No. 28567

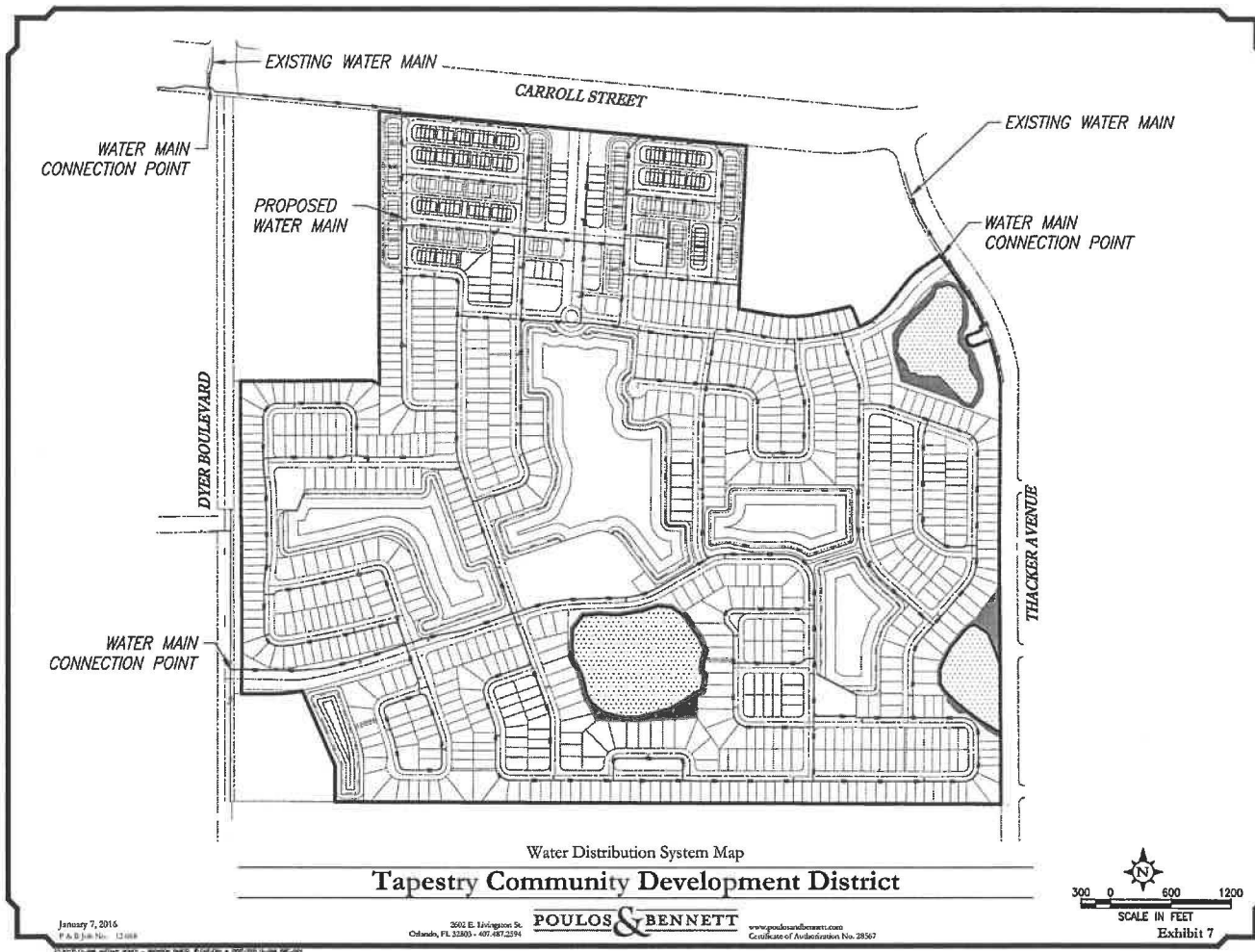
**GPA** GANUNG - BELTON ASSOCIATES, INC.  
professional surveyors and mappers  
1276 E. Robison Street, Orlando, FL 32801 (407) 804-8868

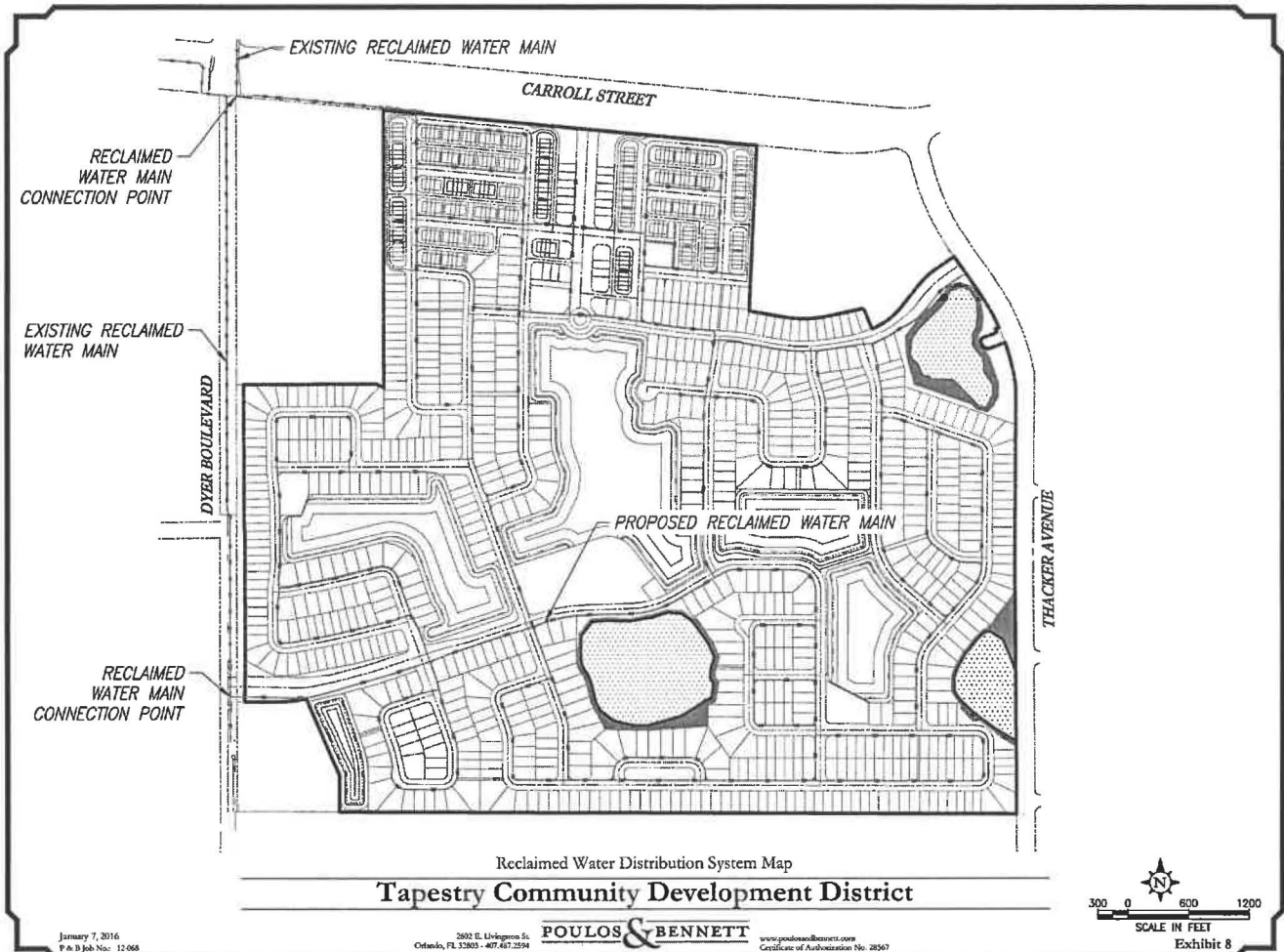
Exhibit 4

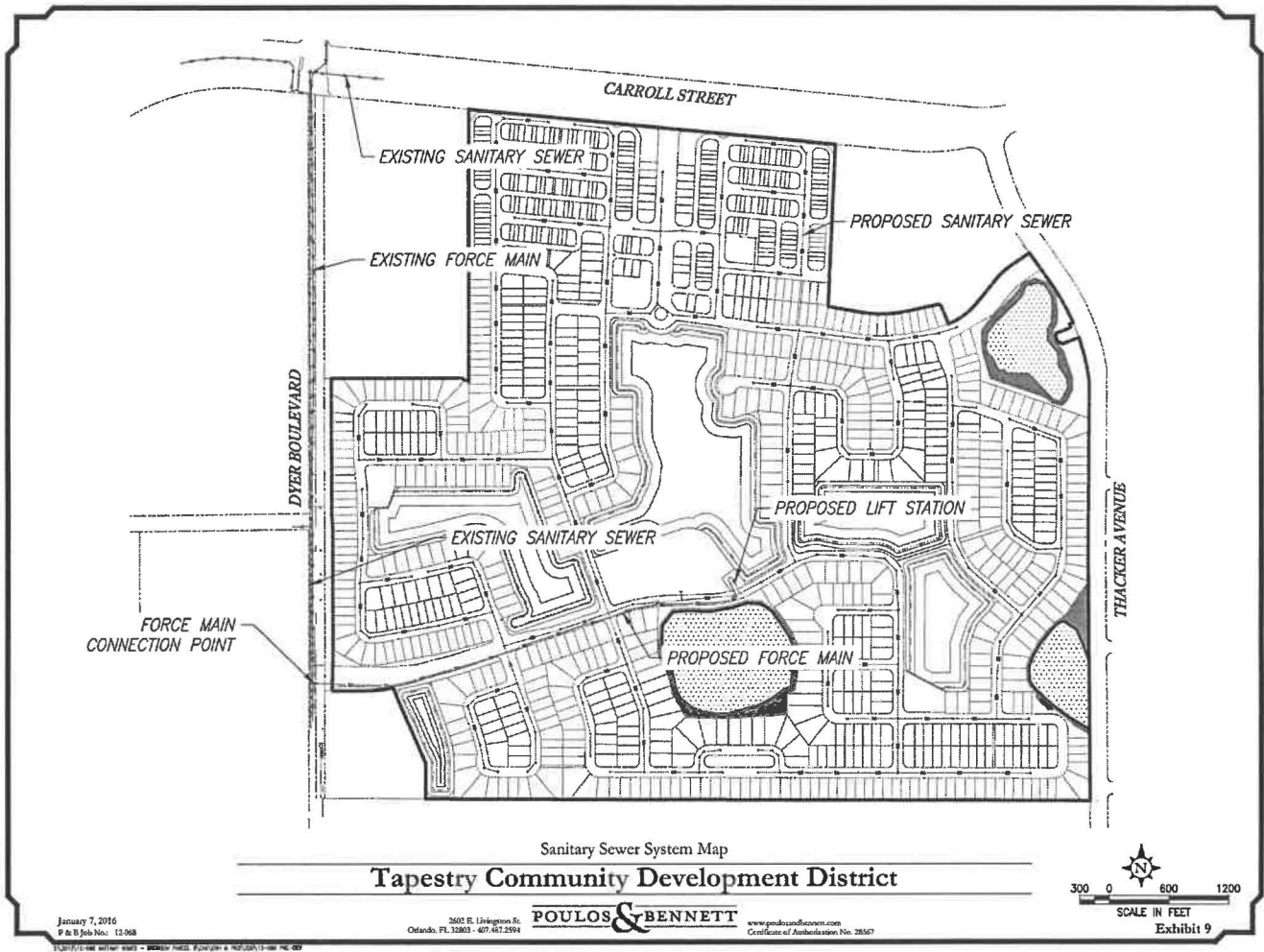


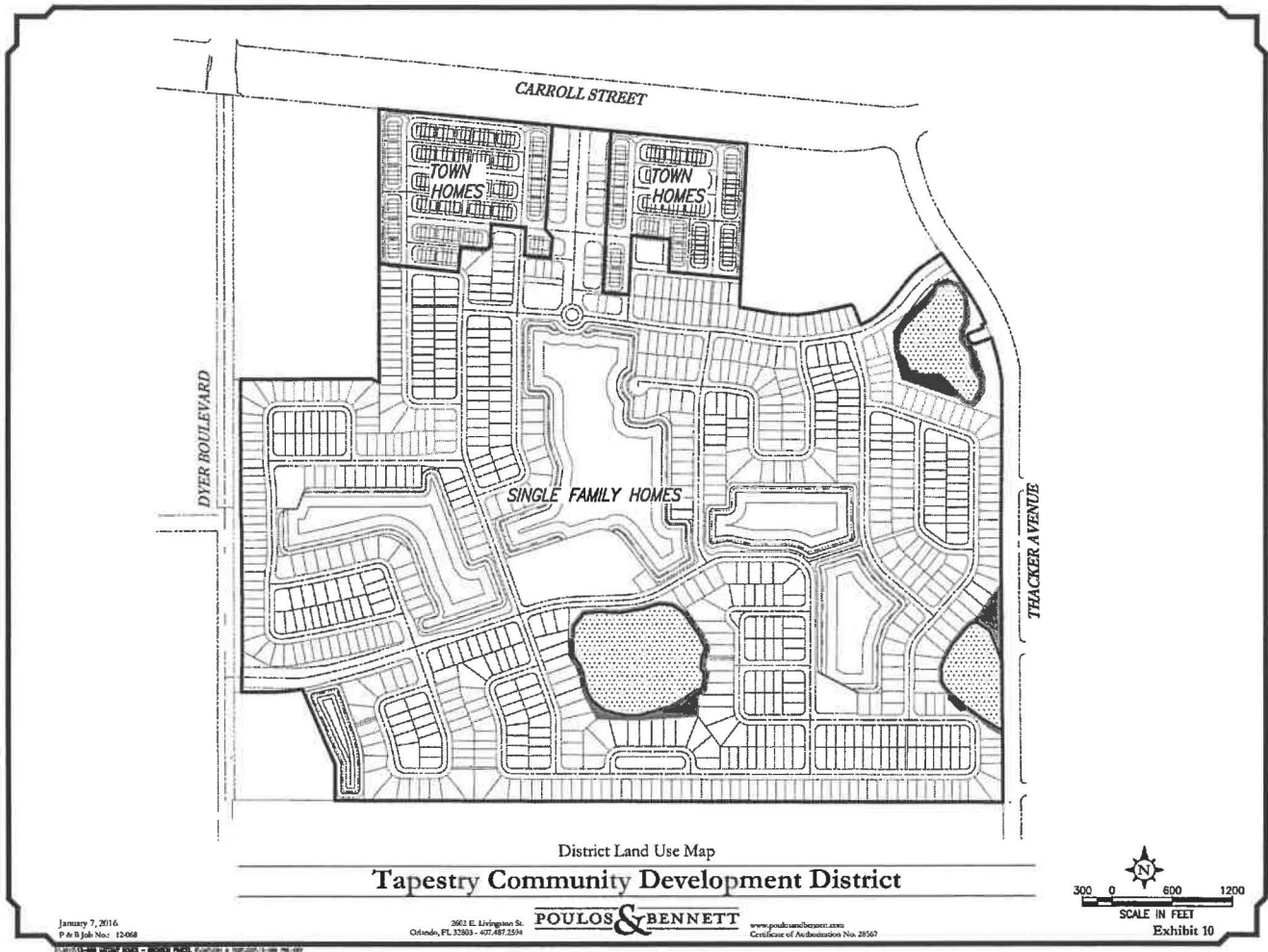












Permit Status			
Permit	Submitted	Approved	
City of Kissimmee Preliminary Plat (Reviewed)	5/12/2014	9/24/2014	
City of Kissimmee Mass Grading	11/14/2013	3/17/2014	
SFWMD Mass Grading	11/6/2013	2/17/2014	
SFWMD Dewatering	-----	1/30/2014	
Phase 1			
City of Kissimmee Construction Plans	8/22/2014	3/10/2015	
City of Kissimmee Final Plat	9/8/2014	3/10/2015	
SFWMD ERP	2/14/2014	5/29/2014	
Toho Water Authority	8/22/2014	3/10/2014	
FDEP Water	11/6/2014	11/12/2014	
FDEP Sewer	11/6/2014	11/24/2014	
Phase 2			
City of Kissimmee Construction Plans	5/10/2015		
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SFWMD ERP	9/22/2015	11/4/2015	
Toho Water Authority	8/10/2015		
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FDEP Sewer			

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FDEP Sewer			
Phase 5			
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FDEP Water			
FDEP Sewer			
Phase 6			
City of Kissimmee Construction Plans			
City of Kissimmee Final Plat			
SFWMD ERP			
Toho Water Authority			
FDEP Water			
FDEP Sewer			

Permit Status Exhibit

**Tapestry Community Development District**

January 7, 2016  
P & B Job No.: 12-008

2002 B. Livingston St.  
Orlando, FL 32803 - 407.487.2594

**POULOS & BENNETT**

www.poulosandbenett.com  
Certificate of Authorization No. 28567

Exhibit 11

03/07/15 (11:11 AM) - 03/07/15 (11:11 AM) - 03/07/15 (11:11 AM) - 03/07/15 (11:11 AM) - 03/07/15 (11:11 AM)

