

**SUBJECT:** Edgewater Reserve Subdivision **PI#5696**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 10, 2026  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Edgewater Reserve Subdivision, located in Section 14, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public off-site improvement facilities (roads, drainage, sidewalks, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$6,720,879.38, a Warranty Bond in the amount of \$150,866.77 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$26,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On September 19, 2025, Permission to Construct Prior to Platting was issued for Edgewater Reserve Subdivision, after construction plan review was completed on August 29, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are D.R. Horton, Inc. and the engineer Landmark Engineering & Surveying Corporation.

ISSUED FOR:  
PERMIT

PROJECT



VICINITY MAP  
N.T.S.

# SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between \_\_\_\_\_  
D. R. Horton, Inc., a Delaware corporation \_\_\_\_\_, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

### Witnesseth

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as \_\_\_\_\_  
Edgewater Reserve \_\_\_\_\_ (hereafter, the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

**WHEREAS**, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project:

Construction, grading, paving and curbing of streets, and other rights-of-way shown on such plat, sidewalks, gutters, water and wastewater, and other necessary drainage facilities.

(hereafter, the "County Improvements"); and

**WHEREAS**, the County requires the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

**WHEREAS**, the County requires the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within \_\_\_\_\_  
Twelve \_\_\_\_\_ ( 12 ) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_ dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number K41971757 dated, 11/03/2025 with \_\_\_\_\_  
D.R. Horton Inc. as Principal, and \_\_\_\_\_  
Federal Insurance Company as Surety, or  
A Warranty Bond, number 9482437 dated, 11/14/2025 with \_\_\_\_\_  
D.R. Horton Inc. as Principal, and \_\_\_\_\_  
Fidelity and Deposit Company of Maryland as Surety, or
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
  - b. All applicable County regulations relating to the construction of improvement facilities.

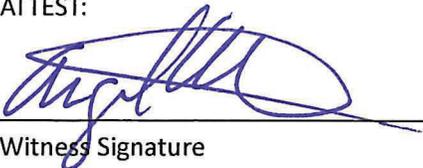
An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

  
\_\_\_\_\_  
Witness Signature

Angela Mathews  
\_\_\_\_\_  
Printed Name of Witness

Subdivider:  
D.R. Horton, Inc., a Delaware corporation  
By   
\_\_\_\_\_  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Anne Mize  
\_\_\_\_\_  
Name (typed, printed or stamped)

Vice President  
\_\_\_\_\_  
Title

3501 Riga Blvd., Suite 100  
Tampa, FL 33619  
\_\_\_\_\_  
Address of Signer

813-549-1841  
\_\_\_\_\_  
Phone Number of Signer

  
\_\_\_\_\_  
Witness Signature

Ryan Zook  
\_\_\_\_\_  
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:  
VICTOR D. CRIST  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

BY   
\_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
3rd day of November, 2025, by Anne Mize as  
(day) (month) (year) (name of person acknowledging)  
Vice President for D.R. Horton, Inc., a Delaware corporation.  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

*[Handwritten Signature]*

(Signature of Notary Public - State of Florida)

EB

HH 211977 Ethen Broadwater

(Print, Type, or Stamp Commissioned Name of Notary Public)

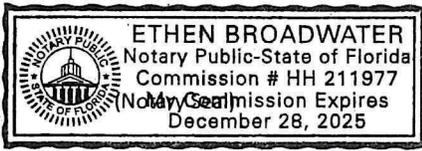
HH 211977

(Commission Number)

12/28/25

(Expiration Date)

Type of Identification Produced



**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_.  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

**SUBDIVISION PERFORMANCE BOND**  
**On-site and Off-site**

**KNOW ALL MEN BY THESE PRESENTS**, That we D.R. Horton Inc  
called the Principal, and Federal Insurance Company called the Surety, are held and firmly bound unto the  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of  
Six Million Seven Hundred Twenty Thousand Eight Hundred Seventy-Nine and 38/100 (\$ 6,720,879.38) Dollars for the payment of which  
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in  
its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which  
regulations are by reference hereby incorporated into and made a part of this performance bond; and

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of  
Hillsborough County; and

**WHEREAS**, these subdivision regulations require the construction of on-site and off-site improvements in  
connection with the platting of the Edgewater Reserve subdivision; and

**WHEREAS**, the Principal has filed with the Development Review Division of the Development Services  
Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information  
relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat,  
sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance  
with the specifications found in the aforementioned subdivision regulations and required by the Board of County  
Commissioners of Hillsborough County, Florida, and the County Engineer; and

**WHEREAS**, said improvements are to be built and constructed in the aforementioned platted area and associated  
off-site area; and

**WHEREAS**, the aforementioned subdivision regulations require the Principal to submit an instrument  
ensuring completion of construction of the aforementioned improvements within a time period established by said  
regulations; and

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered  
into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument  
ensuring completion of construction of required improvements; and

**WHEREAS**, the terms of said Agreement are by reference, hereby, incorporated into and made  
a part of this Subdivision Performance Bond.

NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Edgewater Reserve subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 12 months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 10/30/26.

SIGNED, SEALED AND DATED this 3rd day of November, 2025.

ATTEST:

[Signature]  
\_\_\_\_\_

D.R. Horton Inc  
By [Signature]  
\_\_\_\_\_  
Principal Seal

\_\_\_\_\_  
Surety Seal

ATTEST:

[Signature]  
\_\_\_\_\_  
Leslie Grimes

Federal Insurance Company  
By [Signature]  
\_\_\_\_\_  
Attorney-In-Fact  
Noah William Pierce



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
\_\_\_\_\_  
Approved As To Form And Legal Sufficiency.

as amended

# CHUBB

## Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company  
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Bryan M. Caneschi, Noah William Pierce, Catherine Thompson, Amy R. Waugh and Jynell Marie Whitehead of Charlotte, North Carolina; Rebecca E. Cano and Bradley D. Lorenzetti of Columbia, South Carolina

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, **PACIFIC INDEMNITY COMPANY**, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 1<sup>st</sup> day of March, 2023.

*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

*Stephen M. Haney*

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

SS.

On this 1<sup>st</sup> day of March 2023 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Albert Contursi  
NOTARY PUBLIC OF NEW JERSEY  
No 50202369  
Commission Expires August 22, 2027

*Albert Contursi*  
Notary Public

### CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this **November 3, 2025**



*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

**GENERAL PURPOSE RIDER**

To be attached to and form part of Bond Number K41971757 effective October 30, 2025  
issued by the Federal Insurance Company  
in the amount of Six Million Seven Hundred Twenty Thousand Eight Hundred Seventy Nine Dollars and Thirty Eight Cents \$6,720,879.38 DOLLARS,  
on behalf of D.R. Horton Inc  
as Principal and in favor of Board of County Commissioners of Hillsborough County, Florida  
as Obligee:

Now, Therefore, it is agreed that:

Bond Expiration Date Extended to 3/10/2027

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 23rd day of December, 2025

Signed, sealed and dated this 23rd day of December, 2025

D.R. Horton Inc  
(Principal)

By: *Joe Burgess*

Federal Insurance Company

By: *Noah William Pierce*  
Noah William Pierce



Accepted By:

\_\_\_\_\_  
\_\_\_\_\_

**APPROVED BY THE COUNTY ATTORNEY**  
BY *[Signature]*  
Approved As To Form And Legal Sufficiency.

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company  
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Delaware corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Noah William Pierce

Surety Bond No. K41971757

Obligee: Board of County Commissioners of Hillsborough County, Florida

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 25th day of June, 2025.

*Rupert H.D. Swindells*

Rupert HD Swindells, Assistant Secretary

*Stephen M. Haney*

Stephen M. Haney, Vice President



STATE OF NEW JERSEY  
County of Hunterdon

SS.

On this 25th day of June, 2025 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Stacy J Loftin  
NOTARY PUBLIC OF NEW JERSEY  
No. 50173208  
COMMISSION EXPIRES OCT 15, 2026

*Stacy J. Loftin*  
Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this December 23, 2025.



*Rupert H.D. Swindells*  
Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

**CERTIFICATE OF SECRETARY**

The undersigned hereby certifies as follows:

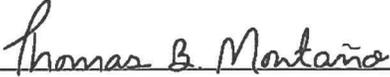
1. He is a duly elected, qualified and acting Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.
  
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated October 1, 2024 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

**Election of Vice President of Land Development**

**RESOLVED**, that Joe Burgess, IV is hereby elected to the office of Vice President of the Company (*the "Vice President"*) in the Company's Tampa Division (*the "Division"*), to serve until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*), to execute and deliver (i) signage contracts, advertising agreements, applications, consulting agreements, homeowner association documents and similar or equivalent agreements, documents or instruments, and (ii) maps, plats, permits, contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property.

**IN WITNESS WHEREOF**, the undersigned has signed on the 9<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Thomas B. Montañó  
Secretary

### Summary of Schedules

I, Alfonso A. Belluccia, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 40044, hereby certify that I have examined the Plat of Edgewater Reserve, as filed by Landmark Engineering & Surveying Corporation, located in Section 14, Township 31 South, Range 19 East Hillsborough County, Florida; and that the costs of the improvements lying within the said Plat and applicable offsite improvements, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Performance Bond required by the Hillsborough County Land Development.

#### Schedule

##### **Townhomes**

General Conditions	\$241,428.50
Earthwork	\$263,961.80
Paving	\$368,999.40
Storm Sewer	\$308,381.75
Sanitary Sewer	\$237,116.50
Water & Fire	\$298,382.25
Shared Ponds	\$982,485.00
<b>Total Price for Townhomes:</b>	<b>\$2,700,755.20</b>

##### **Spine Road (Harbor Vista Av.)**

Roadway	\$699,531.65
Storm Sewer	\$245,264.50
Sanitary Sewer	\$315,918.25
Forcemain	\$27,308.75
Reclaimed Water	\$220,769.75
<b>Total Price for Spine Road (Harbor Vista Av.):</b>	<b>\$1,508,792.90</b>

**Offsite Improvements (Covington Garden Dr.)** **\$1,167,155.40**

**Grand Total** **\$5,376,703.50**

**Subdivision Performance Bond (125% of Grand Total Amount)** **\$6,720,879.38**

Alfonso A. Belluccia, P.E. (#40044)

Alfonso A  
Belluccia

Digitally signed by  
Alfonso A Belluccia  
Date: 2025.10.22  
17:10:02 -04'00'

ALFONSO A. BELLUCCIA, P.E., STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 40044.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ALFONSO A. BELLUCCIA, P.E. ON THE DATE INDICATED  
HEREIN.

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

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>General Conditions (Townhomes)</b>					
1	Mobilization	1.00	LS	\$85,000.00	\$85,000.00
2	NPDES Compliance	1.00	LS	\$8,500.00	\$8,500.00
3	Construction Stakeout/Record Survey	1.00	LS	\$114,000.00	\$114,000.00
4	Construction Entrance	2.00	EACH	\$5,250.00	\$10,500.00
5	Silt Fence	1,190.00	LF	\$1.75	\$2,082.50
6	Silt Fence with Wire	880.00	LF	\$9.95	\$8,756.00
7	Flouting Turbidity Barrier	140.00	LF	\$15.25	\$2,135.00
8	Tree Barricades	40.00	LF	\$2.00	\$80.00
9	Inlet Protection	3.00	EACH	\$125.00	\$375.00
10	On-Site Pipe Permit & Inspection Fees	1.00	LS	\$10,000.00	\$10,000.00
<b>Total Price for General Conditions (Townhomes) Items:</b>					<b>\$241,428.50</b>
<b>Earthwork (Townhomes)</b>					
11	Demo Existing Fence	3,940.00	LF	\$1.95	\$7,683.00
12	Clearing & Grubbing	1.00	LS	\$48,000.00	\$48,000.00
13	Strip & Prep Site	1.00	LS	\$15,000.00	\$15,000.00
14	Site Excavation	4,700.00	CY	\$4.30	\$20,210.00
15	Fill to Balance TH Site From Shared Pond	30,800.00	CY	-	-
16	Sod Swale	1,560.00	LF	\$13.00	\$20,280.00
17	Sod 2' BOC to Sidewalk - Bahia	700.00	SY	\$3.50	\$2,450.00
18	Sod Pond Slopes - Bahia	6,800.00	SY	\$3.50	\$23,800.00
19	Seed & Mulch	23,800.00	SY	\$0.30	\$7,140.00
20	Anchor Block Retaining wall (Gray)	471.00	LF	\$125.00	\$58,875.00
21	Handrail	370.00	LF	\$92.50	\$34,225.00
22	Final Grading	1.00	LS	\$26,298.80	\$26,298.80
<b>Total Price for Earthwork (Townhomes) Items:</b>					<b>\$263,961.80</b>
<b>Paving (Townhomes)</b>					
23	1 1/2" Type SP Asphalt	3,966.00	SY	\$16.60	\$65,835.60
24	8" Cement Treated Base	3,966.00	SY	\$25.70	\$101,926.20
25	12" Compacted Subgrade	3,966.00	SY	\$3.50	\$13,881.00
26	Stabilized Curb Pad	3,360.00	LF	\$3.90	\$13,104.00
27	2 ft Miami Curb	3,080.00	LF	\$20.25	\$62,370.00
28	Type "F" Curb	198.00	LF	\$28.50	\$5,643.00
29	Drop Curb	82.00	LF	\$27.00	\$2,214.00
30	6" Concrete Utility Access Driveway	1,177.00	SF	\$9.80	\$11,534.60
31	6" Concrete Sidewalk W/ WWM	6,895.00	SF	\$9.80	\$67,571.00
32	5' ADA Handicapped Ramp	12.00	EACH	\$660.00	\$7,920.00
33	Signage and Striping	1.00	LS	\$17,000.00	\$17,000.00
<b>Total Price for Paving (Townhomes) Items:</b>					<b>\$368,999.40</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Storm Sewer (Townhomes)</b>					
34	12" HP Storm	820.00	LF	\$40.00	\$32,800.00
35	15" HP Storm	210.00	LF	\$58.50	\$12,285.00
36	18" HP Storm	1,055.00	LF	\$63.50	\$66,992.50
37	Type C Grate Inlet	20.00	EACH	\$4,650.00	\$93,000.00
38	Storm Manholes	2.00	EACH	\$4,800.00	\$9,600.00
39	Control Structure Type C	1.00	EACH	\$6,550.00	\$6,550.00
40	12" MES	2.00	EACH	\$2,400.00	\$4,800.00
41	18" MES	4.00	EACH	\$2,750.00	\$11,000.00
42	6" Underdrain (Fine Aggregate)	1,350.00	LF	\$20.00	\$27,000.00
43	6" Underdrain Cleanouts	9.00	EACH	\$365.00	\$3,285.00
44	Yard Drain	3.00	EACH	\$1,800.00	\$5,400.00
45	12" Roof drain Fittings	7.00	EACH	\$1,400.00	\$9,800.00
46	Dewatering	1,265.00	LF	\$10.95	\$13,851.75
47	Storm Sewer Testing	1,265.00	LF	\$9.50	\$12,017.50
<b>Total Price for Storm Sewer (Townhomes) Items:</b>					<b>\$308,381.75</b>
<b>Sanitary Sewer (Townhomes)</b>					
48	8" Sanitary Sewer Pipe (0'-6' Cut)	61.00	LF	\$33.00	\$2,013.00
49	8" Sanitary Sewer Pipe (6'-8' Cut)	1,067.00	LF	\$35.00	\$37,345.00
50	8" Sanitary Sewer Pipe (8'-10' Cut)	467.00	LF	\$38.00	\$17,746.00
51	48" Manhole (0'-6' Cut)	1.00	EACH	\$5,550.00	\$5,550.00
52	48" Manhole (6'-8' Cut)	4.00	EACH	\$6,250.00	\$25,000.00
53	48" Manhole (8'-10' Cut)	2.00	EACH	\$6,950.00	\$13,900.00
54	48" Drop Manhole (8'-10' Cut)	1.00	EACH	\$8,700.00	\$8,700.00
55	48" Drop Manhole (10'-12' Cut)	1.00	EACH	\$9,000.00	\$9,000.00
56	Sanitary Sewer Single Service	5.00	EACH	\$1,200.00	\$6,000.00
57	Sanitary Sewer Double Service	40.00	EACH	\$1,700.00	\$68,000.00
58	Dewatering	1,595.00	LF	\$15.25	\$24,323.75
59	Sanitary Sewer Testing	1,595.00	LF	\$12.25	\$19,538.75
<b>Total Price for Sanitary Sewer (Townhomes) Items:</b>					<b>\$237,116.50</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Water &amp; Fire (Townhomes)</b>					
60	Connection to Existing 12" Watermain	1.00	EACH	\$6,950.00	\$6,950.00
61	12" x 8" Tapping Sleeve & Valve	1.00	EACH	\$11,500.00	\$11,500.00
62	Temporary Construction Meter Assembly	1.00	EACH	\$20,000.00	\$20,000.00
63	8" Master meter Assembly	1.00	EACH	\$68,500.00	\$68,500.00
64	8" PVC Water Main (DR 18)	968.00	LF	\$41.50	\$40,172.00
65	6" PVC Water Main (DR 18)	628.00	LF	\$30.00	\$18,840.00
66	8" DIP water Main	33.00	LF	\$93.25	\$3,077.25
67	8" Gate Valve Assembly	6.00	EACH	\$3,050.00	\$18,300.00
68	6" Gate Valve Assembly	4.00	EACH	\$2,250.00	\$9,000.00
69	8" MJ Bend	3.00	EACH	\$645.00	\$1,935.00
70	6" MJ Bend	5.00	EACH	\$480.00	\$2,400.00
71	8" MJ TEE	2.00	EACH	\$1,050.00	\$2,100.00
72	6" MJ TEE	1.00	EACH	\$735.00	\$735.00
73	8" MJ Reducer	1.00	EACH	\$505.00	\$505.00
74	Fire Hydrant Assembly	4.00	EACH	\$8,350.00	\$33,400.00
75	Relocate Fire Hydrant Assembly	1.00	EACH	\$2,150.00	\$2,150.00
76	Single Service Short	54.00	EACH	\$455.00	\$24,570.00
77	Single Service Long	31.00	EACH	\$640.00	\$19,840.00
78	Permanent Blowoff Assembly	1.00	EACH	\$1,550.00	\$1,550.00
79	Sample Point \ Chlorine Injection Point	2.00	EACH	\$845.00	\$1,690.00
80	Chlorination & Pressure Testing	1,630.00	LF	\$2.60	\$4,238.00
81	4" PVC Sleeve	660.00	LF	\$10.50	\$6,930.00
<b>Total Price for Water &amp; Fire (Townhomes) Items:</b>					<b>\$298,382.25</b>
<b>Shared Ponds (Townhomes)</b>					
82	Silt Fence	3,615.00	LF	\$1.75	\$6,326.25
83	Silt Fence with Wire	2,195.00	LF	\$9.95	\$21,840.25
84	Strip & Prep Site	1.00	LS	\$45,540.00	\$45,540.00
85	Site Excavation (Includes Ph.2 Mass Grading Ar	78,300.00	CY	\$4.30	\$336,690.00
86	Fill to Balance Apartment Site From Shared Pond	47,500.00	CY	-	-
87	Imported Fill	20,970.00	CY	\$15.00	\$314,550.00
88	Sod Pond Slopes - Bahia	13,500.00	SY	\$3.50	\$47,250.00
89	Sod Swale	720.00	LF	\$13.25	\$9,540.00
90	Seed & Mulch Mass Graded Area	86,000.00	SY	\$0.30	\$25,800.00
91	30 Mil PVC Liner	1,558.00	LF	\$80.00	\$124,640.00
92	Connect to Existing Storm Inlet	1.00	EACH	\$7,350.00	\$7,350.00
93	Control Structure Type D	2.00	EACH	\$9,300.00	\$18,600.00
94	30" HP Storm	40.00	LF	\$125.00	\$5,000.00
95	36" HP Storm	90.00	LF	\$140.00	\$12,600.00
96	30" MES	1.00	EACH	\$4,100.00	\$4,100.00
97	Dewatering	130.00	LF	\$10.95	\$1,423.50
98	Storm Sewer Testing	130.00	LF	\$9.50	\$1,235.00
<b>Total Price for Shared Ponds (Townhomes) Items:</b>					<b>\$982,485.00</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Roadway (Harbor Vista Av.)</b>					
99	1 1/2" Type SP Asphalt	5,259.00	SY	\$16.60	\$87,299.40
100	8" Crushed Concrete Base	5,259.00	SY	\$17.75	\$93,347.25
101	8" Stabilized Subgrade (LBR-40)	5,259.00	SY	\$6.80	\$35,761.20
102	Stabilized Curb Pad	2,708.00	LF	\$2.55	\$6,905.40
103	Type "F" Curb	2,668.00	LF	\$22.50	\$60,030.00
104	Drop Curb	40.00	LF	\$27.00	\$1,080.00
105	Sod 2' BOC to Sidewalk - Bahia	600.00	SY	\$3.50	\$2,100.00
106	10' Asphalt Trail	1,485.00	LF	\$54.00	\$80,190.00
107	6" Concrete Utility Access Driveway	1,118.00	SF	\$9.80	\$10,956.40
108	6" Concrete Sidewalk W/ WWM	24,365.00	SF	\$9.80	\$238,777.00
109	10' ADA Handicapped Ramp	9.00	EACH	\$2,700.00	\$24,300.00
110	Anchor Block Retaining Wall (Gray)	103.00	LF	\$125.00	\$12,875.00
111	Final Grading	1.00	LS	\$14,500.00	\$14,500.00
112	4" PVC Sleeve	420.00	LF	\$10.50	\$4,410.00
113	Signage & Striping	1.00	LS	\$27,000.00	\$27,000.00
<b>Total Price for Roadway (Harbor Vista Av.) Items:</b>					<b>\$699,531.65</b>
<b>Storm Sewer (Harbor Vista Av.)</b>					
114	15" HP Storm	218.00	LF	\$58.50	\$12,753.00
115	18" HP Storm	580.00	LF	\$63.50	\$36,830.00
116	24" HP Storm	492.00	LF	\$88.00	\$43,296.00
117	Type P-5 Curb Inlet	10.00	EACH	\$8,050.00	\$80,500.00
118	Type P-6 Curb Inlet	2.00	EACH	\$8,850.00	\$17,700.00
119	24" MES	1.00	EACH	\$3,250.00	\$3,250.00
120	6" Underdrain (Fine Aggregate)	1,100.00	LF	\$20.00	\$22,000.00
121	6" Underdrain Cleanouts	7.00	EACH	\$365.00	\$2,555.00
122	Dewatering	1,290.00	LF	\$10.95	\$14,125.50
123	Storm Sewer Testing	1,290.00	LF	\$9.50	\$12,255.00
<b>Total Price for Storm Sewer (Harbor Vista Av.) Items:</b>					<b>\$245,264.50</b>
<b>Sanitary Sewer (Harbor Vista Av.)</b>					
124	8" Sanitary Sewer Pipe (6'-8' Cut)	23.00	LF	\$35.00	\$805.00
125	8" Sanitary Sewer Pipe (8'-10' Cut)	10.00	LF	\$38.00	\$380.00
126	8" Sanitary Sewer Pipe (10'-12' Cut)	753.00	LF	\$40.00	\$30,120.00
127	8" Sanitary Sewer Pipe (12'-14' Cut)	11.00	LF	\$45.00	\$495.00
128	8" Sanitary Sewer Pipe C900 DR 18 (10'-12' Cut)	26.00	LF	\$55.00	\$1,430.00
129	48" Manhole (0'-6' Cut)	1.00	EACH	\$5,650.00	\$5,650.00
130	48" Manhole (10'-12' Cut)	2.00	EACH	\$7,850.00	\$15,700.00
131	60" Manhole (10'-12' Cut)	1.00	EACH	\$10,500.00	\$10,500.00
132	48" Drop Manhole (10'-12' Cut)	2.00	EACH	\$9,000.00	\$18,000.00
133	Dewatering	823.00	LF	\$15.50	\$12,756.50
134	Sanitary Sewer Testing	823.00	LF	\$12.25	\$10,081.75
135	Private Pump Station (6')	1.00	EACH	\$210,000.00	\$210,000.00
<b>Total Price for Sanitary Sewer (Harbor Vista Av.) Items:</b>					<b>\$315,918.25</b>

DHI Engineering, LLC

Client: D.R. Horton

Project: Edgewater Reserve

Engineer's Cost Estimate

Subdivision Performance Bond (Onsite & Offsite)

10/22/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Forcemain (Harbor Vista Av.)</b>					
136	Connection to Existing 6" Forcemain	1.00	EACH	\$7,900.00	\$7,900.00
137	4" PVC Forcemain (DR 18)	221.00	LF	\$38.75	\$8,563.75
138	4" Plug Valve Assembly	2.00	EACH	\$2,000.00	\$4,000.00
139	4" MJ Bend	4.00	EACH	\$730.00	\$2,920.00
140	4" MJ Reducer	1.00	EACH	\$925.00	\$925.00
141	Temporary Blowoff Assembly	2.00	EACH	\$975.00	\$1,950.00
142	Pressure Test	1.00	LS	\$1,050.00	\$1,050.00
<b>Total Price for Forcemain (Harbor Vista Av.) Items:</b>					<b>\$27,308.75</b>
<b>Reclaimed Water (Harbor Vista Av.)</b>					
143	Connection to Existing 12" Forcemain	1.00	EACH	\$7,600.00	\$7,600.00
144	12" x 6" Tapping Sleeve & Valve	1.00	EACH	\$10,500.00	\$10,500.00
145	4" Master Meter Assembly	2.00	EACH	\$23,500.00	\$47,000.00
146	16" Jack & Bore	120.00	LF	\$770.00	\$92,400.00
147	6" DIP Recl Water Main	145.00	LF	\$74.25	\$10,766.25
148	4" DIP Recl Water Main	10.00	LF	\$56.50	\$565.00
149	4" PVC Reclaimed main (DR 18)	1,230.00	LF	\$21.75	\$26,752.50
150	4" Gate Valve Assembly	3.00	EACH	\$2,050.00	\$6,150.00
151	6" MJ Bend	4.00	EACH	\$480.00	\$1,920.00
152	4" MJ Bend	26.00	EACH	\$365.00	\$9,490.00
153	6" MJ Tee	1.00	EACH	\$735.00	\$735.00
154	6" MJ Reducer	1.00	EACH	\$380.00	\$380.00
155	4" MJ Cap	1.00	EACH	\$210.00	\$210.00
156	Temporary Blowoff Assembly	2.00	EACH	\$1,350.00	\$2,700.00
157	Pressure Testing	1,385.00	LF	\$2.60	\$3,601.00
<b>Total Price for Reclaimed Water (Harbor Vista Av.) Items:</b>					<b>\$220,769.75</b>

**DHI Engineering, LLC**  
**Client: D.R. Horton**  
**Project: Edgewater Reserve**

**Engineer's Cost Estimate**  
**Subdivision Performance Bond (Onsite & Offsite)**  
**10/22/2025**

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Offsite Improvements (Covington Garden Dr.)</b>					
158	Maintenance of Traffic	1.00	LS	\$60,000.00	\$60,000.00
159	Const. Stakeout / Record Survey	1.00	LS	\$49,000.00	\$49,000.00
160	Clear & Grub ROW	1.00	LS	\$13,500.00	\$13,500.00
161	Excavate / Prep ROW	1.00	LS	\$29,500.00	\$29,500.00
162	Demo Existing Fence	380.00	LF	\$4.50	\$1,710.00
163	Sawcut & Match Existing Asphalt	2,345.00	LF	\$1.75	\$4,103.75
164	Demo Existing Asphalt	4,660.00	SY	\$4.85	\$22,601.00
165	Demo Existing Sidewalk	80.00	SY	\$7.65	\$612.00
166	Demo Existing Curb	615.00	LF	\$3.20	\$1,968.00
167	Demo Existing Storm Sewer	40.00	LF	\$12.25	\$490.00
168	Demo Existing Storm Structure	2.00	EACH	\$1,000.00	\$2,000.00
169	Demo Existing Delineators	1.00	LS	\$3,350.00	\$3,350.00
170	1" Type FC Friction Course	3,186.00	SY	\$15.75	\$50,179.50
171	3" Type SP Asphalt	3,186.00	SY	\$36.25	\$115,492.50
172	6" OBG 9 Asphalt Base	3,186.00	SY	\$60.00	\$191,160.00
173	12" Stabilized Subgrade (LBR-40)	3,186.00	SY	\$12.35	\$39,347.10
174	Stabilized Curb Pad	2,082.00	LF	\$6.25	\$13,012.50
175	Type "F" Curb	2,082.00	LF	\$22.50	\$46,845.00
176	6" Concrete Sidewalk W/ WWM	18,645.00	SF	\$9.80	\$182,721.00
177	ADA Handicapped Ramp	5.00	EACH	\$2,700.00	\$13,500.00
178	Sod ROW - Bahia	2,600.00	SY	\$3.50	\$9,100.00
179	Final Grading	1.00	LS	\$14,500.00	\$14,500.00
180	Signage & Striping	1.00	LS	\$28,500.00	\$28,500.00
181	18" Class III RCP Storm	1,549.00	LF	\$93.50	\$144,831.50
182	24" Class III RCP Storm	10.00	LF	\$170.00	\$1,700.00
183	Storm Manhole	6.00	EACH	\$4,800.00	\$28,800.00
184	Type P-5 Curb Inlet	6.00	EACH	\$8,600.00	\$51,600.00
185	Type P-6 Curb Inlet	1.00	EACH	\$10,500.00	\$10,500.00
186	Type C Grate Inlet	1.00	EACH	\$4,650.00	\$4,650.00
187	Dewatering	1,559.00	LF	\$10.95	\$17,071.05
188	Storm Sewer Testing	1,559.00	LF	\$9.50	\$14,810.50
<b>Total Price for Offsite Improvements (Covington Garden Dr.) Items:</b>					<b>\$1,167,155.40</b>



THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 10/30/27.

SIGNED, SEALED AND DATED this 14th day of November, 2025.

ATTEST:

Shelby Anderson  
Shelby Anderson

D.R. Horton Inc

By Anejula Mathew  
Principal Anejula Mathew Seal

Fidelity and Deposit Company of Maryland

Surety

Seal

ATTEST:

Leslie Grimes  
Leslie Grimes

By Noah William Pierce  
Attorney-In-Fact  
Noah William Pierce



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.  
as amended

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **ROBERT D. MURRAY, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **John F. THOMAS, Jynell Marie WHITEHEAD, Jennifer B. GULLETT, Catherine THOMPSON, Amy R. WAUGH, Noah William PIERCE and Andrew M. BENNETT, all of Charlotte, North Carolina, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

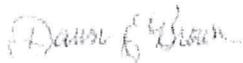
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 16th day of August, A.D. 2019.

**ATTEST:**

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By:   
*Assistant Secretary  
Dawn E. Brown*

  
*Vice President  
Robert D. Murray*

State of Maryland  
County of Baltimore

On this 16th day of August, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **ROBERT D. MURRAY, Vice President, and DAWN E. BROWN, Assistant Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.





Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 14th day of November, 20 25.



*Brian M. Hodges*

Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT ALL REQUIRED INFORMATION TO:

Zurich American Insurance Co.  
Attn: Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056

**GENERAL PURPOSE RIDER**

To be attached to and form part of Bond Number 9482437 effective November 14, 2025  
issued by the Fidelity and Deposit Company of Maryland  
in the amount of One Hundred Fifty Thousand Eight Hundred Sixty Six Dollars and Seventy Seven Cents \$150,866.77 DOLLARS,  
on behalf of D.R. Horton Inc  
as Principal and in favor of BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA  
as Obligee:

Now, Therefore, it is agreed that:

Bond Expiration Date Extended to 3/10/2029

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 15th day of January, 2026.

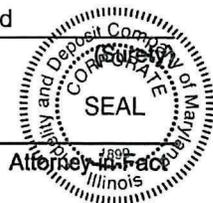
Signed, sealed and dated this 15th day of January, 2026.

D.R. Horton Inc  
(Principal)

By:   
Joe Burgess

Fidelity and Deposit Company of Maryland

By:   
Noah William Pierce



Accepted By:  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

Bond No. 9482437

Obligee: BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA

ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8. of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Noah William Pierce, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan  
Vice President

By: Dawn E. Brown  
Secretary

State of Maryland  
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Malson  
Notary Public  
My Commission Expires January 27, 2029



Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 15th day of January, 2026.



*MJ Pethick*

Mary Jean Pethick  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[reportsfclaims@zurichna.com](mailto:reportsfclaims@zurichna.com)  
800-626-4577

**Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790**

## CERTIFICATE OF SECRETARY

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Secretary of D.R. Horton, Inc., a Delaware corporation (*the* "Company"), is familiar with the facts herein certified and is duly authorized to certify the same.

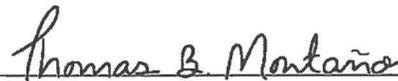
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated October 1, 2024 (*the* "Resolutions"). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

### Election of Vice President of Land Development

**RESOLVED**, that Joe Burgess, IV is hereby elected to the office of Vice President of the Company (*the* "Vice President") in the Company's Tampa Division (*the* "Division"), to serve until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (*collectively, the* "Entities"), to execute and deliver (i) signage contracts, advertising agreements, applications, consulting agreements, homeowner association documents and similar or equivalent agreements, documents or instruments, and (ii) maps, plats, permits, contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property.

**IN WITNESS WHEREOF**, the undersigned has signed on the 9<sup>th</sup> day of October, 2024.



\_\_\_\_\_  
Thomas B. Montañó  
Secretary

DHI Engineering, LLC  
Client: D.R. Horton  
Project: Edgewater Reserve

Engineer's Cost Estimate  
Subdivision Warranty Bond (Public Facilities)  
11/6/2025

### Summary of Schedules

I, Alfonso A. Belluccia, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 40044, hereby certify that I have examined the Plat of Edgewater Reserve, as filed by Landmark Engineering & Surveying Corporation, located in Section 14, Township 31 South, Range 19 East Hillsborough County, Florida; and that the costs of the public facility improvements lying within the said Plat and applicable offsite improvements, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Warranty Bond required by the Hillsborough County Land Development.

### Schedule

#### Public Facilities for Edgewater Reserve

Water & Fire (Covington Garden Dr.)	\$122,903.05
Roadway Improvements (Covington Garden Dr.)	\$1,167,155.40
Roadway Improvements (Waterset Blvd.)	\$25,245.70
Forcemain (Waterset Blvd.)	\$13,431.25
Reclaimed Water (Waterset Blvd.)	\$179,932.25

**Grand Total** \$1,508,667.65

**Subdivision Warranty Bond (10% of Grand Total Amount)** \$150,866.77

Alfonso A  
Belluccia

Digitally signed by  
Alfonso A Belluccia  
Date: 2025.11.06  
22:58:24 -05'00'

ALFONSO A. BELLUCCIA, P.E., STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 40044.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ALFONSO A. BELLUCCIA, P.E. ON THE DATE INDICATED  
HEREIN.

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

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Water &amp; Fire (Covington Garden Dr.)</b>					
1	Connection to Existing 12" Watermain	1.00	EACH	\$6,950.00	\$6,950.00
2	12" x 8" Tapping Sleeve & Valve	1.00	EACH	\$11,500.00	\$11,500.00
3	Temporary Construction Meter Assembly	1.00	EACH	\$20,000.00	\$20,000.00
4	8" Master meter Assembly	1.00	EACH	\$68,500.00	\$68,500.00
5	8" DIP water Main	33.00	LF	\$93.25	\$3,077.25
6	8" Gate Valve Assembly	3.00	EACH	\$3,050.00	\$9,150.00
7	8" MJ Bend	1.00	EACH	\$645.00	\$645.00
8	Relocate Fire Hydrant Assembly	1.00	EACH	\$2,150.00	\$2,150.00
9	Sample Point \ Chlorine Injection Point	1.00	EACH	\$845.00	\$845.00
10	Chlorination & Pressure Testing	33.00	LF	\$2.60	\$85.80
<b>Total Price for Water &amp; Fire (Covington Garden Dr.) Items:</b>					<b>\$122,903.05</b>
<b>Roadway Improvements (Covington Garden Dr.)</b>					
11	Maintenance of Traffic	1.00	LS	\$60,000.00	\$60,000.00
12	Const. Stakeout / Record Survey	1.00	LS	\$49,000.00	\$49,000.00
13	Clear & Grub ROW	1.00	LS	\$13,500.00	\$13,500.00
14	Excavate / Prep ROW	1.00	LS	\$29,500.00	\$29,500.00
15	Demo Existing Fence	380.00	LF	\$4.50	\$1,710.00
16	Sawcut & Match Existing Asphalt	2,345.00	LF	\$1.75	\$4,103.75
17	Demo Existing Asphalt	4,660.00	SY	\$4.85	\$22,601.00
18	Demo Existing Sidewalk	80.00	SY	\$7.65	\$612.00
19	Demo Existing Curb	615.00	LF	\$3.20	\$1,968.00
20	Demo Existing Storm Sewer	40.00	LF	\$12.25	\$490.00
21	Demo Existing Storm Structure	2.00	EACH	\$1,000.00	\$2,000.00
22	Demo Existing Delineators	1.00	LS	\$3,350.00	\$3,350.00
23	1" Type FC Friction Course	3,186.00	SY	\$15.75	\$50,179.50
24	3" Type SP Asphalt	3,186.00	SY	\$36.25	\$115,492.50
25	6" OBG 9 Asphalt Base	3,186.00	SY	\$60.00	\$191,160.00
26	12" Stabilized Subgrade (LBR-40)	3,186.00	SY	\$12.35	\$39,347.10
27	Stabilized Curb Pad	2,082.00	LF	\$6.25	\$13,012.50
28	Type "F" Curb	2,082.00	LF	\$22.50	\$46,845.00
29	6" Concrete Sidewalk W/ WWM	18,645.00	SF	\$9.80	\$182,721.00
30	ADA Handicapped Ramp	5.00	EACH	\$2,700.00	\$13,500.00
31	Sod ROW - Bahia	2,600.00	SY	\$3.50	\$9,100.00
32	Final Grading	1.00	LS	\$14,500.00	\$14,500.00
33	Signage & Striping	1.00	LS	\$28,500.00	\$28,500.00
34	18" Class III RCP Storm	1,549.00	LF	\$93.50	\$144,831.50
35	24" Class III RCP Storm	10.00	LF	\$170.00	\$1,700.00
36	Storm Manhole	6.00	EACH	\$4,800.00	\$28,800.00
37	Type P-5 Curb Inlet	6.00	EACH	\$8,600.00	\$51,600.00
38	Type P-6 Curb Inlet	1.00	EACH	\$10,500.00	\$10,500.00
39	Type C Grate Inlet	1.00	EACH	\$4,650.00	\$4,650.00
40	Dewatering	1,559.00	LF	\$10.95	\$17,071.05
41	Storm Sewer Testing	1,559.00	LF	\$9.50	\$14,810.50
<b>Total Price for Roadway Improvements (Covington Garden Dr.) Items:</b>					<b>\$1,167,155.40</b>

**DHI Engineering, LLC**  
**Client: D.R. Horton**  
**Project: Edgewater Reserve**

**Engineer's Cost Estimate**  
**Subdivision Warranty Bond (Public Facilities)**  
**11/6/2025**

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Roadway Improvements (Waterset Blvd.)</b>					
42	1 1/2" Type SP Asphalt	105.00	SY	\$16.60	\$1,743.00
43	8" Crushed Concrete Base	105.00	SY	\$17.75	\$1,863.75
44	8" Stabilized Subgrade (LBR-40)	105.00	SY	\$6.80	\$714.00
45	Stabilized Curb Pad	145.00	LF	\$2.55	\$369.75
46	Type "F" Curb	130.00	LF	\$22.50	\$2,925.00
47	Drop Curb	15.00	LF	\$27.00	\$405.00
48	Sod 2' BOC to Sidewalk - Bahia	20.00	SY	\$3.50	\$70.00
49	6" Concrete Sidewalk W/ WWM	924.00	SF	\$9.80	\$9,055.20
50	10' ADA Handicapped Ramp	3.00	EACH	\$2,700.00	\$8,100.00
51	Rectangular Rapid Flashing Beacons	2.00	Each	\$8,000.00	\$16,000.00
52	Rufuge Island & Striping	1.00	LS	\$11,000.00	\$11,000.00
<b>Total Price for Roadway Improvements (Waterset Blvd.) Items:</b>					<b>\$25,245.70</b>
<b>Forcemain (Waterset Blvd.)</b>					
53	Connection to Existing 6" Forcemain	1.00	EACH	\$7,900.00	\$7,900.00
54	4" PVC Forcemain (DR 18)	15.00	LF	\$38.75	\$581.25
55	4" Plug Valve Assembly	1.00	EACH	\$2,000.00	\$2,000.00
56	4" MJ Reducer	1.00	EACH	\$925.00	\$925.00
57	Temporary Blowoff Assembly	1.00	EACH	\$975.00	\$975.00
58	Pressure Test	1.00	LS	\$1,050.00	\$1,050.00
<b>Total Price for Forcemain (Waterset Blvd.) Items:</b>					<b>\$13,431.25</b>
<b>Reclaimed Water (Waterset Blvd.)</b>					
59	Connection to Existing 12" Forcemain	1.00	EACH	\$7,600.00	\$7,600.00
60	12" x 6" Tapping Sleeve & Valve	1.00	EACH	\$10,500.00	\$10,500.00
61	4" Master Meter Assembly	2.00	EACH	\$23,500.00	\$47,000.00
62	16" Jack & Bore	120.00	LF	\$770.00	\$92,400.00
63	6" DIP Recl Water Main	145.00	LF	\$74.25	\$10,766.25
64	4" DIP Recl Water Main	10.00	LF	\$56.50	\$565.00
65	4" Gate Valve Assembly	2.00	EACH	\$2,050.00	\$4,100.00
66	6" MJ Bend	4.00	EACH	\$480.00	\$1,920.00
67	4" MJ Bend	1.00	EACH	\$365.00	\$365.00
68	6" MJ Tee	1.00	EACH	\$735.00	\$735.00
69	6" MJ Reducer	1.00	EACH	\$380.00	\$380.00
70	Pressure Testing	1,385.00	LF	\$2.60	\$3,601.00
<b>Total Price for Reclaimed Water (Waterset Blvd.) Items:</b>					<b>\$179,932.25</b>

**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE  
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between D. R. Horton, Inc., a Delaware corporation, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

**Witnesseth**

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Edgewater Reserve (hereafter referred to as the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

**WHEREAS**, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider agrees to install the aforementioned lot corners in the platted area.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_
  - b. A Performance Bond, number K41971745 dated, 10/30/25 \_\_\_\_\_ with \_\_\_\_\_ D. R. Horton, Inc. as Principal, and \_\_\_\_\_ Federal Insurance Company as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

  
\_\_\_\_\_  
Witness Signature

**Angela Mathews**  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature  
**Ryan Zook**  
\_\_\_\_\_  
Printed Name of Witness

Subdivider:

By   
\_\_\_\_\_  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

**Anne Mize**  
\_\_\_\_\_  
Name (typed, printed or stamped)

**Vice President**  
\_\_\_\_\_  
Title

3501 Riga Blvd., Suite 100 Tampa, FL 33619  
\_\_\_\_\_  
Address of Signer

**813-549-1841**  
\_\_\_\_\_  
Phone Number of Signer

NOTARY PUBLIC

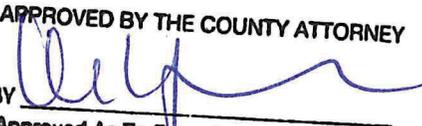
CORPORATE SEAL  
(When Appropriate)

ATTEST:  
VICTOR D. CRIST  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chair

**APPROVED BY THE COUNTY ATTORNEY**  
  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
3rd day of November, 2025, by Anne Mize as  
(day) (month) (year) (name of person acknowledging)  
Vice President for D. R. Horton, Inc., a Delaware corporation  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

*Ethen Broadwater*

(Signature of Notary Public - State of Florida)

Ethen Broadwater

(Print, Type, or Stamp Commissioned Name of Notary Public)

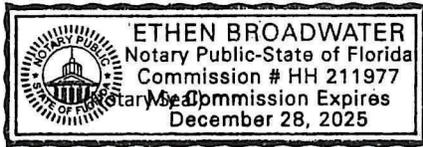
HH 211977

(Commission Number)

12/28/25

(Expiration Date)

Type of Identification Produced



**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we D.R. Horton Inc

\_\_\_\_\_ called the Principal, and \_\_\_\_\_

Federal Insurance Company called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Twenty-Six

Thousand Two Hundred Fifty and 00/100 (\$ 26,250.00) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Edgewater Reserve are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider’s Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

WHEREAS, the terms of said Subdivider’s Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Edgewater Reserve subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 12 months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 10/30/26.

SIGNED, SEALED AND DATED this 30th day of October, 2025.

ATTEST:  
[Signature]

D.R. Horton Inc

BY: [Signature]  
PRINCIPAL (SEAL)

Federal Insurance Company  
SURETY (SEAL)

ATTEST:  
[Signature]  
Leslie Grimes

[Signature]  
ATTORNEY-IN-FACT  
Noah William Pierce



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.

as amended

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Bryan M. Caneschi, Noah William Pierce, Catherine Thompson, Amy R. Waugh and Jynell Marie Whitehead of Charlotte, North Carolina; Rebecca E. Cano and Bradley D. Lorenzetti of Columbia, South Carolina

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 1st day of March, 2023.

Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

Stephen M. Haney

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

SS.

On this 1st day of March 2023 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22, 2027

Albert Contursi
Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this October 30, 2025



Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT: Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

**GENERAL PURPOSE RIDER**

To be attached to and form part of Bond Number           K41971745           effective           October 30, 2025            
issued by the           Federal Insurance Company            
in the amount of           Twenty Six Thousand Two Hundred Fifty Dollars and No Cents                     \$26,250.00           DOLLARS,  
on behalf of           D.R. Horton Inc            
as Principal and in favor of           BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA            
as Obligee:

Now, Therefore, it is agreed that:

Bond Expiration Date Extended to 3/10/2027

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the           23rd           day of           December          ,           2025          .

Signed, sealed and dated this           23rd           day of           December          ,           2025          .

D.R. Horton Inc  
\_\_\_\_\_  
(Principal)

By:           Joe Burgess            
*Joe Burgess*

Federal Insurance Company  
\_\_\_\_\_

By:           Noah William Pierce            
*Noah William Pierce*



Attorney in Fact

Accepted By:

\_\_\_\_\_  
\_\_\_\_\_

APPROVED BY THE COUNTY ATTORNEY

BY           [Signature]            
Approved As To Form And Legal  
Sufficiency.

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Delaware corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Noah William Pierce

Surety Bond No. K41971745

Obligee: BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 25th day of June, 2025.

[Signature of Rupert HD Swindells]

Rupert HD Swindells, Assistant Secretary

[Signature of Stephen M. Haney]

Stephen M. Haney, Vice President



STATE OF NEW JERSEY  
County of Hunterdon

SS.

On this 25th day of June, 2025 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Stacy J. Loftin  
NOTARY PUBLIC OF NEW JERSEY  
No. 50173208  
COMMISSION EXPIRES OCT 15, 2026

[Signature of Stacy J. Loftin]  
Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this December 23, 2025.



[Signature of Rupert HD Swindells]  
Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

## CERTIFICATE OF SECRETARY

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Secretary of D.R. Horton, Inc., a Delaware corporation (*the “Company”*), is familiar with the facts herein certified and is duly authorized to certify the same.

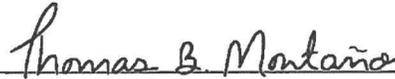
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated October 1, 2024 (*the “Resolutions”*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

### Election of Vice President of Land Development

**RESOLVED**, that Joe Burgess, IV is hereby elected to the office of Vice President of the Company (*the “Vice President”*) in the Company’s Tampa Division (*the “Division”*), to serve until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (*collectively, the “Entities”*), to execute and deliver (i) signage contracts, advertising agreements, applications, consulting agreements, homeowner association documents and similar or equivalent agreements, documents or instruments, and (ii) maps, plats, permits, contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property.

**IN WITNESS WHEREOF**, the undersigned has signed on the 9<sup>th</sup> day of October, 2024.



\_\_\_\_\_  
Thomas B. Montañó  
Secretary

DHI Engineering, LLC  
Client: D.R. Horton  
Project: Edgewater Reserve

Engineer's Cost Estimate  
Subdivision Lot Corner Monumentation Performance Bond  
10/22/2025

Lot Corner Monumentation Schedule

	Unit Price	Total Price
210.00 Lots	\$100.00	\$21,000.00
Subdivision Lot Corner Monumentation Performance Bond (125% of Total)		\$26,250.00

Alfonso A. Belluccia, P.E. (#40044)

**Alfonso A  
Belluccia**  
Digitally signed by  
Alfonso A Belluccia  
Date: 2025.10.22  
17:08:31 -04'00'

ALFONSO A. BELLUCCIA, P.E., STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 40044.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ALFONSO A. BELLUCCIA, P.E. ON THE DATE INDICATED  
HEREIN.

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







# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

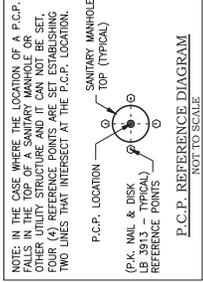
PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



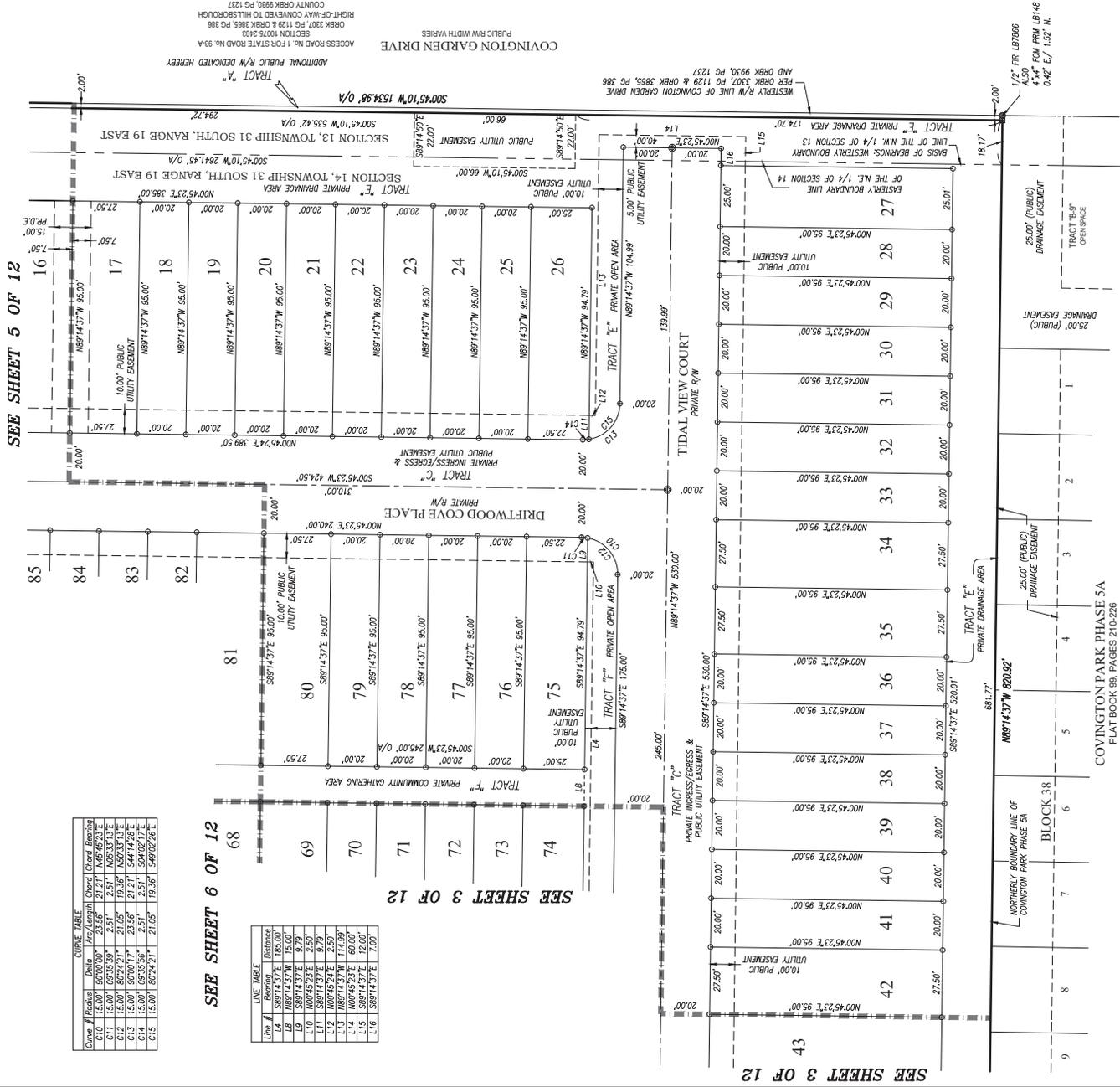
Scale: 1" = 30'

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
  - SET 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT
  - SET PK NAIL & DISK
  - SET PK NAIL & DISK
  - SET PK NAIL & DISK
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENT ON CURVE
  - MATCH LINE
  - RADIAL BEARING TO UTILITY EASEMENT
  - DRAINAGE EASEMENT

- SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.**
- C/L = CENTERLINE
  - C/S = CERTIFIED CORNER RECORD
  - D/E = DRAINAGE EASEMENT
  - E/P = ENVIRONMENTAL PROTECTION COMMISSIONS EASEMENT
  - F/M = FOUND CONCRETE MONUMENT
  - F/P = FOUND IRON PIPE
  - F/N = FOUND FOUND PK NAIL
  - F/H-D = FOUND NAIL & DISK
  - H/A = HOMEOWNERS ASSOCIATION
  - M/T = NON-RADIAL
  - M/3 = NORTH AMERICAN DATUM 1983
  - N.T.S. = NOT TO SCALE
  - O/S = OFFICIAL RECORDS
  - O/R = OFFICIAL RECORDS
  - I.N. = INSTRUMENT NO.
  - P/S = POINT OF BEGINNING
  - P/P = POINT OF COMMENCEMENT
  - P/P = PERMANENT CONTROL POINT
  - P/E = PERMANENT EASEMENT
  - P/M = PERMANENT MONUMENT
  - R/P = RADIAL BEARING MONUMENT
  - R/W = RIGHT-OF-WAY
  - S/C = SECTION
  - S/D = SET NAIL & DISK LB 3913
  - S/W = SET NAIL & DISK LB 3913 OTHER
  - S/W = SET NAIL & DISK LB 3913 OTHER
  - TYP = TYPICAL



**LANDMARK**  
Engineering & Surveying Corporation  
8515 Palm River Road  
Tampa, Florida 33619  
(813) 621-7841  
www.lesco.com  
LB # 3913



**CURVE TABLE**

Curve #	Radius	Delta	Chord	Chord Bearing
C10	15.00'	90°00'00"	21.56'	21.21' N45°45'23"E
C11	15.00'	09°25'39"	2.51'	2.51' N02°33'13"E
C12	15.00'	09°25'39"	2.51'	2.51' S89°36'47"E
C13	15.00'	09°25'39"	2.51'	2.51' S02°33'13"E
C14	15.00'	09°25'39"	2.51'	2.51' S89°36'47"E
C15	15.00'	09°25'39"	2.51'	2.51' S02°33'13"E

**LINE TABLE**

Line #	Bearing	Distance
L8	S89°14'37"E	15.00'
L9	S89°14'37"E	9.79'
L10	N00°45'23"E	2.50'
L11	S89°14'37"E	9.79'
L12	S89°14'37"E	11.99'
L13	N00°45'23"E	60.00'
L14	S89°14'37"E	12.00'
L15	S89°14'37"E	7.00'
L16	S89°14'37"E	7.00'

SEE SHEET 6 OF 12

SEE SHEET 3 OF 12

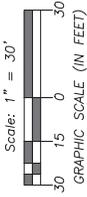
SEE SHEET 3 OF 12

COVINGTON PARK PHASE 5A  
PLAT BOOK 98, PAGES 210-228

# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

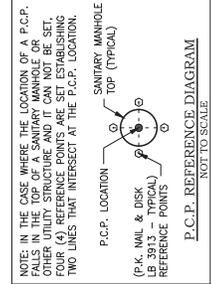


## LEGEND

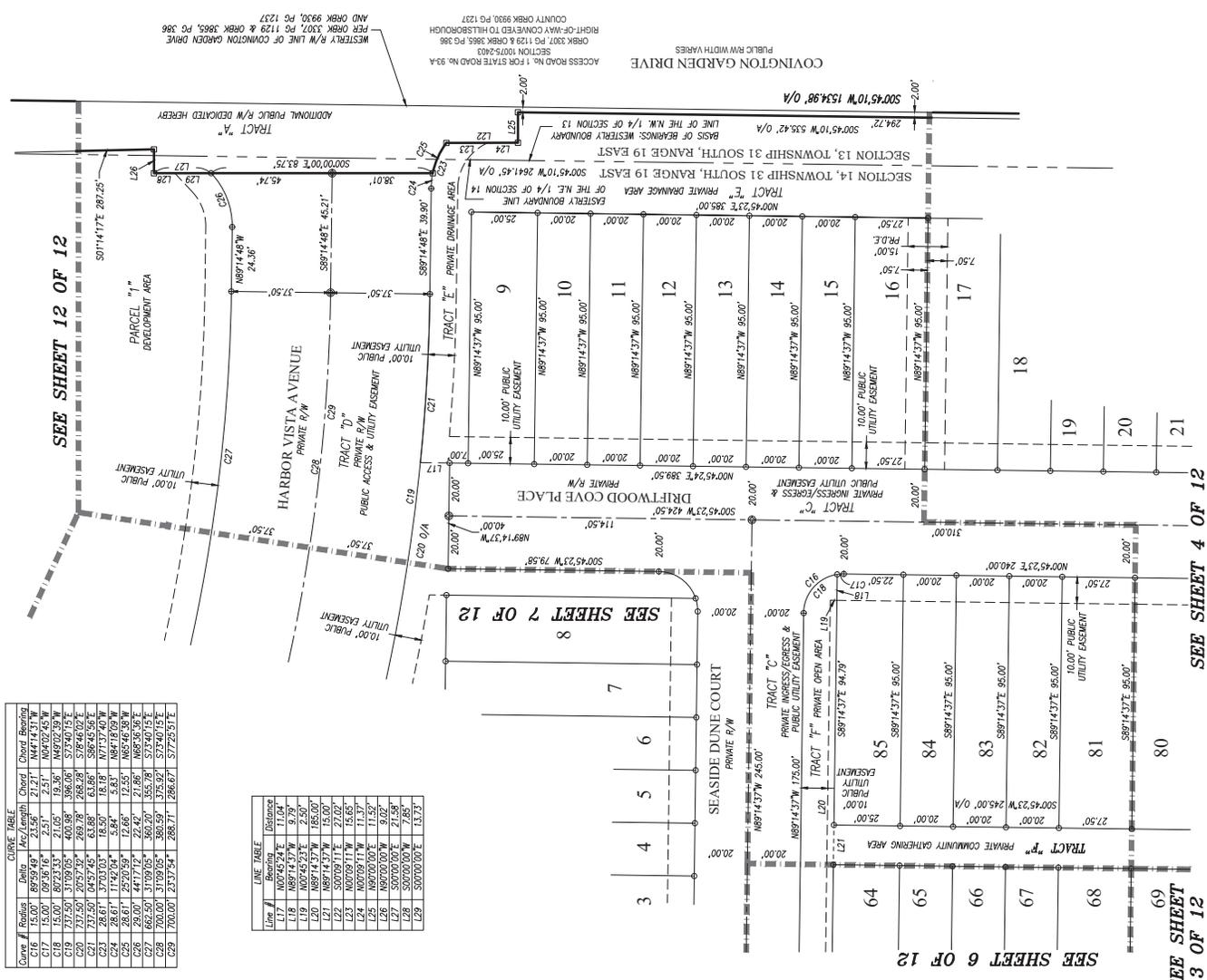
- FOUND 4"x4" CONCRETE MONUMENT
- SET 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- SET PK NAIL & DISK
- FOUND PK NAIL & DISK
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
- SET LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- MATCH LINE
- RADIAL BEARING IE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

## SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- C/L = CENTERLINE
- C/S = CERTIFIED CORNER RECORD
- D/E = DRAINAGE EASEMENT
- D/P = DRAINAGE PROTECTION
- E/C = EASEMENT COMMISSION
- F/M = FOUND CONCRETE MONUMENT
- F/P = FOUND IRON PIPE
- F/N = FOUND PK NAIL
- F/H-D = FOUND NAIL & DISK
- H/A = HOMEOWNERS ASSOCIATION
- H/S = HOMEOWNERS SIGN
- I/M = INSTRUMENT NO.
- I/S = INSTRUMENT DATE
- N.A.S. = NOT TO SCALE
- O.A.R. = OFFICIAL RECORDS
- O.M.S. = OFFICIAL RECORDS
- P/B = PUBLIC BENEFIT
- P/C = POINT OF COMMENCEMENT
- P/P = PERMANENT CONTROL POINT
- P/R = PERMANENT REFERENCE MONUMENT
- R = RADIAL BEARING MONUMENT
- R/W = RIGHT-OF-WAY
- S/C = SECTION
- S/H-D = SET NAIL & DISK LB 3913
- S/M-D = SET NAIL & DISK LB 3913
- T/M = TYPICAL



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Curve #	Radius	Chord	Chord Bearing
C17	15.00'	29.53'	21.51'
C18	15.00'	80.2353'	21.05'
C19	17.50'	31.9825'	40.038'
C20	17.50'	207.732'	263.78'
C21	28.61'	11.4294'	5.84'
C22	28.61'	25.2759'	12.665'
C23	28.00'	44.7172'	22.42'
C24	70.00'	31.0825'	36.539'
C25	70.00'	23.3754'	28.671'
C26	70.00'	23.3754'	28.671'
C27	70.00'	23.3754'	28.671'
C28	70.00'	23.3754'	28.671'
C29	70.00'	23.3754'	28.671'

Line #	Bearing	Distance
L17	N00°45'23"W	0.00'
L18	N00°45'23"W	0.00'
L19	N00°45'23"W	2.50'
L20	N89°14'37"W	185.00'
L21	N89°14'37"W	15.00'
L22	N00°45'23"W	15.00'
L23	N00°45'23"W	15.00'
L24	N00°09'11"W	11.37'
L25	N00°00'00"E	11.52'
L26	N00°00'00"W	9.02'
L27	N00°00'00"W	7.85'
L28	S00°00'00"W	7.85'
L29	S00°00'00"E	13.73'

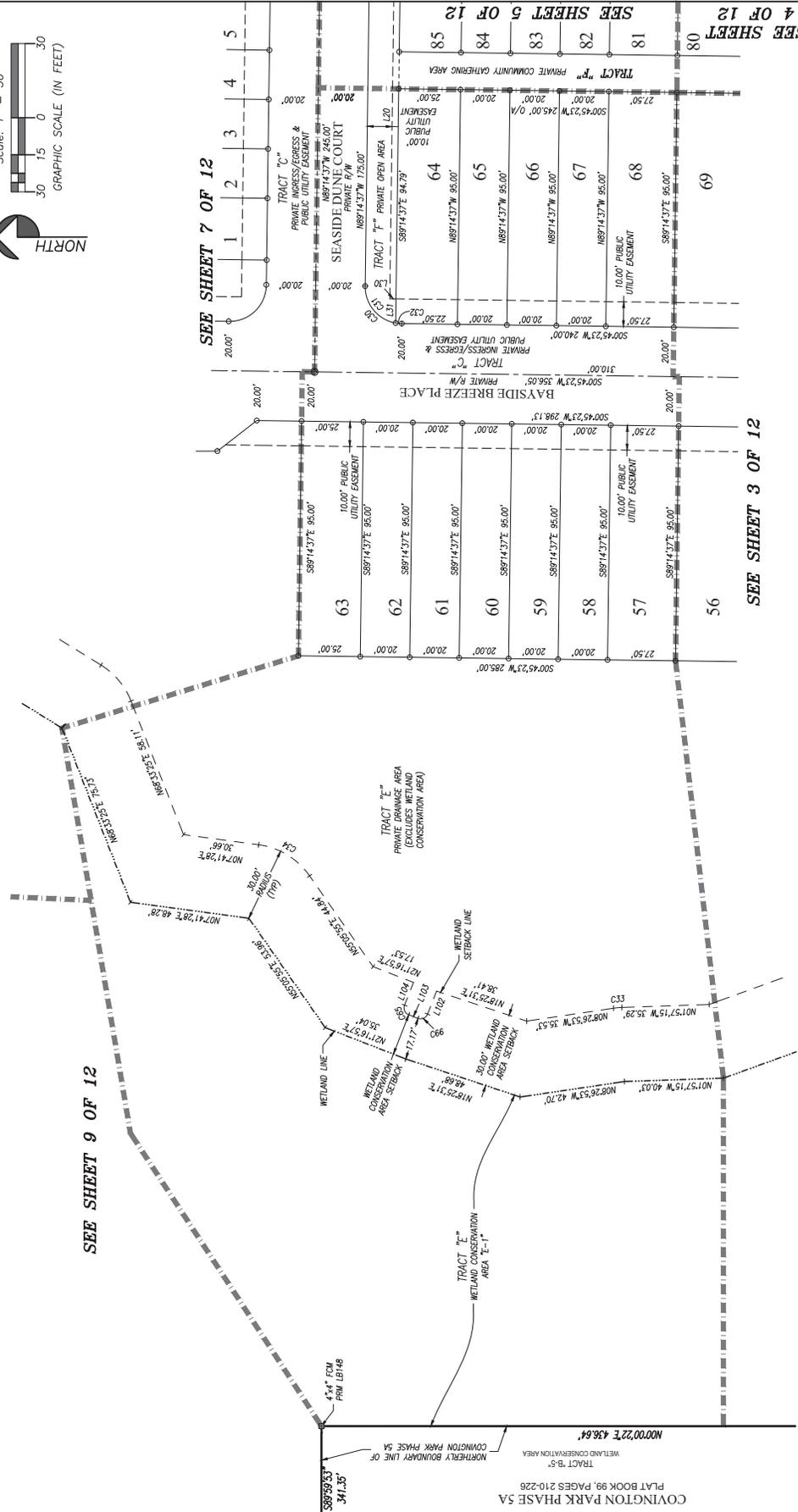
# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



SEE SHEET 9 OF 12





# EDGEWATER RESERVE SUBDIVISION

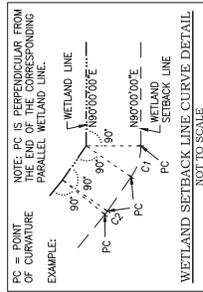
A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



Scale: 1" = 30'  
GRAPHIC SCALE (IN FEET)

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 62-448 AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC). IN ADDITION, A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND THE BOUNDARIES OF THE WETLAND CONSERVATION AREA SHALL BE DETERMINED BY THE DEPARTMENT CODE PURSUANT TO RL STAT. SEC. 37.44(1)(1) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPC. WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF THE WETLAND CONSERVATION AREA. THE BOUNDARIES OF THE WETLAND CONSERVATION AREA ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.



SEE SHEET 12 OF 12

SEE SHEET 11 OF 12

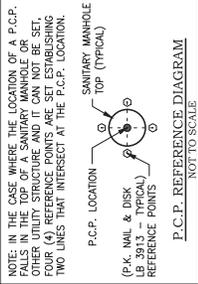
SEE SHEET 9 OF 12

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - FOUND 4"x4" CONCRETE MONUMENT
  - SET PK NAIL & DISK
  - FOUND PK NAIL & DISK
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - MATCH LINE
  - WETLAND LINE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - SURVEY EASEMENT

- C/L = CENTERLINE
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- PK = FOUND PK NAIL & DISK
- PKM = FOUND PK NAIL & DISK
- LB = LICENSED BUSINESS
- MOA = HOMEOWNERS ASSOCIATION
- NON-RADIAL
- NON-CIRCULAR DATUM 1983
- N.T.S. = NOT TO SCALE
- O/A = OVER ALL
- O.R. = OFFICIAL RECORDS
- ORINS = INSTRUMENT N.
- (P) = RECORDED PLAT INFORMATION
- POB = POINT OF BEGINNING
- POC = POINT OF CURVATURE
- PT = PERMANENT CONTROL POINT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL
- R.M. = REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SHAD = SET NAIL & DISK LB 3913
- SWAMP = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TRP = TRIPAL

LINE TABLE	LINE #	Bearing	Distance
L114	5827.06	18.87	
L115	5862.02	8.08	
L116	5854.02	7.10	
L117	5873.05	7.37	
L118	5865.43	15.92	
L120	58708.21	19.06	
L121	58577.03	22.99	
L122	5873.05	18.88	
L124	57206.12	18.98	
L126	57433.20	33.22	
L128	57559.45	28.49	
L129	57626.38	19.00	
L129	57709.02	9.57	
L130	57948.36	9.57	
L131	58059.24	20.03	
L132	58158.95	9.57	
L134	58333.50	9.57	
L135	58476.24	4.76	
L136	58453.12	9.57	
L138	58717.44	13.38	

CURVE TABLE	Curve #	Radius	Delta	Max/Length	Chord	Chord Bearing
C60	1037.50	2852.29	52.86	517.34	11723.57 N	
C61	1000.00	3075.55	53.14	524.92	10378.60 N	
C62	862.50	3274.21	54.38	534.61	10472.53 N	
C63	862.50	3746.31	55.87	532.60	10258.01 N	



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# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



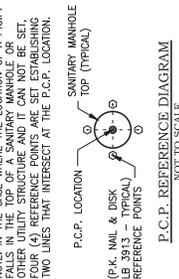
Scale: 1" = 30'  
GRAPHIC SCALE (IN FEET)

- LEGEND**
- FOUND 4" x 4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - SET 4" x 4" CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - FOUND PK NAIL & DISK FROM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - MATCH LINE
  - RADIAL BEARING I.E.
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

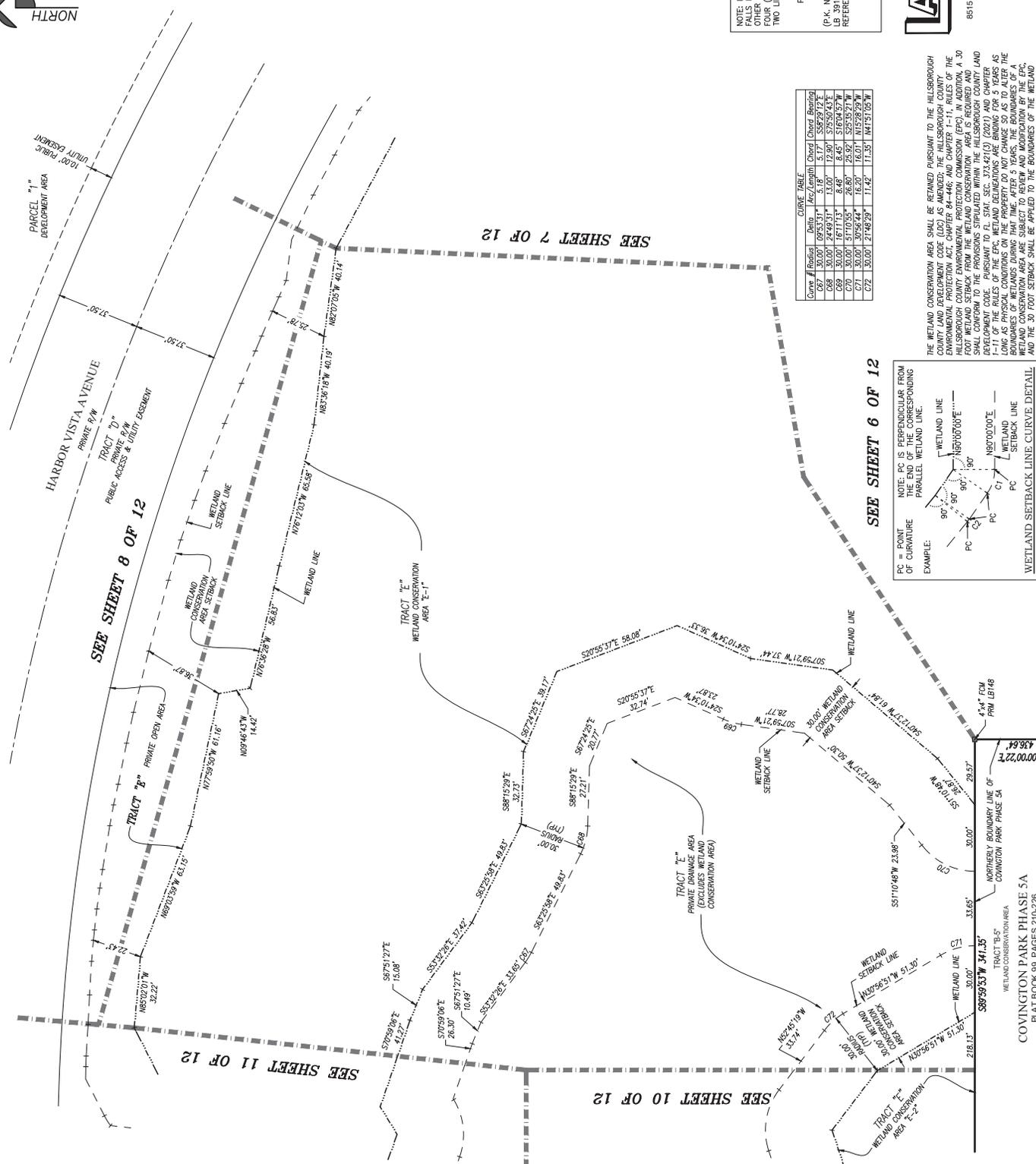
- CA = CENTERLINE
- CS = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- EP = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FM = FOUND METAL MONUMENT
- FN+D = FOUND NAIL & DISK
- HA = HOMEOWNERS ASSOCIATION
- HM = NON-RADIAL BUSINESS
- MA83 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- OR = OFFICIAL RECORDS
- ORMS = OFFICIAL RECORDS
- INSTRUMENT NO.
- PL = PLANNING INFORMATION
- PC = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- RA = RADIAL BEARING MONUMENT
- RM = RADIUS OF MONUMENT
- SEC = SECTION
- SH+D = SET NAIL & DISK LB 3913
- SPRWD = SURFACE WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. REFERENCE POINT IS NOT KNOWN, THE LOCATION OF OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



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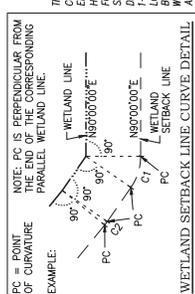


**CURVE TABLE**

Curve #	Radius (Feet)	Chord (Feet)	Chord Length (Feet)	Chord Bearing
C68	30.00	24.49	13.00	12.90°
C69	30.00	16.11	8.48	8.45°
C70	30.00	17.03	26.80	25.97°
C71	30.00	37.48	16.42	16.33°
C72	30.00	21.48	11.42	11.52°

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 64-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC), IN ADDITION, A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND DEVELOPMENT CODE - PURSUANT TO FL. STAT. SEC. 373.421(3) (2001) AND CHAPTER 1-11 OF THE RULES OF THE EPC, WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE WETLAND CONSERVATION AREA. THE WETLAND CONSERVATION AREA IS SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REQUIRED.

SEE SHEET 6 OF 12



COVINGTON PARK PHASE 5A  
PLAT BOOK 99, PAGES 210-226

SEE SHEET 10 OF 12  
SEE SHEET 11 OF 12  
SEE SHEET 7 OF 12

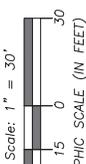
# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS. THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. PURSUANT TO FL. STAT. SEC. 373.42(13) (2021) AND CHAPTER 1-11 OF THE RULES OF THE CPC, WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO AFFECT THE ACCURACY OF THE WETLAND DELINEATIONS. AFTER 5 YEARS, THE WETLAND DELINEATIONS SHALL BE RE-EVALUATED AND SUBJECT TO REVIEW AND MODIFICATION BY THE CPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

Curve #	Radius	Delta	Chord Length	Chord Bearing
C73	30.00'	56.25°54'	27.90'	N87°28'07"W
C74	30.00'	26°03'35"	13.64'	S84°39'33"W
C75	30.00'	06°02'57"	4.38'	S74°24'42"W
C77	30.00'	28°16'53"	40.99'	S24°32'29"W

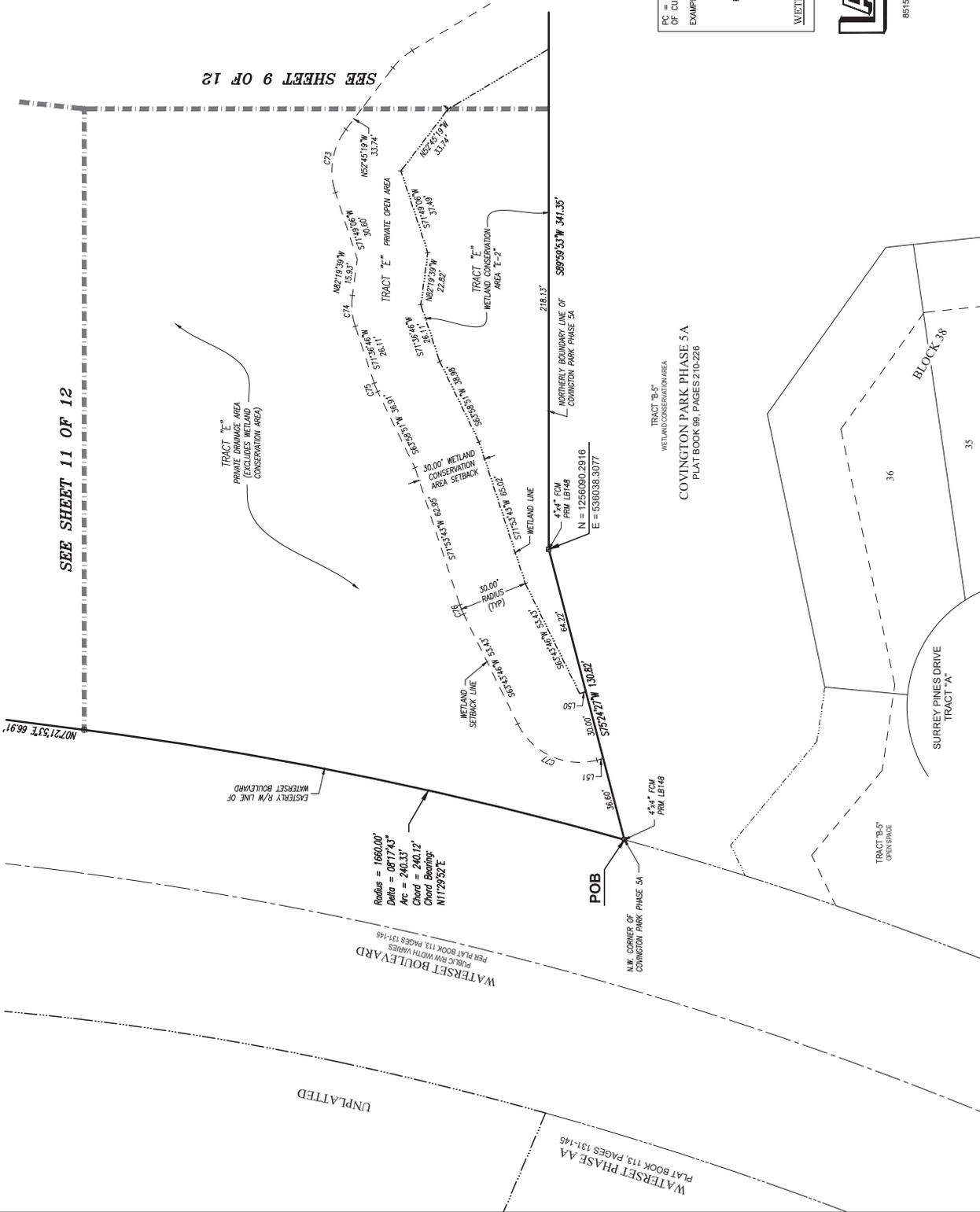
Line #	Length	Bearing
L50	514'52.48'	E 2.85'
L51	514'52.48'	E 2.85'



Scale: 1" = 30'

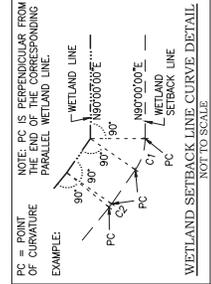
SEE SHEET 11 OF 12

SEE SHEET 9 OF 12



SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- CA = CENTERLINE
- CCS = CERTIFIED CORNER RECORD
- DLE = DRAINAGE EASEMENT
- DPS = DRAINAGE PROTECTION SURVEY
- COM = COMMISSIONER'S MONUMENT
- FOM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN-D = FOUND NAIL & DISK
- FN = FOUND NAIL & DISK
- HA = HOMEOWNERS ASSOCIATION
- HM = NON-BARIAL MONUMENT
- INT = INSTRUMENT NO.
- INS = INSTRUMENT
- POB = POINT OF BEGINNING
- POP = POINT OF COMMENCEMENT
- PPM = PERMANENT CONTROL POINT MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- RA = RADIAL
- RAE = RADIAL EASEMENT
- RA-M = RIGHT-OF-WAY
- SEC = SECTION
- SH-D = SET NAIL & DISK LB 3913
- SH = SET NAIL & DISK LB 3913
- SWPMD = SWAMP MANAGEMENT DISTRICT
- TYP = TYPICAL



NOTE: PC IS PERPENDICULAR FROM CURVATURE OF WETLAND LINE. PARALLEL WETLAND LINE.

EXAMPLE:

WETLAND SETBACK LINE CURVE DETAIL  
NOT TO SCALE

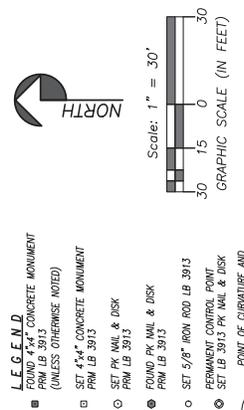
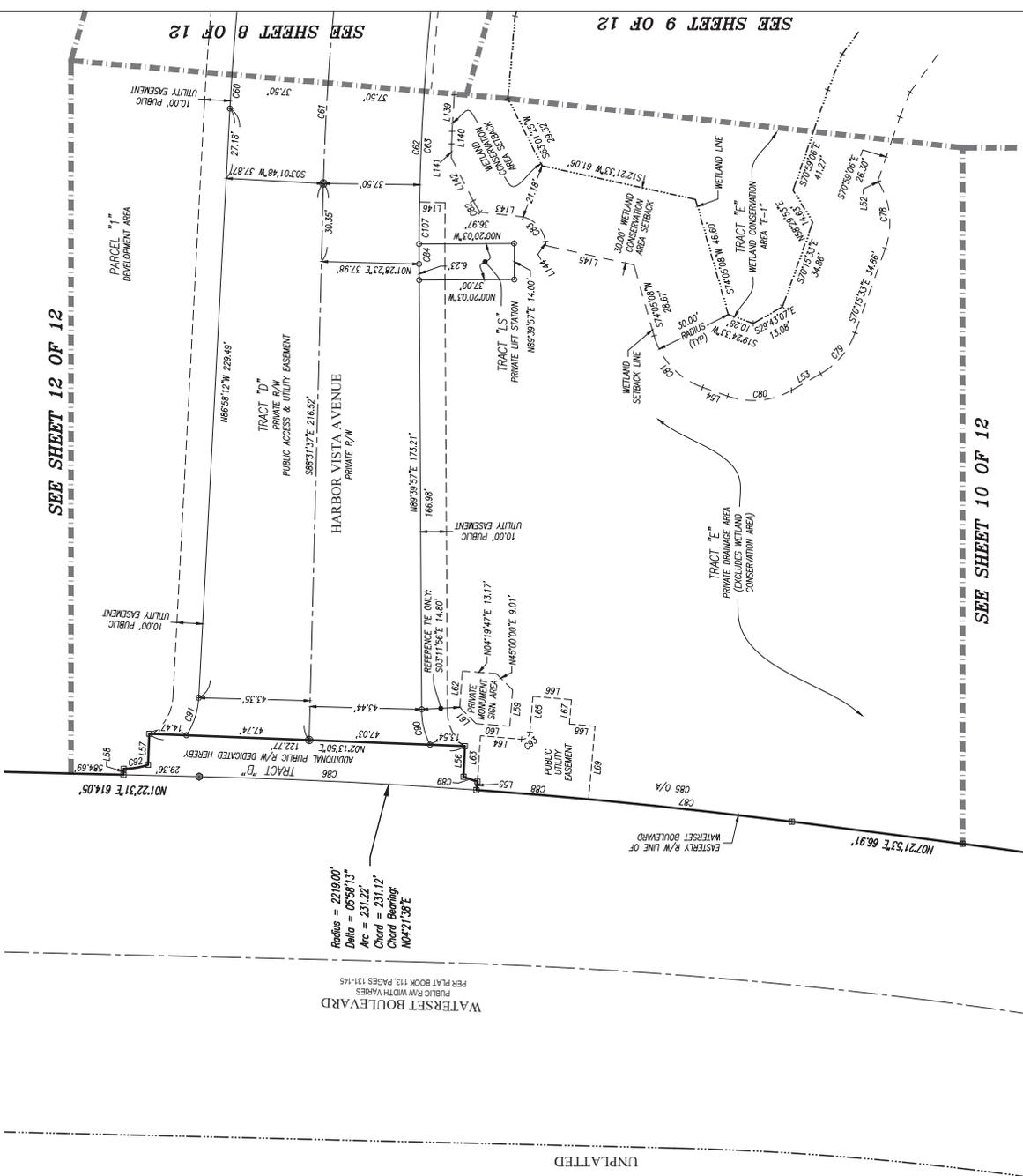
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# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



**LINE TABLE**

Line #	Bearing	Distance
L52	N87°29'53"E	0.48'
L53	S29°43'07"E	13.08'
L54	S19°24'33"W	10.28'
L55	S83°10'50"E	3.35'
L56	S87°46'10"E	11.91'
L57	N87°46'10"W	12.09'
L58	N88°44'24"W	2.34'
L59	S85°40'13"E	14.13'
L60	S04°19'47"W	13.17'
L61	S45°00'00"W	9.01'
L62	N85°40'13"W	14.13'
L63	S86°08'30"E	17.83'
L64	S04°57'36"W	16.00'
L65	S85°02'22"E	14.00'
L66	S04°57'36"W	15.00'
L67	N85°02'22"W	9.48'
L68	S04°57'36"W	10.00'
L69	N85°02'22"W	28.51'
L70	S86°28'51"E	14.26'
L71	S87°51'55"E	4.84'
L72	S89°11'03"E	5.50'
L73	N63°01'25"E	18.72'
L74	N06°18'08"E	16.76'
L75	N77°38'30"E	1.66'
L76	S12°21'33"W	34.90'
L77	N01°06'00"E	10.00'

**SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.**

C/A = CENTERLINE CORNER RECORD  
 D/E = DRAINAGE EASEMENT  
 E/P = ENVIRONMENTAL PROTECTION  
 F/W = FOUND IRON PIPE  
 F/R = FOUND IRON ROD  
 F/W = FOUND WOOD  
 H/A = HOMEOWNERS ASSOCIATION  
 L/B = LICENSED BUSINESS  
 M/S = METRIC SCALE  
 N.A.S. = NORTH AMERICAN DATUM 1983  
 O/A = OVER ALL RECORDS  
 S/W = SURVEY WAY  
 S/W = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
 T/P = TRUCK

**CURVE TABLE**

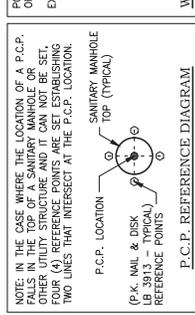
Curve #	Radius	Delta	Acc/Length	Chord	Chord Bearing
C60	1037.50'	28°52'29"	522.86'	517.34'	N72°31'57"W
C61	1000.00'	30°25'55"	531.14'	524.92'	N73°18'40"W
C62	962.50'	32°14'21"	541.58'	534.46'	N74°12'53"W
C63	962.50'	31°14'34"	533.81'	527.00'	N73°59'01"W
C78	30.00'	51°14'34"	26.83'	25.95'	N84°07'10"E
C79	30.00'	40°32'25"	21.23'	20.79'	S49°59'20"E
C80	30.00'	49°07'40"	25.72'	24.94'	S05°09'17"E
C81	30.00'	54°40'35"	28.63'	27.55'	S46°44'50"W
C82	30.00'	09°58'24"	5.22'	5.22'	S58°02'13"W
C83	11.43'	66°31'23"	13.67'	12.87'	N48°06'27"E
C84	962.50'	00°27'44"	7.77'	7.77'	S89°53'49"W
C85	2219.00'	03°10'59"	123.28'	123.26'	N05°45'14"E
C86	2219.00'	02°47'14"	107.94'	107.93'	N02°46'08"E
C87	2219.00'	02°03'11"	79.51'	79.51'	N06°19'08"E
C88	2219.00'	01°07'48"	43.77'	43.77'	N04°43'39"E
C89	28.12'	11°35'21"	5.69'	5.68'	S19°03'48"W
C90	28.12'	29°04'48"	14.27'	14.12'	S76°46'26"W
C91	28.00'	30°37'25"	15.50'	15.32'	S71°53'19"E
C92	29.00'	19°00'23"	9.62'	9.58'	S09°09'32"E
C93	3.00'	90°00'00"	4.71'	4.24'	S40°02'22"E
C107	962.50'	00°58'19"	16.33'	16.33'	N89°23'10"W

WATERSSET BOULEVARD PUBLIC R/W WITH VARIATIONS PER PLAT BOOK T-13 PAGES 131-145

WATERSSET BOULEVARD EASTERLY R/W LINE OF

UNPLATTED

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NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FOR (A) REFERENCE ESTABLISHING OTHER UTILITY STRUCTURE, AND IT CAN NOT BE SET, TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

NOTE: PC IS PERPENDICULAR FROM THE END OF THE CORRESPONDING PARALLEL WETLAND LINE.

EXAMPLE:

PC - POINT OF CURVATURE  
 PC - POINT OF CURVATURE  
 PC - POINT OF CURVATURE  
 PC - POINT OF CURVATURE

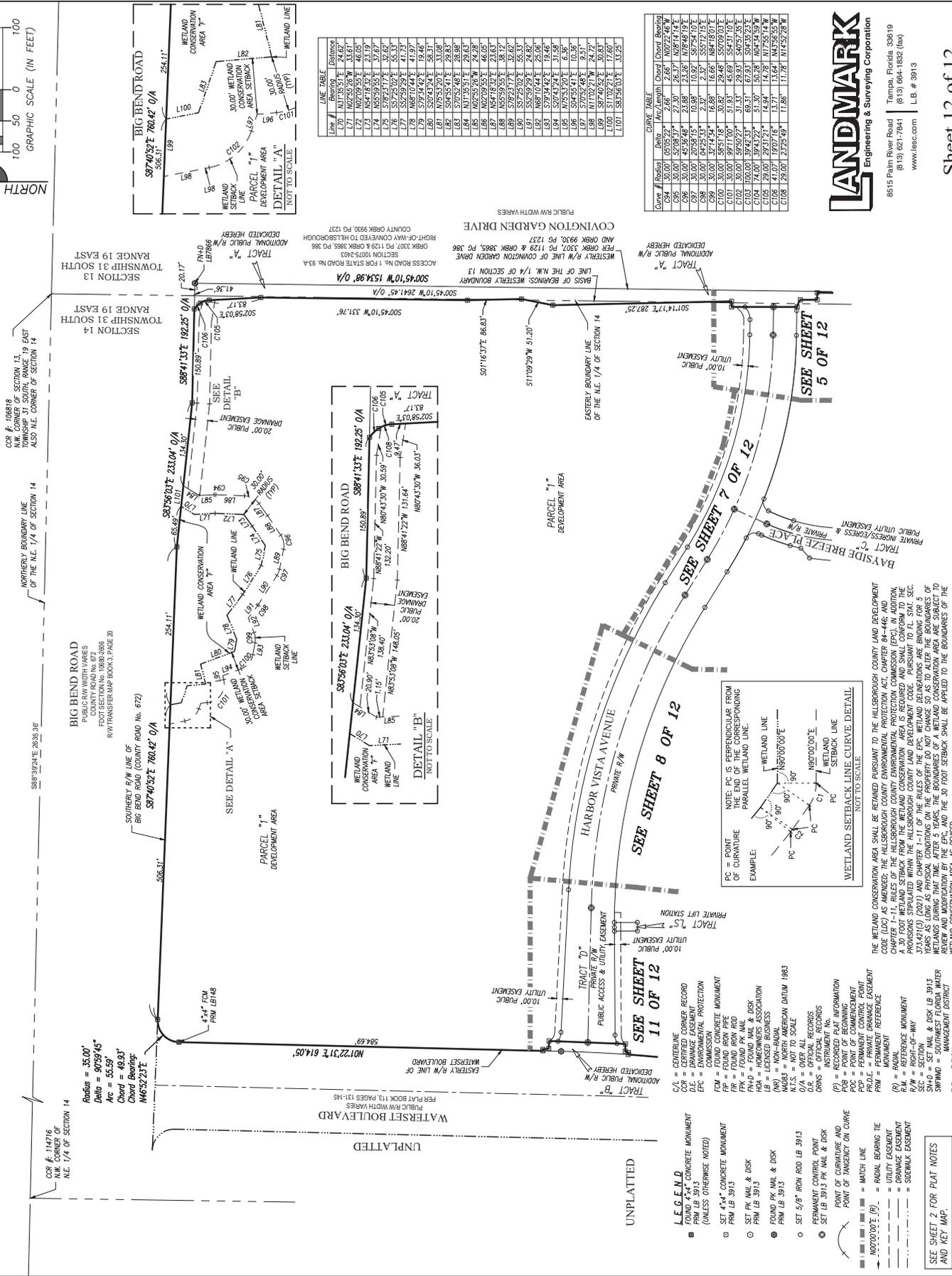
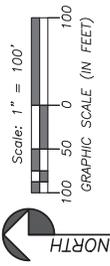
WETLAND SETBACK LINE CURVE DETAIL  
 NOT TO SCALE

THE WETLAND CONSERVATION AREA SHALL BE REMOVED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 64-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC). IN ADDITION, A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND DEVELOPMENT CODE. PURSUANT TO FL. STAT. SEC. 373.42(3) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPC, WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE WETLAND CONSERVATION AREA. WETLAND CONSERVATION AREA IS SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

# EDGEWATER RESERVE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTIONS 13 & 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



Radius = 35.00'  
Delta = 90°59'45"  
Arc = 55.59'  
Chord = 49.93'  
Chord Bearing: N46°52'23"E

CCR # 114716  
N.W. CORNER OF  
N.E. 1/4 OF SECTION 14

BIG BEND ROAD  
PUBLIC R/W WIDTH VARIABLES  
FOOT SECTION NO. 10889-2906  
R/W TRANSFER MAP BOOK 3, PAGE 20

SECTION 13  
TOWNSHIP 31 SOUTH  
RANGE 19 EAST

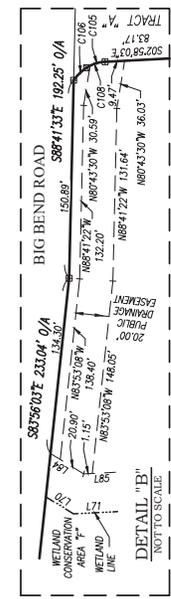
SECTION 14  
TOWNSHIP 31 SOUTH  
RANGE 19 EAST

SECTION 13  
TOWNSHIP 31 SOUTH  
RANGE 19 EAST

SECTION 14  
TOWNSHIP 31 SOUTH  
RANGE 19 EAST

SECTION 13  
TOWNSHIP 31 SOUTH  
RANGE 19 EAST

UNPLATTED  
WATERSSET BOULEVARD  
PUBLIC R/W WIDTH VARIABLES  
PER PLAT BOOK 113, PAGES 131-145



LINE	TABLE	BEARING	DISTANCE
L01	N17°55'51"E	24.62'	
L02	N07°45'26"W	33.61'	
L03	N02°09'56"E	46.05'	
L04	N64°18'28"E	23.19'	
L05	N87°12'22"W	138.40'	
L06	S29°23'17"E	32.92'	
L07	S57°25'02"E	55.33'	
L08	S52°59'29"E	41.73'	
L09	N08°50'12"E	41.97'	
L10	N08°50'12"E	41.97'	
L11	S87°43'24"E	58.31'	
L12	N75°53'20"E	33.08'	
L13	S09°45'41"E	29.83'	
L14	N17°55'51"E	24.62'	
L15	N07°45'26"W	33.61'	
L16	N02°09'56"E	46.05'	
L17	N64°18'28"E	23.19'	
L18	N87°12'22"W	138.40'	
L19	S29°23'17"E	32.92'	
L20	S57°25'02"E	55.33'	
L21	S52°59'29"E	41.73'	
L22	N08°50'12"E	41.97'	
L23	N08°50'12"E	41.97'	
L24	S87°43'24"E	58.31'	
L25	N75°53'20"E	33.08'	
L26	S09°45'41"E	29.83'	
L27	N17°55'51"E	24.62'	
L28	N07°45'26"W	33.61'	
L29	N02°09'56"E	46.05'	
L30	N64°18'28"E	23.19'	
L31	N87°12'22"W	138.40'	
L32	S29°23'17"E	32.92'	
L33	S57°25'02"E	55.33'	
L34	S52°59'29"E	41.73'	
L35	N08°50'12"E	41.97'	
L36	N08°50'12"E	41.97'	
L37	S87°43'24"E	58.31'	
L38	N75°53'20"E	33.08'	
L39	S09°45'41"E	29.83'	
L40	N17°55'51"E	24.62'	
L41	N07°45'26"W	33.61'	
L42	N02°09'56"E	46.05'	
L43	N64°18'28"E	23.19'	
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L47	S52°59'29"E	41.73'	
L48	N08°50'12"E	41.97'	
L49	N08°50'12"E	41.97'	
L50	S87°43'24"E	58.31'	
L51	N75°53'20"E	33.08'	
L52	S09°45'41"E	29.83'	
L53	N17°55'51"E	24.62'	
L54	N07°45'26"W	33.61'	
L55	N02°09'56"E	46.05'	
L56	N64°18'28"E	23.19'	
L57	N87°12'22"W	138.40'	
L58	S29°23'17"E	32.92'	
L59	S57°25'02"E	55.33'	
L60	S52°59'29"E	41.73'	
L61	N08°50'12"E	41.97'	
L62	N08°50'12"E	41.97'	
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L64	N75°53'20"E	33.08'	
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L67	N07°45'26"W	33.61'	
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L69	N64°18'28"E	23.19'	
L70	N87°12'22"W	138.40'	
L71	S29°23'17"E	32.92'	
L72	S57°25'02"E	55.33'	
L73	S52°59'29"E	41.73'	
L74	N08°50'12"E	41.97'	
L75	N08°50'12"E	41.97'	
L76	S87°43'24"E	58.31'	
L77	N75°53'20"E	33.08'	
L78	S09°45'41"E	29.83'	
L79	N17°55'51"E	24.62'	
L80	N07°45'26"W	33.61'	
L81	N02°09'56"E	46.05'	
L82	N64°18'28"E	23.19'	
L83	N87°12'22"W	138.40'	
L84	S29°23'17"E	32.92'	
L85	S57°25'02"E	55.33'	
L86	S52°59'29"E	41.73'	
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L88	N08°50'12"E	41.97'	
L89	S87°43'24"E	58.31'	
L90	N75°53'20"E	33.08'	
L91	S09°45'41"E	29.83'	
L92	N17°55'51"E	24.62'	
L93	N07°45'26"W	33.61'	
L94	N02°09'56"E	46.05'	
L95	N64°18'28"E	23.19'	
L96	N87°12'22"W	138.40'	
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L101	N08°50'12"E	41.97'	
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L103	N75°53'20"E	33.08'	
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L107	N02°09'56"E	46.05'	
L108	N64°18'28"E	23.19'	
L109	N87°12'22"W	138.40'	
L110	S29°23'17"E	32.92'	
L111	S57°25'02"E	55.33'	
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L116	N75°53'20"E	33.08'	
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L135	N87°12'22"W	138.40'	
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L137	S57°25'02"E	55.33'	
L138	S52°59'29"E	41.73'	
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L198	N02°09'56"E	46.05'	
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L259	N75°53'20"E	33.08'	
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L276	N02°09'56"E	46.05'	
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