

METES AND BOUNDS FOR 18.26 ACRES

Being a 18.26 acre tract of land located in the subdivision of the Hooper and Wade Survey, Section 18, Abstract 488, Brazoria County, Texas; said 18.26 acre tract being a portion of a call 55.14-acre tract of land (Tract 1) 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 18.26-acre tract being more particularly described by metes and bounds in two tracts as follows (all bearings are referenced to the north line of said 55.14-acre tract and the Texas Coordinate System, South Central Zone, NAD 1983):

Beginning at a 3/4-inch iron rod found at the west corner of said call 55.14-acre tract and south corner of a call 12.198-acre tract of land conveyed to Alvin Evangelical Lutheran Church, recorded in Clerk's File No. 1994-042297 of the O.P.R.B.C., same being on the northerly right-of-way (R.O.W.) line of FM 1462 (150 feet wide) recorded in Volume 959, Page 400 of the Deed Records of Brazoria County (D.R.B.C.);

1. Thence, with a northwesterly line of said call 55.14-acre tract, the southeasterly line of said call 12.198-acre tract, North 59 degrees 41 minutes 51 seconds East, a distance of 449.36 feet to 1/2-inch iron rod found for the east corner of said call 12.198-acre tract and the south corner of a call 9.99 acre tract of land conveyed to Frank C. Planka and wife, Marjorie A. Planka in Clerk's File No. 2002-020054 of the O.P.R.B.C.
2. Thence, continuing with the northwesterly line of said call 55.14-acre tract and the southeasterly line of said call 9.99-acre tract, North 59 degrees 47 minutes 40 seconds East, a distance of 94.80 feet;

Thence, through said call 55.14-acre tract, the following eleven (11) courses:

3. South 30 degrees 12 minutes 20 seconds East, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 60 degrees 38 minutes 33 seconds East, a distance of 167.43 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. 5.51 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 24 minutes 13 seconds, a radius of 225.00 feet and a chord that bears South 32 degrees 11 minutes 06 seconds West, a distance of 5.51 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. South 58 degrees 31 minutes 01 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. South 74 degrees 40 minutes 50 seconds East, a distance of 149.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. North 60 degrees 02 minutes 36 seconds East, a distance of 475.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. North 64 degrees 59 minutes 01 seconds East, a distance of 57.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. North 80 degrees 30 minutes 60 seconds East, a distance of 118.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. North 73 degrees 01 minutes 33 seconds East, a distance of 97.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
12. North 66 degrees 17 minutes 05 seconds East, a distance of 96.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
13. North 59 degrees 53 minutes 35 seconds East, a distance of 110.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the southwest R.O.W. line of Mustang Crossing Boulevard (width varies) recorded in Clerk's File Number 2006012906 of the Official Public Records of Brazoria County and a northeasterly line of aforesaid call 55.14-acre tract;
14. Thence, with the common line of said Mustang Crossing Boulevard and said 55.141-acre tract, South 28 degrees 35 minutes 44 seconds East, a distance of 635.53 feet to a 5/8-inch iron rod found;
15. Thence, continuing with said common line, South 17 degrees 45 minutes 57 seconds West, a distance of 15.50 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the northerly Right-of-Way line of aforesaid FM 1462;
16. Thence, with the northerly R.O.W. line of said FM 1462 common with the south line of said 55.14-acre tract, 1,325.34 feet along the arc of a curve to the right, said curve having a central angle of 41 degrees 22 minutes 49 seconds, a radius of 1,835.08 feet and a chord that bears South 84 degrees 39 minutes 58 seconds West, a distance of 1,296.72 feet;
17. Thence, continuing with said common line, North 74 degrees 40 minutes 50 seconds West, a distance of 700.73 feet to **Point of Beginning** and containing 18.26 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 18.26 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MUSTANG CROSSING SECTION 5, 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
SECTION 5**
A PUD SUBDIVISION CONTAINING 18.26 ACRES OF LAND
LOCATED IN THE
HOOPER & WADE SURVEY, ABSTRACT 488
IN THE CITY OF ALVIN
BRAZORIA COUNTY, TEXAS

78 LOTS 3 BLOCKS 2 RESERVES

APRIL 11, 2018

OWNER:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10910 W. Sam Houston Pkwy. N., Ste. 500
Houston, TX 77054
Tel: (281) 223-1602

PLANNER:

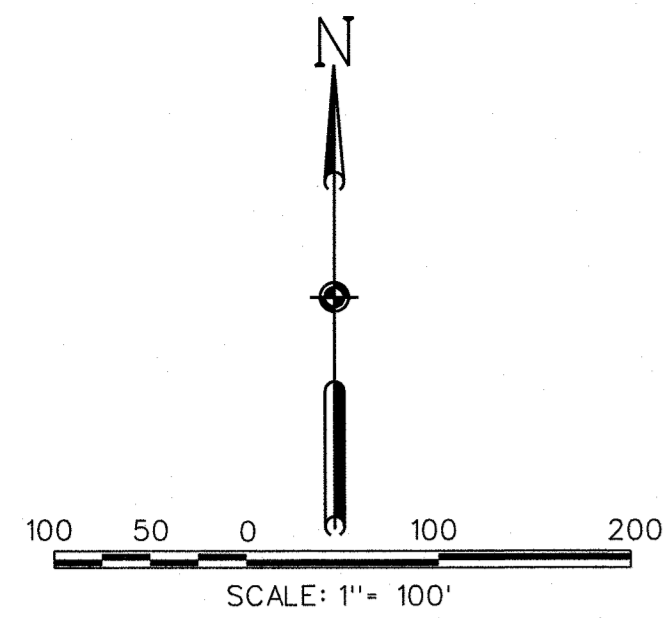


7GEN PLANNING
Planning and Landscape Architecture
9990 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:



Costello Inc.
Engineering and Surveying
9990 Richmond Avenue, Suite 450
North Building
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486



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	
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
D.R.B.C.	DEED RECORDS OF 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
E.E.	ELECTRICAL EASEMENT
P.L.E.	PIPELINE EASEMENT

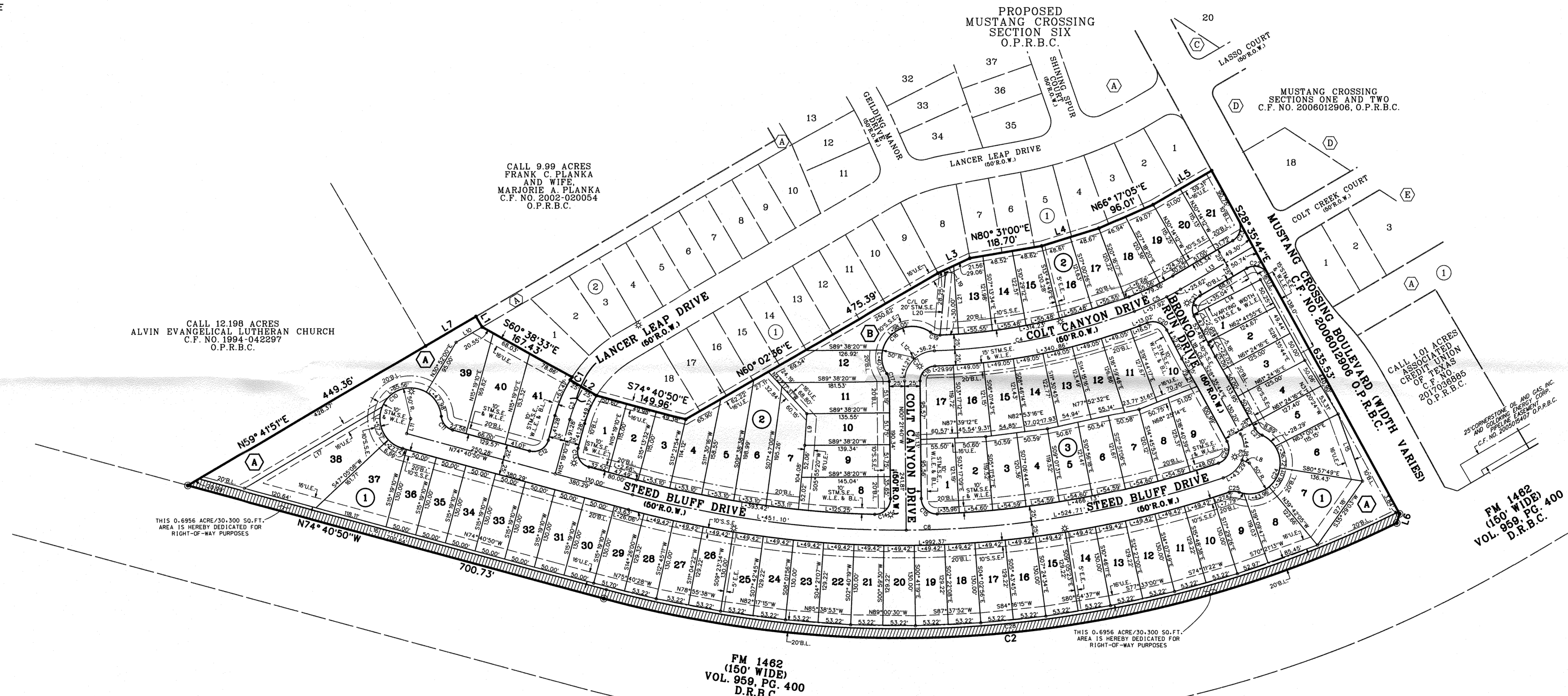
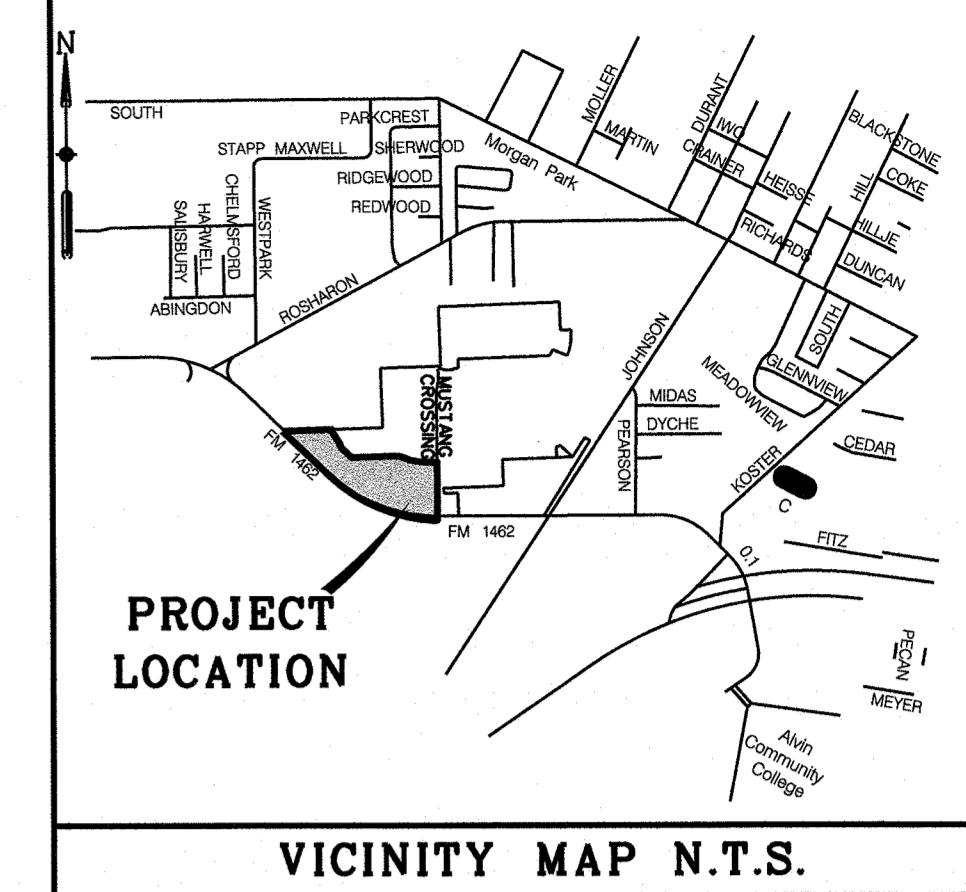
MUSTANG CROSSING SECTION FIVE RESERVE TABLE		
DESCRIPTION	LAND USE	ACREAGE/SQ. FOOTAGE
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.0857 AC. / SQ FT. 47,294
RESERVE "B"	PARK / LANDSCAPE / OPEN SPACE	0.3182 AC. / SQ FT. 13,861
TOTAL:		1.4039 AC. / SQ FT. 61,155

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S30°12'20"E	20.00
L2	S58°31'01"E	50.00
L3	N64°59'01"E	57.31
L4	N73°01'33"E	97.28
L5	N59°53'35"E	110.31
L6	S17°45'57"W	15.50
L7	N59°47'40"E	94.80
L8	N67°57'56"W	13.06
L9	N03°49'08"E	51.89
L10	N59°47'40"E	49.21
L11	N15°19'10"E	25.00
L12	S43°08'01"E	4.15
L13	N59°45'48"E	136.92
L14	N62°41'55"E	123.36
L15	N10°59'58"W	115.78
L16	N74°40'50"W	686.05
L17	S59°41'51"W	260.98
L18	S27°18'05"E	100.63
L19	S27°45'31"E	6.74
L20	S05°09'52"W	98.93
L21	S03°57'42"E	100.85

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	5.51	225.00	1° 24' 13"	S32°11'06"W	5.51
C2	1325.34	1835.08	41° 22' 49"	S84°39'58"W	1296.72
C3	56.42	200.00	16° 9' 49"	N23°24'05"E	56.24
C4	1332.55	1000.00	19° 3' 13"	N78°57'45"E	1310.02
C5	83.53	500.00	9° 34' 21"	N64°32'58"E	83.44
C6	22.59	1000.00	1° 17' 39"	S27°56'55"E	22.59
C7	77.45	50.00	88° 45' 2"	S44°00'51"W	69.94
C8	975.81	1660.00	33° 40' 45"	N88°28'48"E	961.82
C9	87.47	50.00	100° 14' 9"	N21°31'21"E	76.74
C10	218.63	50.00	250° 31' 44"	S50°30'02"W	81.65
C11	30.77	25.00	70° 3' 44"	S39°24'58"E	28.87
C12	39.27	25.00	90° 0' 0"	N60°19'10"E	35.36
C13	39.27	25.00	90° 0' 0"	S29°40'50"E	35.36
C14	40.10	25.00	91° 53' 40"	N45°35'10"E	35.93
C15	40.00	25.00	91° 39' 53"	N46°11'37"W	35.87
C16	138.56	50.00	158° 46' 59"	S46°29'26"W	98.29
C17	14.20	25.00	32° 32' 23"	S16°37'52"E	14.01
C18	38.72	25.00	88° 45' 2"	S44°00'51"W	34.97
C19	16.62	25.00	38° 4' 51"	N73°09'30"W	16.31
C20	36.99	25.00	84° 47' 3"	S69°41'36"E	33.71
C21	37.99	25.00	87° 3' 53"	S16°13'51"W	34.44
C22	39.99	25.00	91° 38' 28"	S74°24'58"E	35.86
C23	38.55	25.00	88° 21' 32"	N15°35'02"E	34.85
C24	152.77	50.00	175° 3' 52"	N22°04'00"E	99.91
C25	16.59	25.00	38° 1' 19"	S89°24'44"E	16.29
C26	43.74	25.00	100° 14' 9"	N21°31'21"E	38.37
C27	16.09	25.00	36° 52' 12"	N47°01'50"W	15.81
C28	1325.06	1820.08	41° 42' 46"	S84°30'00"W	1295.99



- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993 ADJ.) SOUTH CENTRAL ZONE.
 - 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.
 - 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.
 - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 - 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 SECTION 5 IS HEREBY ABANDONED.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.

Block	Lot/Reserve	Square Feet	Acres
1	1	6234.58	0.14
1	2	6353.29	0.15
1	3	6250.00	0.14
1	4	6309.92	0.14
1	5	6297.17	0.14
1	6	8821.74	0.20
1	7	9714.17	0.22
1	8	7310.95	0.17
1	9	6525.93	0.15
1	10	6644.11	0.15
1	11	6644.11	0.15
1	12	6644.11	0.15
1	13	6644.11	0.15
1	14	6644.11	0.15
1	15	6644.11	0.15
1	16	6644.11	0.15
1	17	6644.11	0.15
1	18	6644.11	0.15
1	19	6644.11	0.15
1	20	6644.11	0.15
1	21	6644.11	0.15
2	22	6644.11	0.15
2	23	6644.11	0.15
2	24	6644.11	0.15
2	25	6644.11	0.15
2	26	6644.11	0.15
2	27	6644.11	0.15
2	28	6646.78	0.15
2	29	6569.41	0.15
2	30	6500.00	0.15
2	31	6500.00	0.15
2	32	6500.00	0.15
2	33	6500.00	0.15
2	34	6500.00	0.15
2	35	6500.00	0.15
2	36	6500.00	0.15
2	37	10203.36	0.23
2	38	14643.01	0.34
2	39	9872.05	0.23
2	40	10663.78	0.24
2	41	9690.51	0.22
3	1	6965.88	0.16
3	2	6336.37	0.15
3	3	6314.97	0.14
3	4	6314.97	0.14
3	5	6342.07	0.15
3	6	6394.34	0.15
3	7	6362.16	0.15
3	8	6454.77	0.15
3	9	8012.28	0.18
3	10	7655.46	0.18
3	11	6679.60	0.15
3	12	6502.98	0.15
3	13	6390.47	0.15
3	14	6362.79	0.15
3	15	6289.60	0.14
3	16	6260.24	0.14
3	17	6755.89	0.16

FINAL PLAT OF MUSTANG CROSSING SECTION 5
 A PUD SUBDIVISION CONTAINING 18.26 ACRES OF LAND LOCATED IN THE HOOPER & WADE SURVEY, ABSTRACT 488 IN THE CITY OF ALVIN BRAZORIA COUNTY, TEXAS

79 LOTS 3 BLOCKS 2 RESERVES
 APRIL 11, 2018
OWNER:
 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

PLANNER:
 7GEN PLANNING
 Planning and Landscape Architecture
 9990 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:
 Costello Inc.
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 TBPE FIRM REG. NO. 280
 TBPLS FIRM REG. NO. 100486

