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

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

NOTICE OF ESTABLISHMENT OF THE
HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on June 16, 2026, pursuant to a petition filed by Pulte Home Company, LLC, the City Commission of the City of Kissimmee, Florida, adopted Ordinance No. 3139 which became effective on June 16, 2026, establishing the Hilliard Isle Community Development District ("District"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent designated under Section 189.014, *Florida Statutes*.

THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 07/06/2026 01:18:00 PM RECEIPT # 3220083
Rec Fees 35.50 EXTRA NAMES
CFN# 2026088183 BK 6999 PG 1258 PAGE 1 OF 4

IN WITNESS WHEREOF, this Notice has been executed on this 6th day of July 2026, and recorded in the Official Records of Osceola County, Florida.

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Witness

Brandon Fason
Print Name
107 West College Avenue
Tallahassee, Florida 32301

Witness

Johnathan Curtis
Print Name
107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of July 2026, by Ryan J. Dugan, as District Counsel of the Hilliard Isle Community Development District, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

SKYLER WATKINS
Notary Public - State of Florida
Commission # HH 669784
My Comm. Expires Apr 27, 2029
Bonded through National Notary Assn.

Name: Skyler Watkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SKETCH OF DESCRIPTION

-SEE SHEET 2 FOR DESCRIPTION
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

DESCRIPTION:

That part of Sections 8, 9 and 16, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1293.08 feet to the East Right of Way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) per Order of Taking, SR Parcel 1098 as recorded in Official Records Book 6341, Page 2263 and Official Records Book 6344, Page 154 of the Public Records of Osceola County, Florida; thence departing said North line, run along said East Right of Way line the following two (2) courses and distances: 1) S00°52'59"W, 206.23 feet to the point of curvature of a curve concave Westerly having a radius of 878.52 feet, a chord bearing of S02°55'13"W, and a chord distance of 62.47 feet; 2) Southerly along the arc of said curve through a central angle of 04°04'29" for a distance of 62.48 feet to a non-tangent line; thence departing said East Right of Way line, S50°08'42"E, 426.24 feet; thence S35°49'02"E, 887.10 feet; thence S59°23'26"E, 198.71 feet; thence S12°29'55"E, 51.47 feet; thence N59°29'41"W, 69.33 feet to the point of curvature of a curve concave Southerly having a radius of 55.00 feet, a chord bearing of S74°55'34"W, and a chord distance of 78.56 feet; thence Westerly along the arc of said curve through a central angle of 91°09'30" for a distance of 87.51 feet to the point of tangency; thence S29°20'49"W, 180.14 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet, a chord bearing of S14°40'24"W, and a chord distance of 35.46 feet; thence Southerly along the arc of said curve through a central angle of 29°20'48" for a distance of 35.85 feet to the point of tangency; thence S00°00'00"W, 113.43 feet to the point of curvature of a curve concave Northeasterly having a radius of 55.00 feet, a chord bearing of S38°49'34"E, and a chord distance of 68.97 feet; thence Southeasterly along the arc of said curve through a central angle of 77°39'09" for a distance of 74.54 feet to the point of compound curvature of a curve concave Northerly having a radius of 240.00 feet, a chord bearing of S83°49'34"E, and a chord distance of 51.62 feet; thence Easterly along the arc of said curve through a central angle of 12°20'51" for a distance of 51.72 feet to the point of tangency; thence S90°00'00"E, 126.07 feet; thence N45°00'00"E, 61.34 feet; thence S00°00'00"E, 159.25 feet; thence N45°00'00"W, 61.34 feet; thence N90°00'00"W, 49.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 55.00 feet, a chord bearing of S45°00'00"W, and a chord distance of 77.78 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 86.39 feet to the point of tangency; thence S00°00'00"E, 85.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 250.00 feet, a chord bearing of S37°10'20"W, and a chord distance of 302.11 feet; thence Southwesterly along the arc of said curve through a central angle of 74°20'41" for a distance of 324.39 feet to the point of tangency; thence S74°20'41"W, 105.90 feet to the point of curvature of a curve concave Northerly having a radius of 55.00 feet, a chord bearing of N89°16'57"W, and a chord distance of 31.01 feet; thence Westerly along the arc of said curve through a central angle of 32°44'44" for a distance of 31.43 feet to the point of tangency; thence N72°54'36"W, 195.86 feet to the point of curvature of a curve concave Southeasterly having a radius of 70.00 feet, a chord bearing of S49°25'01"W, and a chord distance of 118.30 feet; thence Southwesterly along the arc of said curve through a central angle of 115°20'47" for a distance of 140.92 feet to the point of tangency; thence S08°15'23"E, 135.98 feet; thence S44°40'02"E, 47.57 feet; thence N89°40'02"W, 130.50 feet to the point of curvature of a curve concave Southerly having a radius of 622.00 feet, a chord bearing of S88°47'49"W, and a chord distance of 33.34 feet; thence Westerly along the arc of said curve through a central angle of 03°04'17" for a distance of 33.34 feet to a non-tangent line; thence N37°11'43"E, 52.27 feet; thence N07°48'17"W, 72.39 feet to the point of curvature of a curve concave Southwesterly having a radius of 70.00 feet, a chord bearing of N34°13'44"W, and a chord distance of 62.30 feet; thence Northwesterly along the arc of said curve through a central angle of 52°50'54" for a distance of 64.57 feet to the point of tangency; thence N60°39'11"W, 191.94 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet, a chord bearing of N86°41'49"W, and a chord distance of 87.81 feet; thence Westerly along the arc of said curve through a central angle of 52°05'16" for a distance of 90.91 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet, a chord bearing of S80°57'12"W, and a chord distance of 47.35 feet; thence Westerly along the arc of said curve through a central angle of 27°23'19" for a distance of 47.80 feet to the point of tangency; thence N85°21'09"W, 194.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 70.00 feet, a chord bearing of S62°00'25"W, and a chord distance of 75.51 feet; thence Southwesterly along the arc of said curve through a central angle of 65°16'52" for a distance of 79.76 feet to the point of tangency; thence S29°21'59"W, 94.33 feet; thence S03°00'00"E, 49.09 feet;

(CONTINUED ON SHEET 2)

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, deriving a bearing of S89°51'46"W along the North line of the Northeast 1/4 of Section 8, Township 25 south, Range 30 East, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
SEC 8–25–30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
FKA	FORMERLY KNOWN AS
NT	NON–TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT–OF–WAY
S.R.	STATE ROAD
CR	COUNTY ROAD
(R)	RADIAL
LF	LINEAR FEET

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE – CDD BOUNDARY

DATE	BY	DESCRIPTION
12/17/25	CAA	UPDATED BOUNDARY
12/12/25	CAA	UPDATED BOUNDARY

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644–4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
James LeViner Digitally signed by James LeViner DN: CN=James LeViner Reason: I am approving this document Date: 2025.12.17 13:43:09-05'00'
JAMES D. LEVINER December 17, 2025
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J–17.062(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 1
DATE: 04/2025	CHECKED BY: JDL	24596.001	N/A	OF 9

Printed: Wed 17–Dec–2025 – 11:53AM
F: \Proj2021\21667\Sdwg\NAVD88\sod\21–132(S7) Hilliard Isle CDD Parcel.dwg

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CS# 21–132(S7)

SKETCH OF DESCRIPTION

(CONTINUED FROM SHEET 1)

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

thence N30°37'00"W, 8.14 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N45°37'00"W, and a chord distance of 25.88 feet; thence Northwesterly along the arc of said curve through a central angle of 30°00'00" for a distance of 26.18 feet to the point of tangency; thence N60°37'00"W, 515.88 feet; thence N15°37'01"W, 35.35 feet to a point on the aforesaid East Right of Way line of Simpson Road; thence S29°23'00"W along said East Right of Way line, 167.99 feet; thence departing said East Right of Way line, N74°22'59"E, 35.35 feet; thence S60°37'00"E, 499.64 feet; thence S29°23'00"W, 108.36 feet; thence S00°19'58"W, 188.09 feet to a point on the South line of the Northeast 1/4 of the aforesaid Section 8; thence S89°40'02"E along said South line, 1800.23 feet to the Southeast corner of said Northeast 1/4 of Section 8; thence departing said South line, S00°28'52"W along the West line of the Southwest 1/4 of the aforesaid Section 9, 1363.79 feet; thence departing said West line, N90°00'00"E, 156.45 feet; thence S00°00'00"E, 36.76 feet; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 192.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 208.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 70.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 114.49 feet to the point of curvature of a curve concave Northerly having a radius of 360.00 feet, a chord bearing of N80°33'30"E, and a chord distance of 118.11 feet; thence Easterly along the arc of said curve through a central angle of 18°53'00" for a distance of 118.65 feet to a non-tangent line; thence S00°00'00"E, 437.33 feet; thence S10°27'30"E, 43.89 feet; thence S19°33'01"E, 141.00 feet; thence S01°50'37"E, 308.94 feet; thence S21°32'43"W, 141.00 feet; thence S15°20'38"W, 38.72 feet; thence S00°03'08"W, 619.67 feet; thence N80°23'14"E, 379.52 feet; thence S09°36'46"E, 160.00 feet; thence S80°23'14"W, 188.06 feet; thence S00°00'00"E, 634.21 feet; thence S30°52'34"E, 1399.40 feet; thence N48°15'11"E, 128.20 feet; thence N54°19'58"W, 177.08 feet; thence N37°49'57"E, 49.01 feet; thence N33°13'45"E, 1.79 feet; thence N58°46'44"E, 19.83 feet; thence S82°32'42"E, 78.35 feet; thence S86°06'14"E, 89.73 feet; thence N85°27'07"E, 67.47 feet; thence N73°11'56"E, 38.88 feet; thence N56°00'29"E, 95.36 feet; thence N44°14'29"E, 119.55 feet; thence N21°20'32"E, 103.91 feet; thence N19°38'22"E, 67.17 feet; thence N71°06'37"E, 69.50 feet; thence N61°48'44"E, 54.34 feet; thence N42°50'59"E, 216.41 feet; thence N28°09'35"E, 80.51 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet, a chord bearing of N14°20'30"W, and a chord distance of 33.78 feet; thence Northerly along the arc of said curve through a central angle of 85°00'11" for a distance of 37.09 feet to a non-tangent line; thence N43°44'38"E, 326.94 feet; thence N46°29'48"W, 188.87 feet; thence N00°00'00"E, 1163.43 feet; thence N90°00'00"E, 133.57 feet; thence N00°00'00"E, 629.00 feet; thence N90°00'00"E, 73.00 feet; thence N00°00'00"E, 481.00 feet; thence N90°00'00"E, 140.00 feet; thence S00°00'00"E, 15.00 feet; thence N90°00'00"E, 26.00 feet; thence N00°00'00"E, 15.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 21.21 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence N90°00'00"E, 335.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 21.21 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence S00°00'00"E, 15.00 feet; thence N90°00'00"E, 26.00 feet; thence N00°00'00"E, 156.00 feet; thence N90°00'00"E, 75.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 67.00 feet; thence S00°00'00"E, 197.79 feet; thence N90°00'00"E, 179.13 feet; thence N51°10'08"E, 1088.54 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A"; thence Northwesterly along said shoreline 4000 feet, more or less to Reference Point "B" also being a point on the North line of the Southeast 1/4 of the aforesaid Section 9, lying N61°07'43"W, 1800.62 feet from Reference Point "A and lying N88°48'03"W, 396.41 feet from Reference Point "C" being the intersection of the North line of the Southeast 1/4 of said Section 9 and the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848; thence continue Northerly along aforesaid shoreline, 1200 feet, more or less to Reference Point "D", a point on said lake meander line lying N32°46'20"W, 636.36 feet from said Reference Point "C"; thence departing said meander line, continue Northerly along said shoreline 830 feet, more or less, to Reference Point "E" being a point on the aforesaid meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "D"; thence departing said meander line, continue Northerly along said shoreline, 930 feet, more or less to a point lying on the North line Government Lot 2; thence departing said shoreline run N89°07'31"W along said North line, 589 feet, more or less to a point lying on aforesaid lake meander line and lying N32°46'20"W, 692.55 feet from aforesaid Reference Point "E"; thence departing said North line, run N32°46'20"W along said meander line 1636.60 feet to the intersection of the aforesaid lake meander line and the North line of the Northwest 1/4 of aforesaid Section 9; thence run S89°59'13"W along said North line, 1055.95 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635.

Containing 451 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 2
DATE: 04/2025	CHECKED BY: JDL	24596.001	N/A	OF 9

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

CFN# 2026088183 OFFICIAL RECORDS O DOC_TYPE NOT BK 6999 PG 1261 PAGE 4 OF 4