

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 14.77 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 28 DAY OF February, 2019.

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

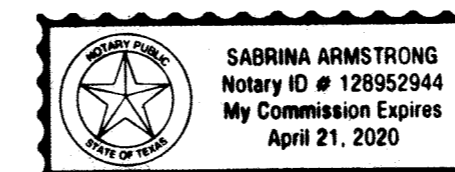
BY: [Signature]
BRANNON BOOZER, VICE PRESIDENT OF LAND

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 28 DAY OF FEBRUARY, 2019.

[Signature]
SABRINA ARMSTRONG
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



MY COMMISSION EXPIRES: April 21, 2020

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.

[Signature] 1-23-19
ANDREW P. MCCONNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5651



CITY OF ALVIN APPROVALS:

[Signature]
MAYOR, PAUL HORN
[Signature]
CITY SECRETARY, DIXIE ROBERTS
[Signature]
CITY ENGINEER, MICHELLE H. SEGÓVIA, P.E., CFM

METES AND BOUNDS FOR 14.77 ACRES

Being a 14.77 acre tract of land located in the subdivision of the Hooper and Wade Survey, Section 18, Abstract 488, Brazoria County, Texas; said 14.77 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 14.77-acre tract being more particularly described by metes and bounds 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 a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most southerly cut-back corner located at the intersection of southwesterly Right-of-Way line of Mustang Crossing Boulevard (width varies) recorded in Clerk's File No. 2006012906 of the O.P.R.B.C. and the northerly Right-of-Way line of FM 1462 (150 feet wide) recorded in Volume 959, Page 400 of the Deed Records of Brazoria County (D.R.B.C.)

Thence, with the northerly Right-of-Way line of said FM 1462, the following two courses:

- 1. 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;

2. North 74 degrees 40 minutes 50 seconds West, a distance of 22.45 feet;

Thence, across aforesaid call 55.15-acre tract, the following fifteen (15) courses:

- 3. North 15 degrees 19 minutes 10 seconds East, a distance of 150.00 feet;
- 4. North 74 degrees 40 minutes 50 seconds West, a distance of 156.37 feet;
- 5. North 15 degrees 19 minutes 10 seconds East, a distance of 50.00 feet
- 6. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 60 degrees 19 minutes 10 seconds East, a distance of 35.36 feet;
- 7. North 15 degrees 19 minutes 10 seconds East, a distance of 41.28 feet;
- 8. 73.35 feet along the arc of a curve to the right, said curve having a central angle of 18 degrees 40 minutes 38 seconds, a radius of 225.00 feet and a chord that bears North 24 degrees 39 minutes 29 seconds East, a distance of 73.02 feet;
- 9. South 56 degrees 00 minutes 12 seconds East, a distance of 50.00 feet
- 10. 7.68 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 30 minutes 49 seconds, a radius of 175.00 feet and a chord that bears South 32 degrees 44 minutes 24 seconds West, a distance of 7.68 feet;
- 11. South 74 degrees 40 minutes 50 seconds East, a distance of 149.96 feet;
- 12. North 60 degrees 02 minutes 36 seconds East, a distance of 475.39 feet;
- 13. North 64 degrees 59 minutes 01 seconds East, a distance of 57.31 feet;
- 14. North 80 degrees 31 minutes 00 seconds East, a distance of 118.70 feet;
- 15. North 73 degrees 01 minutes 33 seconds East, a distance of 97.28 feet;
- 16. North 66 degrees 17 minutes 05 seconds East, a distance of 96.01 feet;
- 17. North 59 degrees 53 minutes 35 seconds East, a distance of 110.31 feet to the southwesterly Right-of-Way line of aforesaid Mustang Crossing Drive;

Thence, with the southwesterly Right-of-Way line of said Mustang Crossing Drive, the following two (2) courses:

- 18. South 28 degrees 35 minutes 44 seconds East, a distance of 635.53 feet;
- 19. South 17 degrees 45 minutes 37 seconds West, a distance of 15.50 feet to the **Point of Beginning** and containing 14.77 acres of land.

FINAL PLAT
OF
**MUSTANG CROSSING
SECTION 5**
A PUD SUBDIVISION CONTAINING 14.77 ACRES OF LAND
LOCATED IN THE
HOOPER & WADE SURVEY, ABSTRACT 488
IN THE CITY OF ALVIN
BRAZORIA COUNTY, TEXAS

67 LOTS 3 BLOCKS 2 RESERVES

JANUARY, 2019

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
2107 CITYWEST BOULEVARD
4TH FLOOR
HOUSTON, TEXAS 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:



COSTELLO INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7888 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

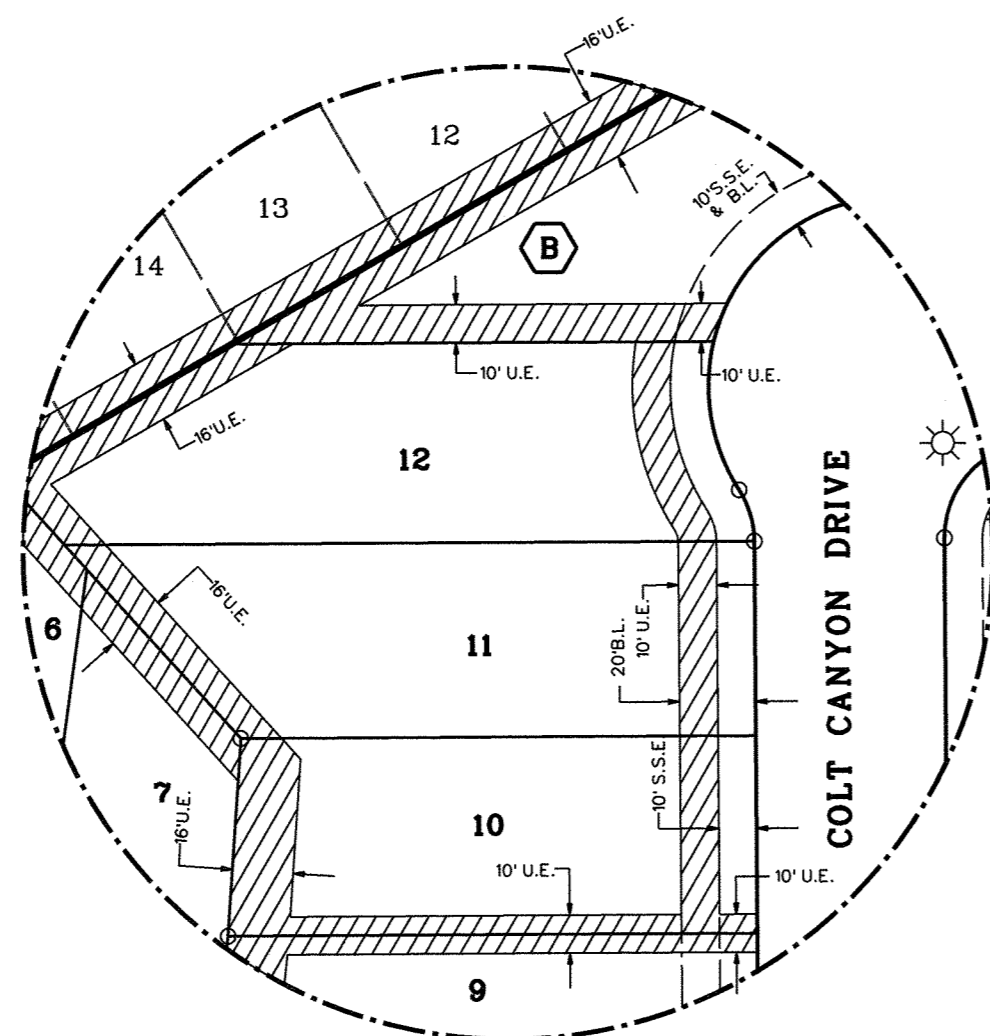


SCALE: 1" = 100'

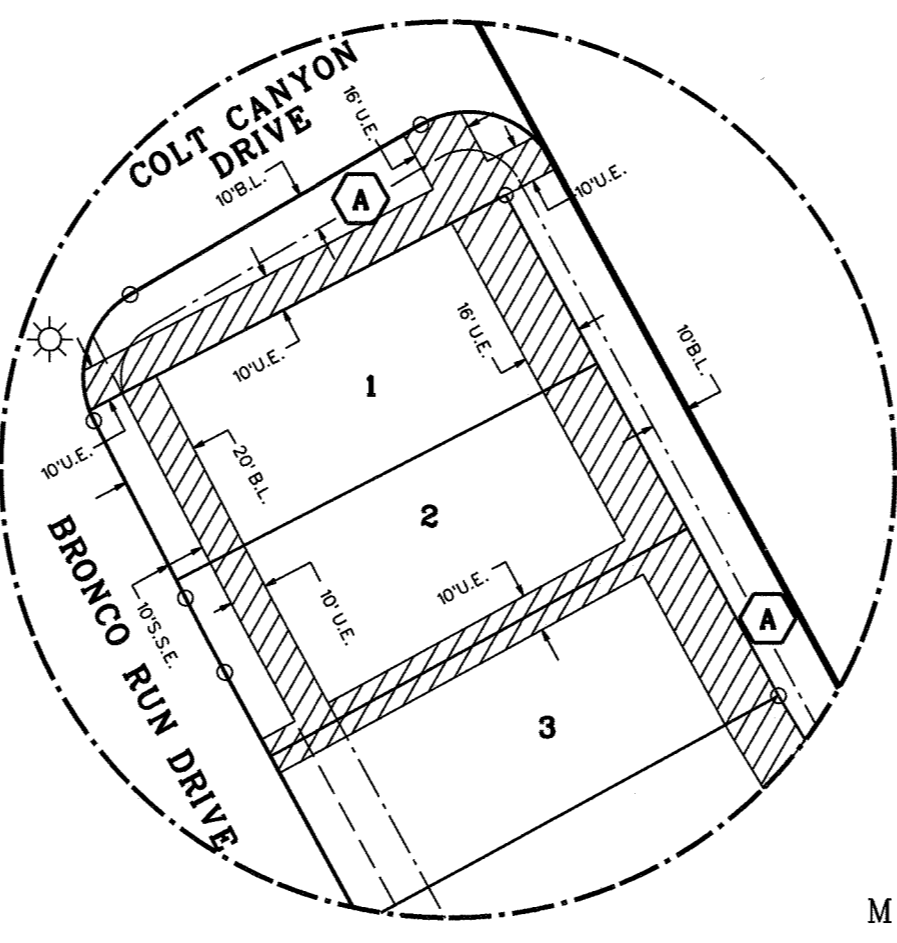
LEGEND

- 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
A - INDICATES RESERVE
* - INDICATES STREET LIGHT

ABBREVIATION TABLE
G.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. - SH. CABINET, SHEET
A.E. AERIAL EASEMENT
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
S.M.S.E. STORM SEWER EASEMENT
W.L.E. WATER LINE EASEMENT
D.E. DRAINAGE EASEMENT
E.S.M.T. EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
E.L. ELECTRICAL EASEMENT
P.L.E. PIPELINE EASEMENT



INSET "A" SCALE: 1" = 50'

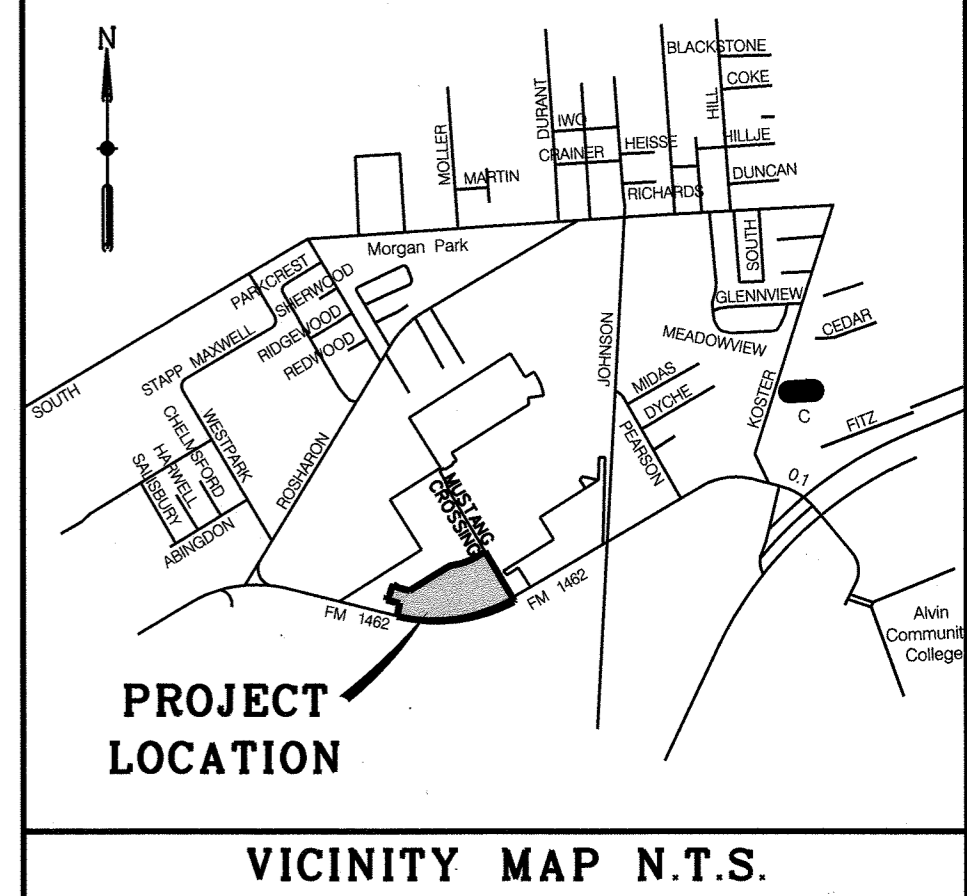


INSET "B" SCALE: 1" = 50'

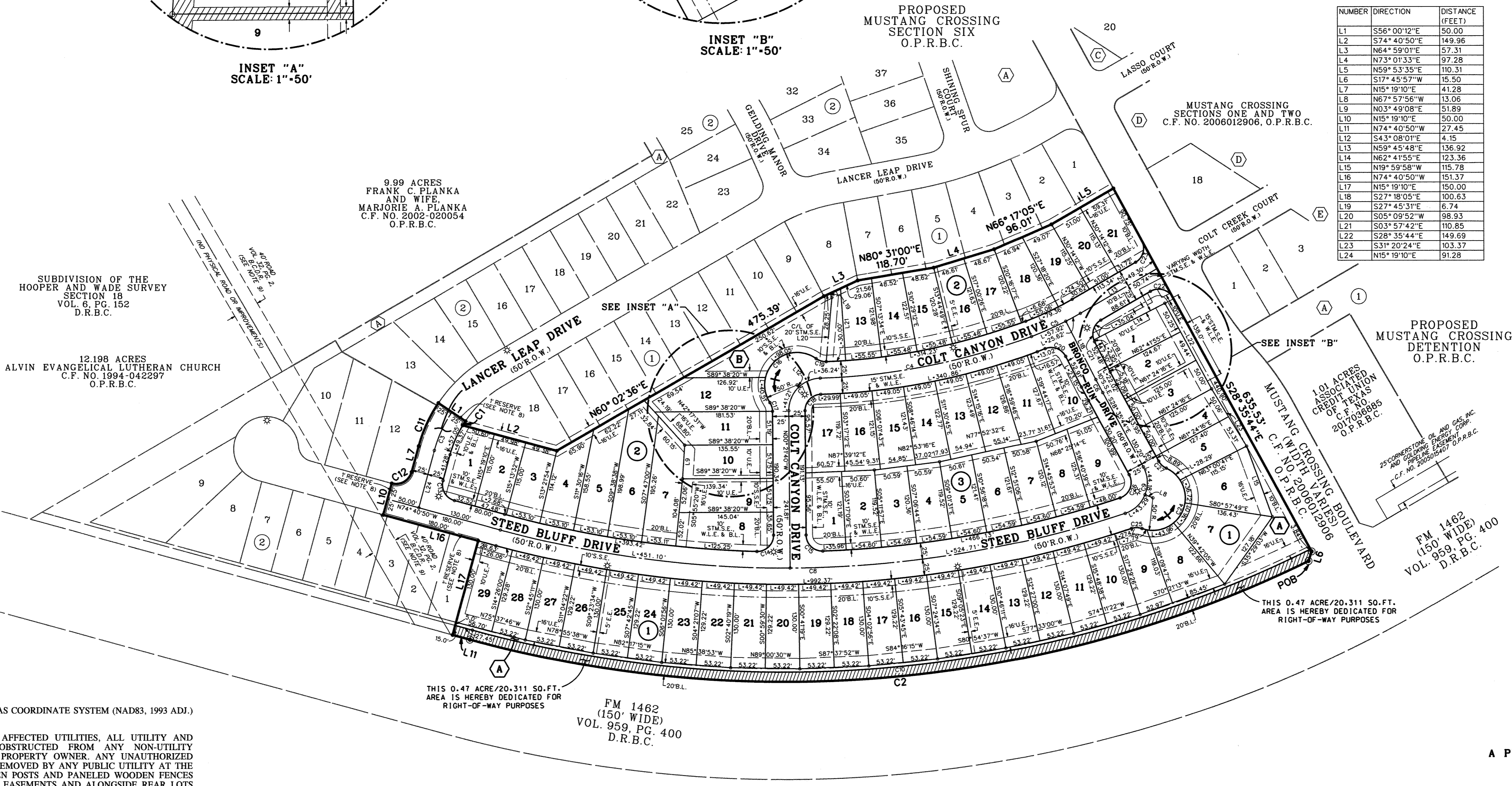
MUSTANG CROSSING SECTION FIVE RESERVE TABLE
DESCRIPTION LAND USE ACREAGE/SQUARE FOOTAGE
RESERVE "A" LANDSCAPE / OPEN SPACE 0.50 AC. / SQ FT. 21.811
RESERVE "B" PARK / LANDSCAPE / OPEN SPACE 0.32 AC. / SQ FT. 13.861
TOTAL: 0.82 AC. / SQ FT. 35.672

CURVE DATA TABLE
NUMBER ARC LENGTH (FEET) RADIUS (FEET) DELTA ANGLE CHORD DIRECTION CHORD LENGTH (FEET)
C1 7.68 175.00 02° 30' 49" S32° 44' 24" W 7.68
C2 1325.34 1835.08 41° 22' 49" S84° 39' 58" W 1296.72
C3 65.20 200.00 18° 40' 38" N24° 39' 29" E 64.91
C4 332.55 1000.00 19° 03' 13" N78° 57' 45" E 331.02
C5 83.53 500.00 09° 34' 21" N64° 32' 58" E 83.44
C6 22.59 1000.00 01° 17' 39" S27° 56' 55" E 22.59
C7 77.45 50.00 88° 45' 02" S44° 00' 51" W 69.94
C8 975.81 1660.08 33° 40' 43" N88° 28' 48" E 961.82
C9 87.47 50.00 100° 14' 09" N21° 31' 21" E 76.74
C10 1325.06 1820.08 41° 42' 46" S84° 30' 00" W 1295.99
C11 73.35 225.00 18° 40' 38" N24° 39' 29" E 73.02
C12 39.27 25.00 90° 00' 00" N60° 19' 10" E 35.36
C13 39.27 25.00 90° 00' 00" 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" S65° 37' 52" E 14.01
C18 38.72 25.00 88° 45' 02" S44° 00' 51" W 34.97
C19 16.62 25.00 38° 04' 51" N73° 09' 30" W 16.31
C20 36.99 25.00 84° 47' 03" S69° 41' 36" E 33.71
C21 37.99 25.00 87° 03' 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° 50' 02" E 34.85
C24 152.77 50.00 175° 03' 52" N22° 04' 00" E 99.91
C25 16.59 25.00 38° 01' 19" S89° 24' 44" E 16.29
C26 43.74 25.00 100° 14' 09" N21° 31' 21" E 38.37
C27 16.09 25.00 36° 52' 12" N47° 01' 50" W 15.81

LINE DATA TABLE
NUMBER DIRECTION DISTANCE (FEET)
L1 S56° 00' 12" E 50.00
L2 S74° 40' 50" E 149.96
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 N15° 19' 10" E 41.28
L8 N67° 57' 56" W 13.06
L9 N03° 49' 08" E 51.89
L10 N15° 19' 10" E 50.00
L11 N74° 40' 50" W 27.45
L12 S43° 08' 01" E 4.15
L13 N59° 45' 48" E 136.92
L14 N62° 41' 55" E 123.36
L15 N19° 59' 58" W 115.78
L16 N74° 40' 50" W 151.37
L17 N15° 19' 10" E 150.00
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 110.85
L22 S28° 35' 44" E 149.69
L23 S31° 20' 24" E 103.37
L24 N15° 19' 10" E 91.28



PROJECT LOCATION VICINITY MAP N.T.S.



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...
3. THIS SUBDIVISION IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUT OF THE 500-YEAR FLOOD-PLAIN)...
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 SECTION 5 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.
8. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITIONS OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT...
9. THERE IS NO LANGUAGE ON THE 1894 MAP OR IN THE SURVEYOR'S CERTIFICATION SPECIFICALLY DEDICATING SUCH 40' ROAD TO THE PUBLIC...

Table with 5 columns: Block, Lot/Reserve, Square Feet, Acres. Lists lot details for blocks 1 and 2.

Table with 5 columns: Block, Lot/Reserve, Square Feet, Acres. Lists lot details for blocks 2 and 3.

Table with 5 columns: Block, Lot/Reserve, Square Feet, Acres. Lists lot details for blocks 3 and 4.

Table with 5 columns: Block, Lot/Reserve, Square Feet, Acres. Lists lot details for blocks 4 and 5.

2019013189 Confirmed Copy
Brazoria County - Joyce Hudman, County Clerk
03/25/2019 11:05 AM
Total Pages: 6
Fee: 225.00

FINAL PLAT OF MUSTANG CROSSING SECTION 5

A PUD SUBDIVISION CONTAINING 14.79 ACRES OF LAND LOCATED IN THE HOOPER & WADE SURVEY, ABSTRACT 488 IN THE CITY OF ALVIN BRAZORIA COUNTY, TEXAS

67 LOTS 3 BLOCKS 2 RESERVES
MARCH, 2019
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
2107 CITYWEST BOULEVARD
4TH FLOOR
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



ENGINEER/SURVEYOR:



Costello Inc.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100488