

VICINITY MAP N.T.S.

METES AND BOUNDS FOR 14.35 ACRES

Being a 14.35 acre tract of land located in the subdivision of the Hooper and Wade Survey, Section 18, Abstract 488, Brazoria County, Texas; said 14.35 acre tract being all of a call 14.35-acre tract of land (Tract 2) conveyed to M/I Homes of Houston, L.L.C. in Clerk's File No. 2017064035 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 14.35-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the southeast line of said 14.35-acre tract and the Texas Coordinate System, South Central Zone, NAD 1983):

Beginning at a 5/8-inch iron rod with cap found at the south corner of Lot 1, Block 1 of Mustang Crossing Sections One and Two, a subdivision recorded in Clerk's File No. 2006012906 of the O.P.R.B.C., the most westerly corner of said call 14.35-acre tract and being on the northeasterly Right-of-Way line of Mustang Crossing Boulevard (width varies) of said Mustang Crossing Sections One and Two;

1. Thence, with the southeasterly line of said Block 1 common with the northwesterly line of said call 14.35-acre tract, North 59 degrees 45 minutes 08 seconds East, a distance of 666.29 feet to a 5/8-inch iron rod with cap found;
2. Thence, continuing with said common line, North 30 degrees 14 minutes 12 seconds West, a distance of 290.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the north corner of Lot 10 Block 1 on the southeasterly line of Block 2 of aforesaid Mustang Crossing Sections One and Two;
3. Thence, with the southeasterly line of said Block 2 common with the northwesterly line of said call 14.35-acre tract, North 59 degrees 44 minutes 52 seconds East, a distance of 777.92 feet to a 5/8-inch iron rod with cap found;
4. Thence, continuing with said common line, North 03 degrees 42 minutes 50 seconds East, a distance of 252.93 feet to a 5/8-inch iron rod with cap found at the northeast corner of Lot 27 of said Block 2, the most northerly northwest corner of said call 14.35-acre tract, and being on the southwesterly line of Reserve "A" of aforesaid Mustang Crossing Sections One and Two;
5. Thence, with the north line of said call 14.35-acre tract, a southerly line of said Reserve "A" and the southerly line of Reserve "G" of said Mustang Crossing Sections One and Two, South 86 degrees 53 minutes 59 seconds East, a distance of 67.79 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said Reserve "G", the northeast corner of said call 14.35-acre tract, and being on the westerly Right-of-Way line of Johnson Street (width unknown);
6. Thence, with the east line of said call 14.35-acre tract and the westerly Right-of-Way line of said Johnson Street, South 03 degrees 37 minutes 42 seconds West, a distance of 990.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at a southeast corner of said call 14.35-acre tract and being the intersection of the westerly Right-of-Way line of said Johnson Street and the northwesterly Right-of-Way line of aforesaid FM 1462;
7. Thence, with the southeast line of said call 14.35-acre tract and the northwesterly Right-of-Way line of said FM 1462, South 59 degrees 42 minutes 42 seconds West, a distance of 930.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the south corner of said call 14.35-acre tract, the east corner of a call 1.01-acre tract of land conveyed to Associated Credit Union of Texas recorded in Clerk's File Number 2017036885 of the O.P.R.B.C., same being the east corner of Moody Bank, a subdivision recorded in Clerk's File Number 2006060507 of the O.P.R.B.C.;
8. Thence, with the common line of said call 14.35-acre tract and said call 1.01-acre tract, North 30 degrees 15 minutes 24 seconds West, a distance of 300.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. Thence, continuing with said common line, South 59 degrees 42 minutes 42 seconds West, a distance of 148.05 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for a southerly corner of said call 14.35-acre tract and being on the northeasterly Right-of-Way line of aforesaid Mustang Crossing Boulevard;
10. Thence, with the common line of said call 14.35-acre tract and said Right-of-Way line, 29.86 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 04 minutes 27 seconds, a radius of 420.00 feet and a chord that bears North 40 degrees 34 minutes 13 seconds West, a distance of 29.86 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. Thence, continuing with said common line, 31.33 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 16 minutes 28 seconds, a radius of 420.00 feet and a chord that bears North 40 degrees 45 minutes 27 seconds West, a distance of 31.33 feet to the Point of Beginning and containing 14.35 acres of land.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY ACTING BY AND THROUGH BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, OWNER OF THE 14.35 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MUSTANG CROSSING DETENTION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2018.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, ANDREW P. MCCONNELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Andrew P. McConnell 4-11-18
ANDREW P. MCCONNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5651



CITY OF ALVIN APPROVALS:

MAYOR, PAUL HORN

CITY SECRETARY, DIXIE ROBERTS

CITY ENGINEER, MICHELLE H. SEGOVIA, P.E., CFM

FINAL PLAT
OF
**MUSTANG CROSSING
DETENTION**

A PUD SUBDIVISION CONTAINING 14.35 ACRES OF LAND
LOCATED IN THE
HOOPER & WADE SURVEY, ABSTRACT 488
IN THE CITY OF ALVIN
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 RESERVES

APRIL 10, 2018

OWNERS:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10910 W. Sam Houston Pkwy. N., Ste. 500
Houston, TX 77064
Tel: (281) 223-1602

CLARENCE LEE, LARRY T. KOEPLINGER, LEWIS LOCKE,
DANIELLE GANN AND MOURICIA CARBONE

PLANNER:

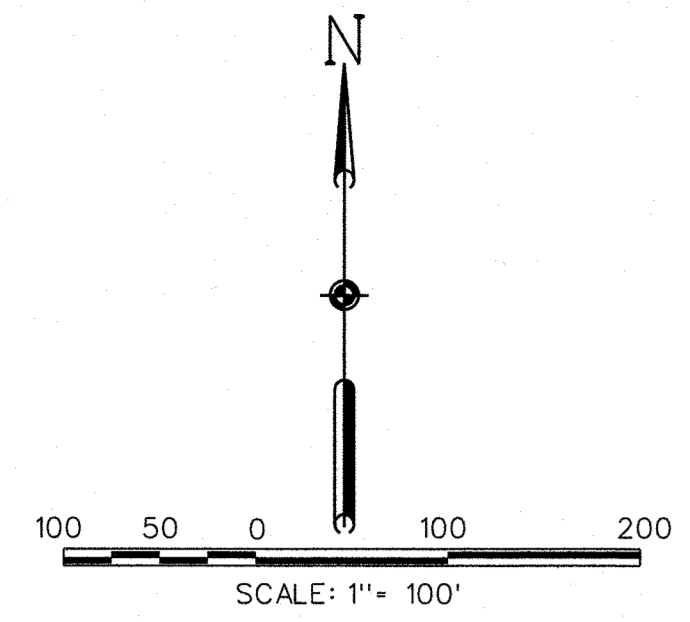


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9990 Richmond Avenue, Suite 450 N
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TBPE FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100488



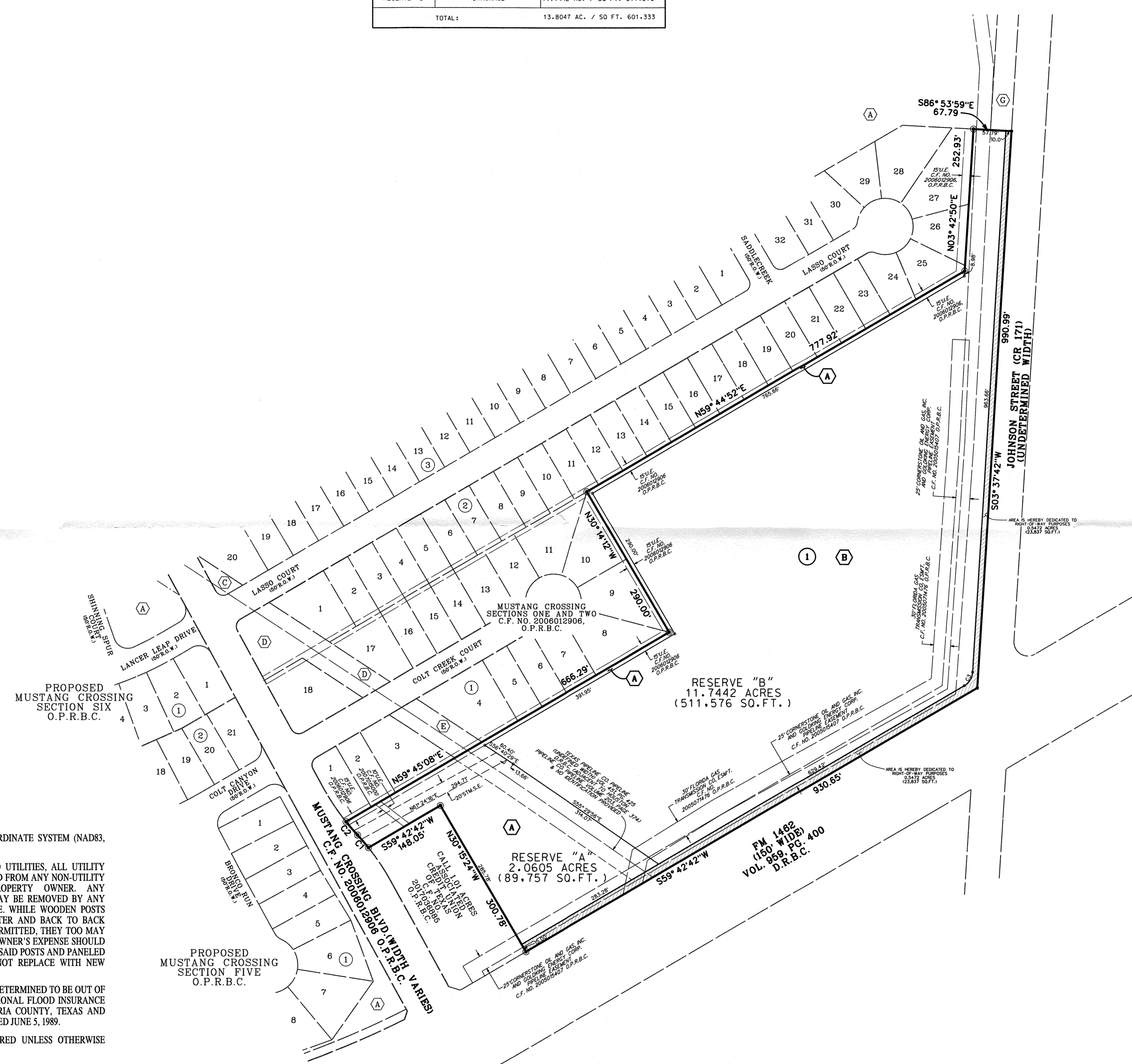
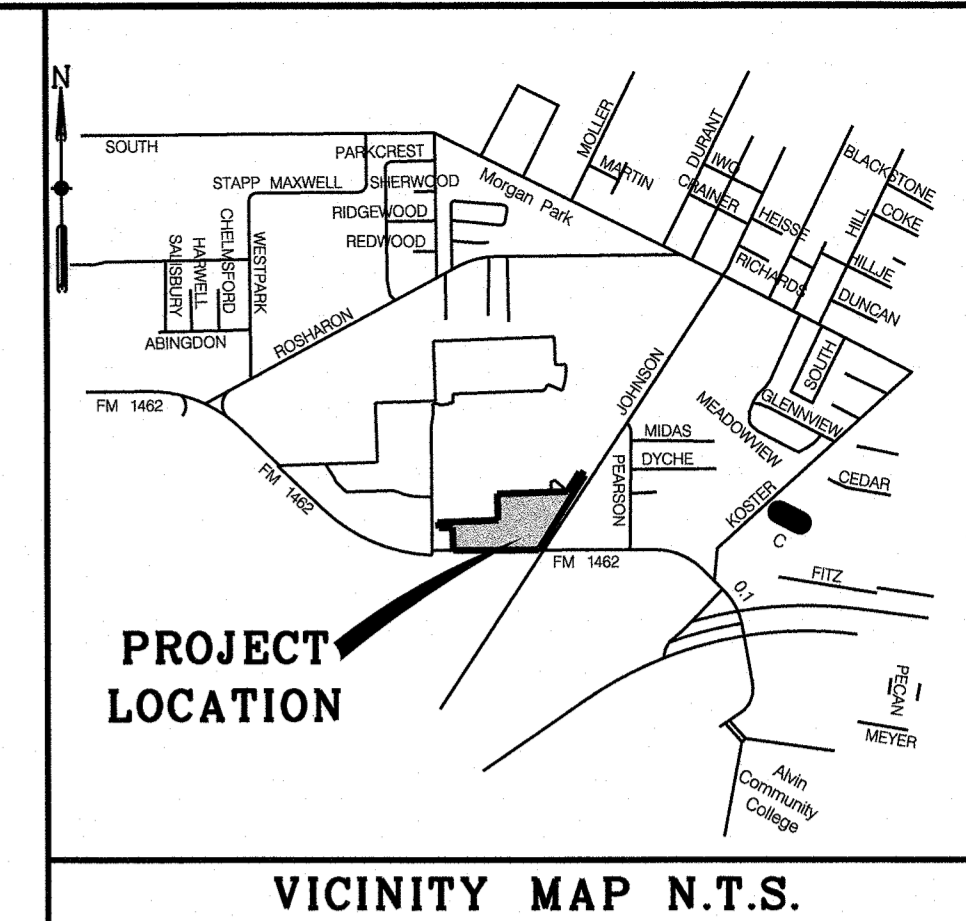
LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 - INDICATES LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- Ⓐ - INDICATES RESERVE

ABBREVIATION TABLE	
D.P.R.B.C.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
D.R.B.C.	DEED RECORDS BRAZORIA COUNTY
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS
C.F. NO.	CLERK'S FILE NUMBER
CAB. SHT.	CABINET SHEET
A.E.	AERIAL EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
G.B.L.	GARAGE BUILDING LINE
P.L.E.	PIPELINE EASEMENT

MUSTANG CROSSING DETENTION RESERVE TABLE		
DESCRIPTION	LAND USE	ACREAGE/SQUARE FOOTAGE
RESERVE "A"	LANDSCAPE / OPEN SPACE/	2.0605 AC. / SQ FT. 89,757
RESERVE "B"	DRAINAGE	11.7442 AC. / SQ FT. 511,576
TOTAL:		13.8047 AC. / SQ FT. 601,333

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	29.86	420.00	4° 4' 27"	N40° 34' 13" W	29.86
C2	31.33	420.00	4° 16' 28"	N40° 45' 27" W	31.33
C3	29.37	30.00	56° 5' 00"	S31° 40' 12" W	28.21



GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993 ADJ.) SOUTH CENTRAL ZONE.
2. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUT OF THE 500-YEAR FLOOD-PLAIN), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48039C0145 H, DATED JUNE 5, 1989.
4. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
5. THE PORTION OF THE ROAD EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGE 152 AND VOLUME 152, PAGE 2 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS CONTAINED IN THIS PLAT OF MUSTANG CROSSING DETENTION IS HEREBY ABANDONED.
6. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
7. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.

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