

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

Tucker F. Mackie, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
SAND & SILICA COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 6, 2025, pursuant to a petition filed by Pulte Home Company, LLC, the City Commission of the City of Davenport, Florida, adopted Ordinance No. 1354 which became effective on October 6, 2025, establishing the Sand & Silica 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 SAND & SILICA 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.

IN WITNESS WHEREOF, this Notice has been executed on this 9th day of October 2025,
and recorded in the Official Records of Polk County, Florida.

Tucker F. Mackie

Tucker F. Mackie, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Skylar Watkins
Witness

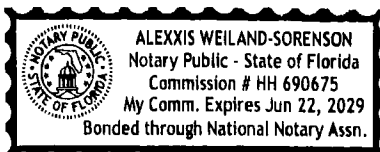
Skylar Watkins
Print Name
107 West College Avenue
Tallahassee, Florida 32301

Peyton Arrett
Witness

Peyton Arrett
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 10 day of October 2025, by Tucker F. Mackie, as
District Counsel of the Sand & Silica Community Development District, and who is either ☒
personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

Alexxis Weiland-Sorenson
NOTARY PUBLIC, STATE OF FLORIDA

Name: Alexxis Weiland-Sorenson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
LEGAL DESCRIPTION

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 26 SOUTH, RANGE 27, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE RUN S00°13'17"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1,374.31 FEET; THENCE DEPARTING SAID EAST LINE RUN N90°00'00"W, A DISTANCE OF 877.97 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N08°59'57"E, A DISTANCE OF 172.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 223.00 FEET AND A CENTRAL ANGLE OF 24°41'48"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.12 FEET (CHORD BEARING = N05°20'57"W, CHORD = 85.38 FEET); THENCE RUN N17°41'52"W, A DISTANCE OF 228.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 737.06 FEET AND A CENTRAL ANGLE OF 41°18'40"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 537.88 FEET (CHORD BEARING = N38°36'12"W, CHORD = 328.02 FEET); THENCE RUN N30°28'28"E, A DISTANCE OF 225.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 243.00 FEET AND A CENTRAL ANGLE OF 158°33'57"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 579.20 FEET (CHORD BEARING = N37°47'30"W, CHORD = 451.50 FEET); THENCE RUN S52°43'39"W, A DISTANCE OF 73.42 FEET; THENCE RUN S50°30'33"W, A DISTANCE OF 79.48 FEET; THENCE RUN S55°27'37"W, A DISTANCE OF 54.78 FEET; THENCE RUN S55°11'35"W, A DISTANCE OF 89.18 FEET; THENCE RUN S48°46'46"W, A DISTANCE OF 79.78 FEET; THENCE RUN S81°04'20"W, A DISTANCE OF 68.49 FEET; THENCE RUN S58°31'03"W, A DISTANCE OF 68.77 FEET; THENCE RUN S35°38'17"W, A DISTANCE OF 93.78 FEET; THENCE RUN S45°47'45"W, A DISTANCE OF 77.08 FEET; THENCE RUN S08°34'26"W, A DISTANCE OF 67.37 FEET; THENCE RUN S85°03'20"W, A DISTANCE OF 29.39 FEET; THENCE RUN N50°25'12"W, A DISTANCE OF 53.25 FEET; THENCE RUN N48°43'15"W, A DISTANCE OF 43.19 FEET; THENCE RUN N47°37'16"W, A DISTANCE OF 52.89 FEET; THENCE RUN N33°25'34"W, A DISTANCE OF 43.73 FEET; THENCE RUN N32°10'22"W, A DISTANCE OF 72.31 FEET; THENCE RUN N45°12'48"W, A DISTANCE OF 76.80 FEET; THENCE RUN N36°05'26"W, A DISTANCE OF 83.77 FEET; THENCE RUN N27°42'44"W, A DISTANCE OF 71.72 FEET; THENCE RUN N28°21'56"W, A DISTANCE OF 36.08 FEET; THENCE RUN N53°55'01"W, A DISTANCE OF 56.46 FEET; THENCE RUN N56°09'33"W, A DISTANCE OF 73.20 FEET; THENCE RUN N20°56'39"W, A DISTANCE OF 38.48 FEET; THENCE RUN N08°02'04"E, A DISTANCE OF 54.61 FEET; THENCE RUN N20°19'41"E, A DISTANCE OF 25.94 FEET; THENCE RUN N04°13'36"E, A DISTANCE OF 23.19 FEET; THENCE RUN N05°27'07"W, A DISTANCE OF 39.12 FEET; THENCE RUN N34°27'41"W, A DISTANCE OF 29.45 FEET; THENCE RUN N42°07'26"W, A DISTANCE OF 43.87 FEET; THENCE RUN N40°26'29"W, A DISTANCE OF 44.70 FEET; THENCE RUN W13°14'06"W, A DISTANCE OF 36.68 FEET; THENCE RUN N06°59'55"E, A DISTANCE OF 30.83 FEET; THENCE RUN W11°10'0"E, A DISTANCE OF 19.87 FEET; THENCE RUN N63°15'04"W, A DISTANCE OF 0.44 FEET; THENCE RUN N77°06'21"W, A DISTANCE OF 51.55 FEET; THENCE RUN N89°27'02"W, A DISTANCE OF 38.00 FEET; THENCE RUN N65°58'49"W, A DISTANCE OF 37.12 FEET; THENCE RUN N06°03'51"W, A DISTANCE OF 39.00 FEET; THENCE RUN N00°20'38"W, A DISTANCE OF 78.97 FEET; THENCE RUN N33°38'37"W, A DISTANCE OF 74.09 FEET; THENCE RUN N36°24'12"W, A DISTANCE OF 68.18 FEET; THENCE RUN N49°23'15"W, A DISTANCE OF 47.48 FEET; THENCE RUN N40°18'10"W, A DISTANCE OF 31.82 FEET; THENCE RUN N49°09'54"W, A DISTANCE OF 39.62 FEET; THENCE RUN N25°06'36"W, A DISTANCE OF 21.84 FEET; THENCE RUN N50°26'27"W, A DISTANCE OF 38.43 FEET; THENCE RUN N42°20'17"W, A DISTANCE OF 65.33 FEET; THENCE RUN N03°54'47"E, A DISTANCE OF 80.91 FEET; THENCE RUN N45°55'55"E, A DISTANCE OF 48.91 FEET; THENCE RUN N42°58'25"E, A DISTANCE OF 42.23 FEET; THENCE RUN N70°00'36"E, A DISTANCE OF 77.94 FEET; THENCE RUN N75°32'21"E, A DISTANCE OF 61.24 FEET; THENCE RUN N75°48'48"E, A DISTANCE OF 74.10 FEET; THENCE RUN N08°44'44"E, A DISTANCE OF 43.05 FEET; THENCE RUN N59°42'38"E, A DISTANCE OF 40.89 FEET; THENCE RUN N53°34'27"E, A DISTANCE OF 10.48 FEET; THENCE RUN N00°24'23"W, A DISTANCE OF 282.80 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE RUN S88°38'09"W ALONG SAID NORTH LINE, A DISTANCE OF 2,562.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE RUN S89°37'45"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, A DISTANCE OF 1,309.78 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'31"W, A DISTANCE OF 2,852.34 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 715.00 FEET AND A CENTRAL ANGLE OF 23°37'44"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.87 FEET (CHORD BEARING = S78°11'08"E, CHORD = 292.78 FEET); THENCE RUN N90°00'00"E, A DISTANCE OF 5,359.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 287.99 ACRES, MORE OR LESS.

NOTES

*BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT).
*THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
*THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY, NO CORNERS WERE SET AS A PART OF THIS SKETCH.

ABBREVIATIONS/LEGEND
SEC. SECTION
O.R.B. OFFICIAL RECORDS BOOK
PGS. PAGES
TEMP. TEMPORARY
R. RADIUS
L. LENGTH
CB. CHORD BEARING
CD. CHORD DISTANCE
A. CENTRAL ANGLE
Q. DESCRIPTIVE POINT

REQUESTED BY: PULTE GROUP

DATE OF SKETCH	12/3/2024	REVISIONS	
SCALE	1" = 400'		
F.B.	PAVE		
SECTION	23/24/25/28		
TWP.	26 S. RANG. 27 E.		
JOB NO.	23-461	SHEET 1 OF 5	

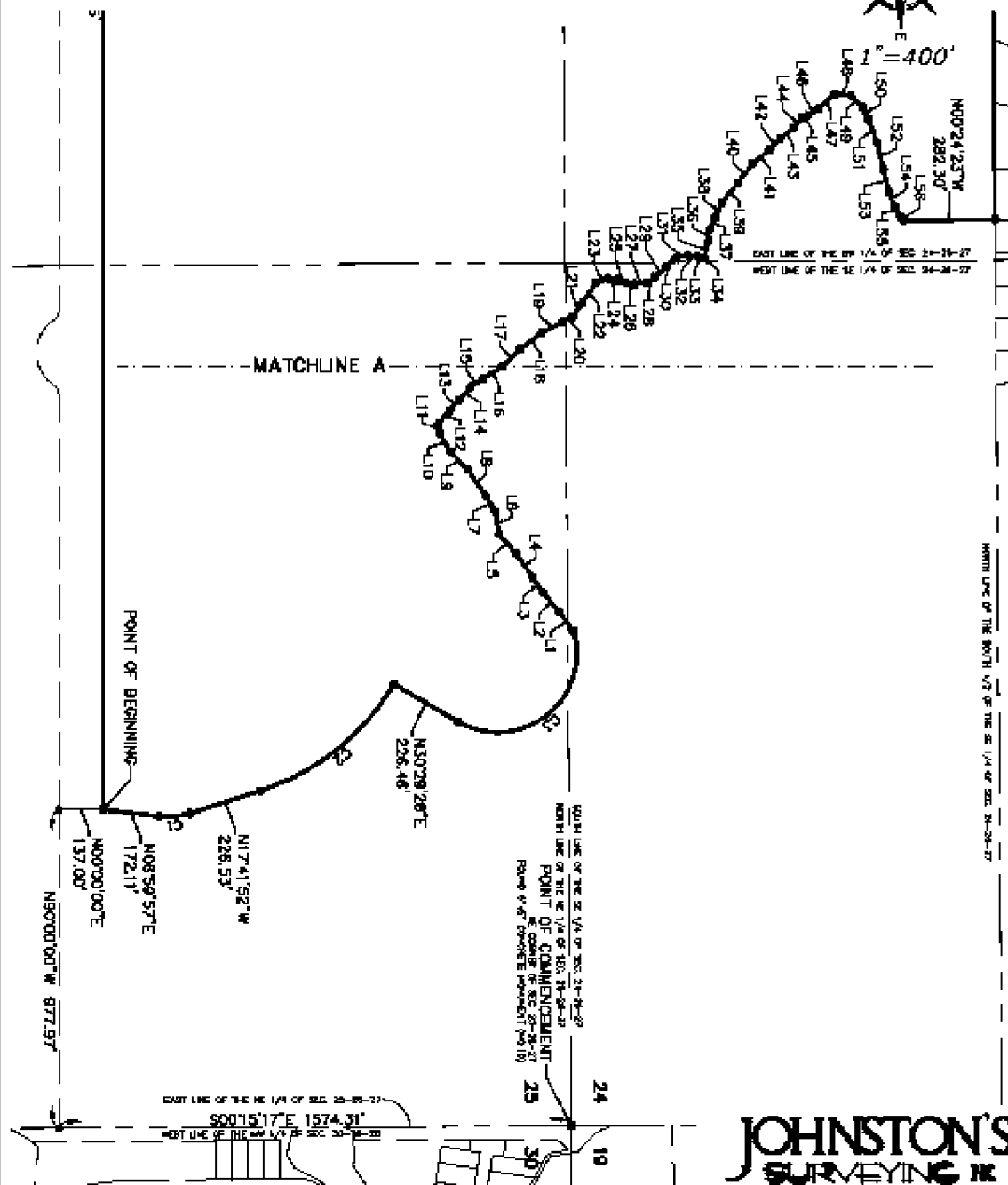


900 Green Paddock Parkway, Kankakee, Florida 34744
Tel. (407) 847-2176 Fax (407) 847-8340 LB 006

12/4/2024

RICHARD O. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL.



**JOHNSTON'S
SURVEYING INC.**
900 Cross Fiddle Parkway, Kissimmee, Florida 34744
Tel: (407) 847-2171 Fax: (407) 847-6140 LB 308

SHEET 2 OF 5

EAST LINE OF THE NE 1/4 OF SEC. 23-28-17
WEST LINE OF THE SW 1/4 OF SEC. 24-28-17

THE CORNER OF THE W 1/4 OF
THE S 1/4 OF SEC. 23-26-27

NOTHING OF THE SOUTH 1/2 OF THE SW 1/4 OF SEC 20-20-27

900TH LINE OF THE 500 8/4 07 20C 24-28-27
900TH LINE OF THE 500 1/4 05 20C 25-28-27

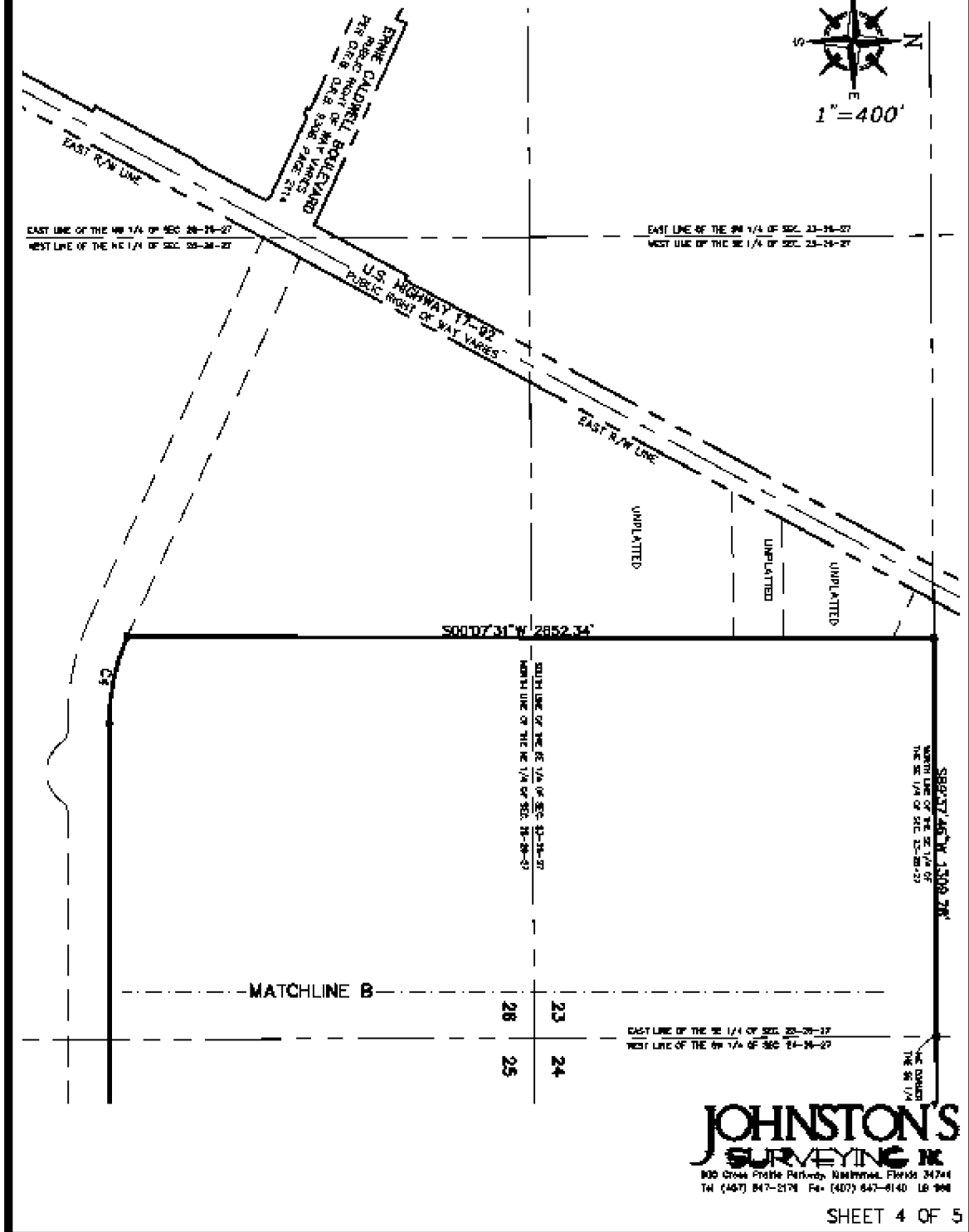
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EAST LINE OF THE SW 1/4 OF SEC. 2-28-27
WEST LINE OF THE SW 1/4 OF SEC. 2-28-27

-MATCHLINE A

**JOHNSTON'S
SURVEYING INC.**
900 Gross Pointe Parkway, Richmond, Florida 32764
Tel. (407) 847-2176 Fax: (407) 847-8140 LB 306



SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S82°43'39"W	73.42'
L2	S80°39'33"W	79.46'
L3	S88°27'37"W	54.78'
L4	S55°11'36"W	89.19'
L5	S48°48'48"W	79.76'
L6	S81°04'20"W	88.40'
L7	S58°51'03"W	60.77'
L8	S55°38'17"W	93.78'
L9	S45°47'45"W	77.00'
L10	S59°34'26"W	87.37'
L11	S85°03'20"W	29.39'
L12	N50°25'12"E	53.25'
L13	N48°43'15"E	43.19'
L14	N47°37'16"E	52.88'
L15	N33°25'34"W	43.73'
L16	N32°10'22"E	72.31'
L17	N45°12'48"W	76.60'
L18	N36°05'28"W	83.77'
L19	N27°42'48"W	71.72'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N29°21'59"W	35.96'
L21	N53°55'01"W	50.46'
L22	N58°09'33"W	73.20'
L23	N20°56'39"W	38.48'
L24	N09°02'04"E	34.61'
L25	N20°19'41"E	25.94'
L26	N04°13'38"E	23.19'
L27	N05°27'07"W	39.12'
L28	N34°27'41"W	29.45'
L29	N42°07'26"W	43.87'
L30	N40°26'29"W	44.70'
L31	N13°14'08"W	38.66'
L32	N08°59'55"E	30.92'
L33	N11°11'00"E	19.87'
L34	N83°15'06"W	0.44'
L35	N77°06'21"W	61.55'
L36	N81°27'02"E	39.80'
L37	N65°58'48"W	37.12'
L38	N68°03'51"W	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L39	N50°28'38"W	78.57'
L40	N53°16'37"W	74.05'
L41	N38°34'12"W	68.18'
L42	N45°23'19"W	47.46'
L43	N40°16'10"W	51.82'
L44	N49°09'54"W	39.62'
L45	N25°06'36"W	21.84'
L46	N30°26'27"W	38.43'
L47	N42°29'17"W	85.33'
L48	N03°54'47"E	50.91'
L49	N45°55'55"E	48.91'
L50	N82°58'25"E	42.23'
L51	N70°00'38"E	77.94'
L52	N78°33'21"E	61.24'
L53	N75°10'48"E	74.10'
L54	N68°44'44"E	43.05'
L55	N58°42'58"E	49.89'
L56	N53°34'27"E	13.48'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	223.00'	24°41'48"	88.12'	N05°30'57"W	95.38'
C2	737.08'	41°48'40"	537.88'	N38°38'12"W	528.02'
C3	243.00'	136°33'37"	578.20'	N37°47'30"W	451.50'
C4	715.00'	23°37'44"	284.87'	S78°11'08"E	292.78'

JOHNSTON'S
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SHEET 5 OF 5