

**WOODLAND RANCH ESTATES 3, LLC**  
**AFFIDAVIT OF AUTHORITY**

Before me, the undersigned authority, personally appeared Harold R. Baxter, as Manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, the Manager of CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, which is the sole Manager and Member of WOODLAND RANCH ESTATES 3, LLC, a Florida limited liability company, on behalf of the company, being duly sworn, deposes and states:

1. This affidavit is made with regard to the following property: See Attachment A
2. HRB LAND INVESTMENTS, LLC, CENTER STATE DEVELOPMENT 2, LLC, and WOODLAND RANCH ESTATES 3, LLC, are all Florida limited liability companies and are currently in good standing with the states of Florida.
3. CENTER STATE DEVELOPMENT 2, LLC is the sole Member and sole Manager of WOODLAND RANCH ESTATES 3, LLC.
4. HRB LAND INVESTMENTS, LLC is the Manager of CENTER STATE DEVELOPMENT 2, LLC.
5. Harold R. Baxter, is the sole Member and sole Manager of HRB LAND INVESTMENTS, LLC.
6. **Harold R. Baxter** as manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, the Manager of CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, the Manager of WOODLAND RANCH ESTATES 3, LLC, a Florida limited liability company has full power and authority to execute on behalf of WOODLAND RANCH ESTATES 3, LLC without the written consent of any other manager or member all documentation necessary or convenient for the recording of a Plat and deeds relating thereto including but not limited to dedications contained within Plats, applications, granting of easements and right of ways and generally conveying the asset of WOODLAND RANCH ESTATES 3, LLC including but not limited to the property reference above and no contrary powers or restrictions appear in the company documents.

FURTHER AFFIANT SAYETH NAUGHT.

**WOODLAND RANCH ESTATES 3, LLC**  
a Florida limited liability company

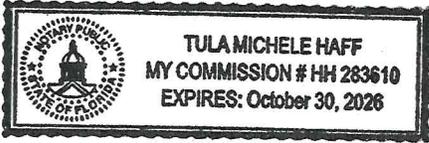
By: CENTER STATE DEVELOPMENT 2, LLC,  
a Florida limited liability company its Manager  
By: HRB LAND INVESTMENTS, LLC  
a Florida limited liability company  
its Manager

By:   
Harold R. Baxter, Manager

STATE OF FLORIDA:  
COUNTY OF POLK:

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization (Check a box) on 2/24, 2026, by Harold R. Baxter, as Manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, the Manager of CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, the Manager of **WOODLAND RANCH ESTATES 3, LLC**, a Florida limited liability company, on behalf of the company, who is  personally known to me or  produced \_\_\_\_\_ for identification. (Check a box).

[NOTARIAL SEAL]



Notary: Tula Michele Haff  
Print Name: Tula Michele Haff

## **Attachment A**

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT  
RIGHT-OF-WAY FOR H.L. SMITH ROAD