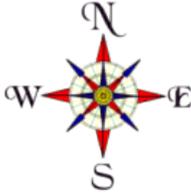


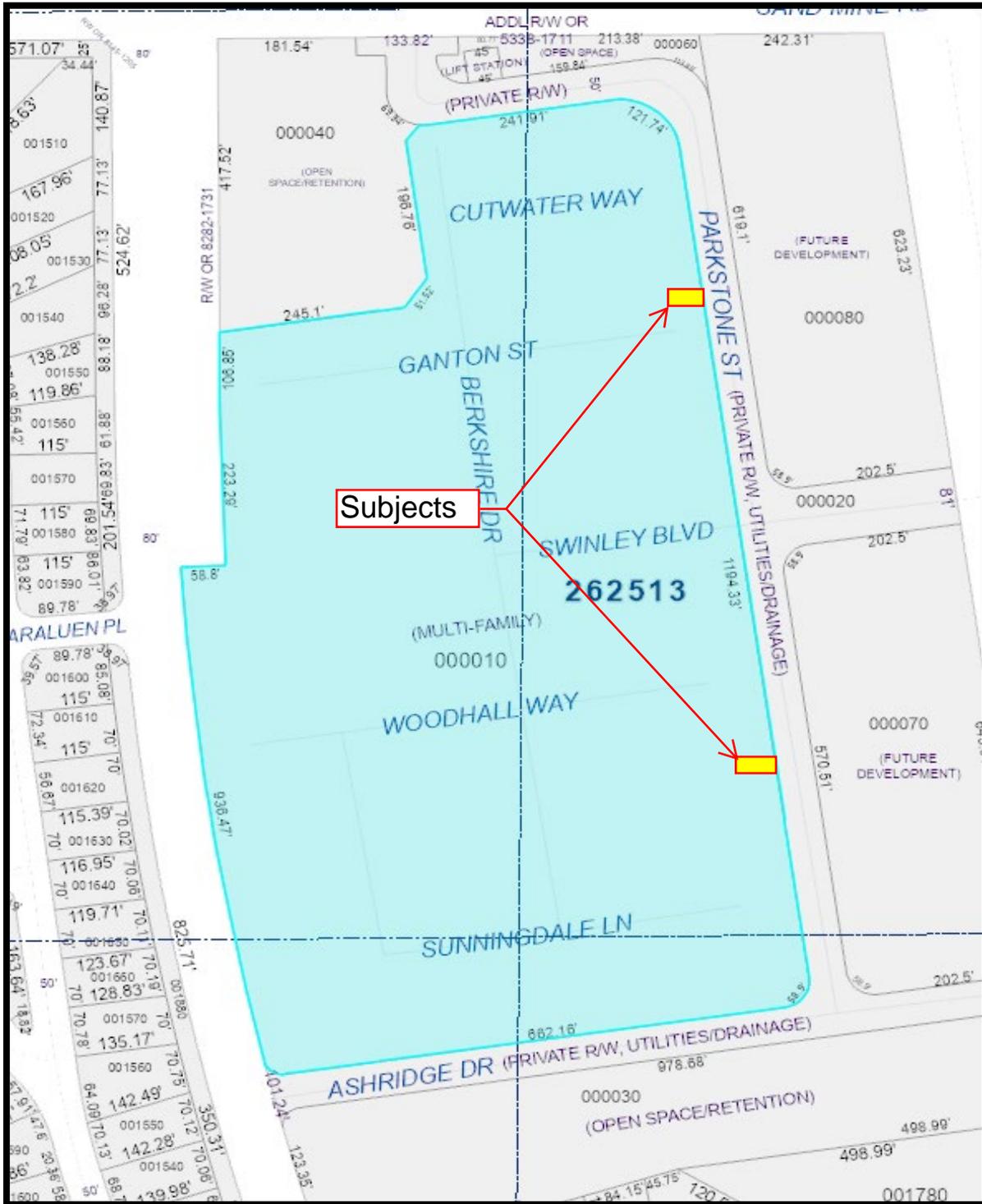
North

Subject Area

Section 13, Township 25 South, Range 26 East



**SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST**



This Instrument prepared under the direction of  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Scott C. Lowery  
Project Name: Highlands Reserve

Parent Parcel I.D. No.: 262513-998020-000010

## POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 10 day of February, 2026, between DHIC – HIGHLANDS RESERVE, LLC, a Delaware limited liability company (the GRANTOR), whose address is 1341 Horton Circle, Arlington, Texas 76011, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibits “A” and “B”

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the “Easement”), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:  
(Signature of two witnesses required by Florida Law)

Courtney Chubb  
Witness  
Print Name Courtney Chubb  
Address 2500 Maitland Center Pkwy, Suite 311  
Maitland FL 32751  
Phone  
\_\_\_\_\_  
Witness  
Print Name Christopher Bone  
Address 2500 Maitland Center Pkwy, Suite 311  
Maitland FL 32751

DHIC – HIGHLANDS RESERVE, LLC,  
a Delaware limited liability company  
By: DHI Communities II, LLC, a Delaware  
limited liability company, its sole member

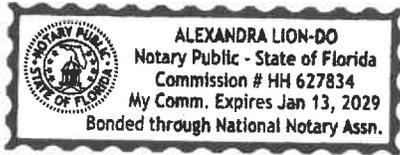
By: Matthew Mitchell  
Matthew L. Mitchell, Vice-President

STATE OF Florida  
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of February, 2026, by Matthew L. Mitchell, as Vice-President of DHI Communities II, LLC, a Delaware limited liability company as sole member of DHIC – Highlands Reserve, LLC a Delaware limited liability company, on behalf of said company, who is  personally known to me or who has produced \_\_\_\_\_ as identification.

Alexandra Lion-Do  
Notary Public

(Seal)



ALEXANDRA LION-DO  
Printed Name of Notary  
Commission No. HH 627834  
My commission expires 1/13/2029

**SKETCH OF DESCRIPTION  
HIGHLAND RESERVE  
UTILITY EASEMENT**

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 3

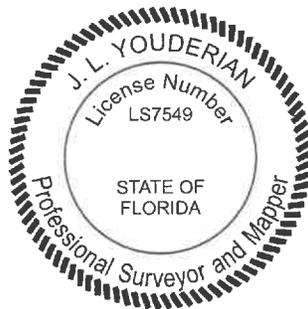
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, CITY OF DAVENPORT, POLK COUNTY FLORIDA, BEING A PORTION OF TRACT A, ASCEND SAND MINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 214, PAGES 39-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT FD-2 OF SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID TRACT FD-2, THE FOLLOWING TWO (2) COURSES: 1) S81°46'05"W, A DISTANCE OF 202.48 FEET; 2) NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 89°59'37" AND A CHORD BEARING AND DISTANCE OF N53°13'55"W, 53.03 FEET) FOR AN ARC DISTANCE OF 58.90 FEET TO THE WEST LINE OF SAID TRACT FD-2; THENCE ALONG SAID WEST LINE OF TRACT FD-2, N08°13'55"W, A DISTANCE OF 223.46 FEET; THENCE DEPARTING SAID WEST LINE OF TRACT FD-2, S81°46'05"W, A DISTANCE OF 50.01 FEET TO THE EAST LINE OF SAID TRACT A ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE OF TRACT A, S81°46'05"W, A DISTANCE OF 30.00 FEET; THENCE N08°13'55"W, A DISTANCE OF 15.00 FEET; THENCE N81°46'05"E, A DISTANCE OF 30.00 FEET TO SAID EAST LINE OF TRACT A; THENCE ALONG SAID EAST LINE OF TRACT A, S08°13'55"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING (450 SQUARE FEET) OF LAND, MORE OR LESS.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Jerome L Youderian



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS

LEADING EDGE LAND SERVICES, INC.  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
LICENSED BUSINESS: 6846  
JL YOUDERIAN P.S.M. NO. 7549

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

SHEET NUMBER

- 1
- 2
- 3

SHEET DESCRIPTION

- LEGAL DESCRIPTION
- SURVEYORS NOTES
- UTILITY EASEMENT

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH OF DESCRIPTION FOR DHI COMMUNITIES</b></p>	<p>DATE OF DRAWING: 26 JAN 2026</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p>SEE DIGITAL SIGNATURE</p> <p>JL YOUDERIAN PROFESSIONAL SURVEYOR AND MAPPER NUMBER 7549</p>	<p>MANAGER: JLY    CADD: JAA</p> <p>PROJECT NUMBER: 1181-24007</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: 13 NOV 2025</p> <p>CREW CHIEF(S): NAC</p> <p>COMPUTER FILE: 1181007SD.DWG</p> <p>SCALE: N/A    SHEET 1 OF 3</p>

**SKETCH OF DESCRIPTION  
HIGHLAND RESERVE  
UTILITY EASEMENT**

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 2 of 3

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE TRACT FD-2, ASCEND SAND MINE WHICH BEARS S81°46'05"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S81°46'05"W	50.01'
L2	S81°46'05"W	30.00'
L3	N08°13'55"W	15.00'
L4	N81°46'05"E	30.00'
L5	S08°13'55"E	15.00'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	37.50'	89°59'37"	N53°13'55"W	53.03'	58.90'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1)

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgepls.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH OF DESCRIPTION FOR DHI COMMUNITIES</b></p>	<p>DATE OF DRAWING: 26 JAN 2026</p>
	<p><b>THIS IS NOT A SURVEY</b></p> <p>THIS SKETCH IS INCOMPLETE UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION OF THE PROPERTY DEPICTED HEREIN</p>	<p>MANAGER: JLY    CADD: JAA</p> <p>PROJECT NUMBER: 1181-24007</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: 13 NOV 2025</p> <p>CREW CHIEF(S): NAC</p> <p>COMPUTER FILE: 1181007SD.DWG</p> <p>SCALE: N/A    SHEET 2 OF 3</p>

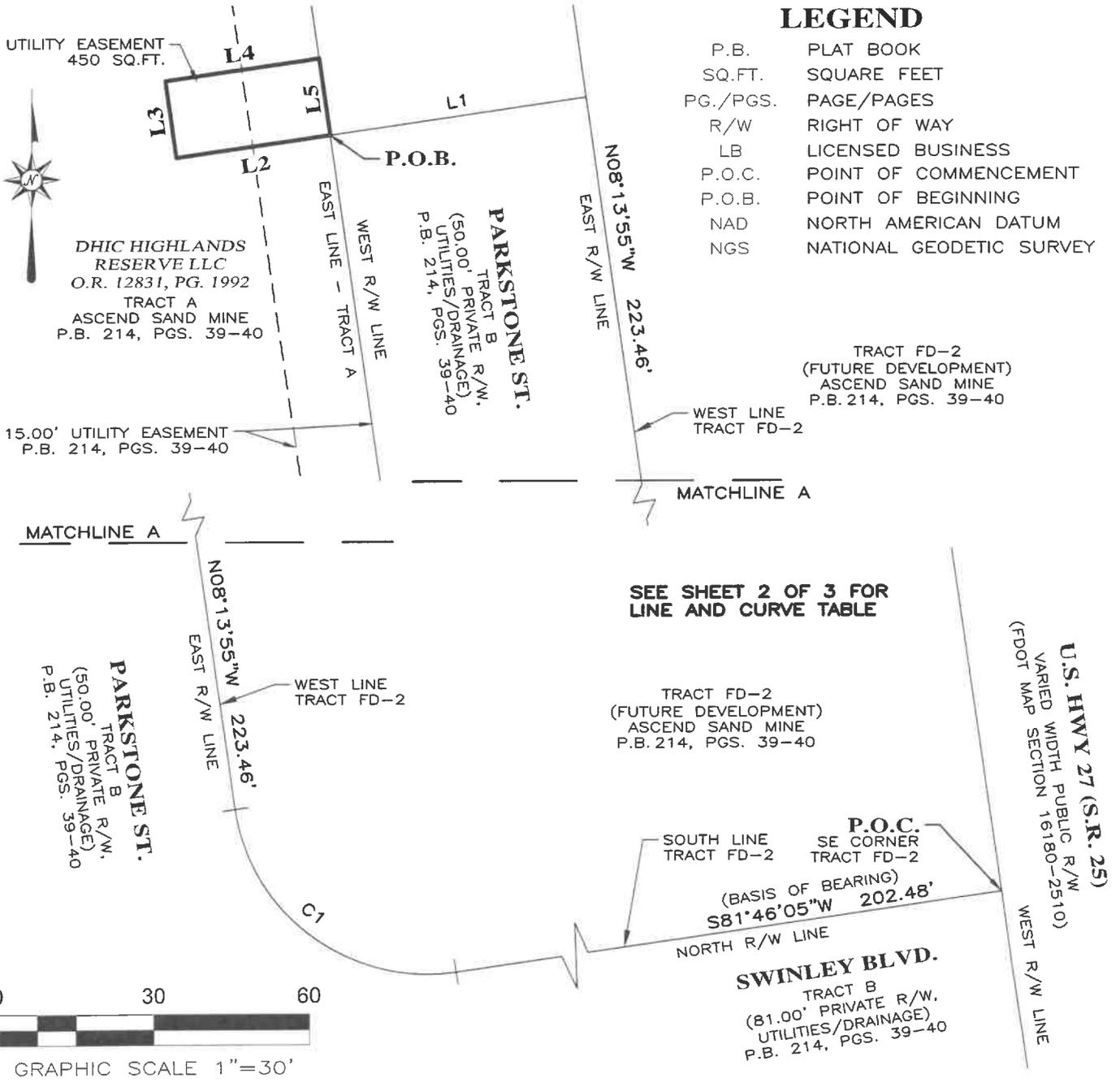
# SKETCH OF DESCRIPTION HIGHLAND RESERVE UTILITY EASEMENT

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 3 of 3

## LEGEND

- P.B. PLAT BOOK
- SQ.FT. SQUARE FEET
- PG./PGS. PAGE/PAGES
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NAD NORTH AMERICAN DATUM
- NGS NATIONAL GEODETIC SURVEY



SEE SHEET 2 OF 3 FOR  
LINE AND CURVE TABLE

TRACT FD-2  
(FUTURE DEVELOPMENT)  
ASCEND SAND MINE  
P.B. 214, PGS. 39-40

P.O.C. SE CORNER  
TRACT FD-2  
(BASIS OF BEARING)  
S81°46'05"W 202.48'  
NORTH R/W LINE

SWINLEY BLVD.  
TRACT B  
(81.00' PRIVATE R/W,  
UTILITIES/DRAINAGE)  
P.B. 214, PGS. 39-40

U.S. HWY 27 (S.R. 25)  
(FDOT MAP SECTION 16180-2510)  
WEST R/W LINE

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**LEADING EDGE  
LAND SERVICES  
INCORPORATED**  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
DHI COMMUNITIES

THIS IS NOT  
A SURVEY

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREIN

DATE OF DRAWING: 26 JAN 2026	
MANAGER: JLY	CADD: JAA
PROJECT NUMBER: 1181-24007	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: 13 NOV 2025	
CREW CHIEF(S): NAC	
COMPUTER FILE: 1181007SD.DWG	
SCALE: 1"= 30'	SHEET 3 OF 3

**SKETCH OF DESCRIPTION  
HIGHLAND RESERVE  
UTILITY EASEMENT**

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "B" - Sheet 1 of 3

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, CITY OF DAVENPORT, POLK COUNTY FLORIDA, BEING A PORTION OF TRACT A, ASCEND SAND MINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 214, PAGES 39-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

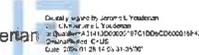
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THENCE ALONG SAID EAST LINE OF TRACT A, S08°13'55"E, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID EAST LINE OF TRACT A, S81°46'05"W, A DISTANCE OF 30.00 FEET; THENCE N08°13'55"W, A DISTANCE OF 15.00 FEET; THENCE N81°46'05"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING (450 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DOCUMENT HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:

Jerome L Youderian



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LEADING EDGE LAND SERVICES, INC.  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
LICENSED BUSINESS: 6846  
JL YOUDERIAN P.S.M. NO. 7549

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR  
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SHEET NUMBER

- 1
- 2
- 3

SHEET DESCRIPTION

LEGAL DESCRIPTION  
SURVEYORS NOTES  
UTILITY EASEMENT

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**SKETCH OF DESCRIPTION  
HIGHLAND RESERVE  
UTILITY EASEMENT**

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "B" - Sheet 2 of 3

**SURVEYOR'S NOTES**

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2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE TRACT FD-1, ASCEND SAND MINE WHICH BEARS S81°46'05"W.
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**LINE TABLE**

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CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
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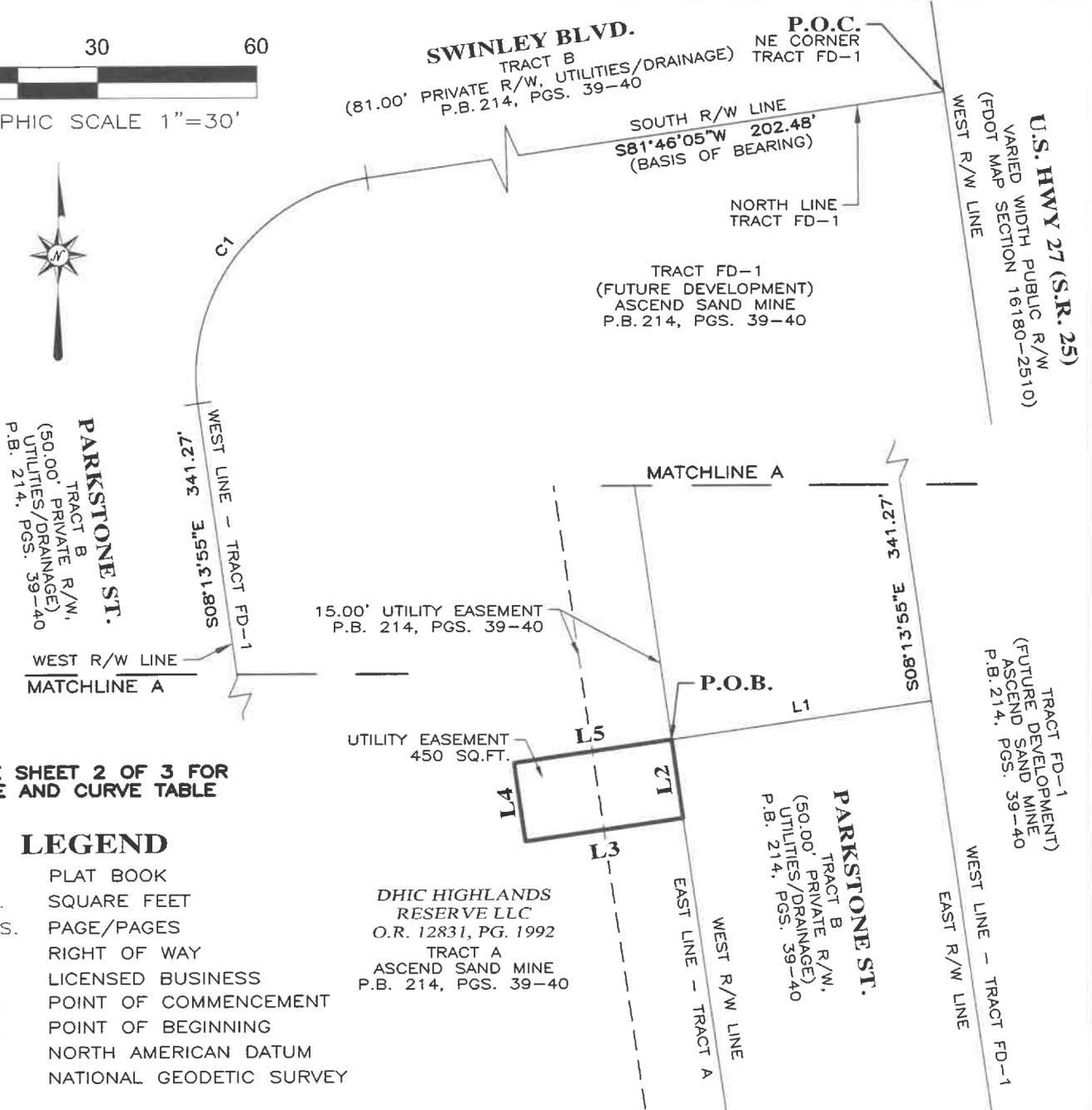
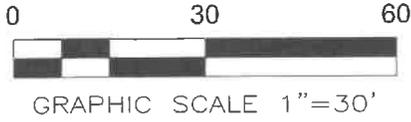
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	<p><b>THIS IS NOT A SURVEY</b></p> <p>THIS SKETCH IS INCOMPLETE UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION OF THE PROPERTY DEPICTED HEREIN</p>	

# SKETCH OF DESCRIPTION HIGHLAND RESERVE UTILITY EASEMENT

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

Exhibit "B" - Sheet 3 of 3



SEE SHEET 2 OF 3 FOR  
LINE AND CURVE TABLE

## LEGEND

- P.B. PLAT BOOK
- SQ.FT. SQUARE FEET
- PG./PGS. PAGE/PAGES
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NAD NORTH AMERICAN DATUM
- NGS NATIONAL GEODETIC SURVEY

**DHIC HIGHLANDS  
RESERVE LLC**  
O.R. 12831, PG. 1992  
TRACT A  
ASCEND SAND MINE  
P.B. 214, PGS. 39-40

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**LEADING EDGE  
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FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
DHI COMMUNITIES

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SCALE: 1"= 30'	SHEET 3 OF 3