

STATUTORY NOTICE TO PURCHASER(S) OF REAL PROPERTY
Under Section 49.452(d) Water Code

The real property, described below, that you are about to purchase is located in the BC /FBC MUD 1. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is .850 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of January 1, 2013 is .850 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, as of January 1, 2013 be issued is \$138,515,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$54,000,000.

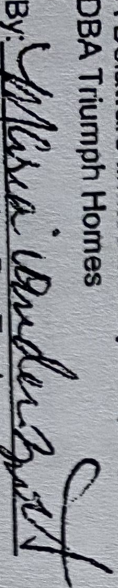
The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of January 1, 2013 the most recent amount of the standby fee is 0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Lot Twelve (12), in Block One (1), of Final Plat of SHADOW CREEK RANCH SF-47, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20050111 of the Plat Records of Fort Bend County, Texas.

Date: July 30, 2013

M/I Homes of Houston, LLC,
A Delaware limited liability company
DBA Triumph Homes

By: 
Name: Maria Van Der Zwet
Title: Division Controller

- * CITY ORDINANCES
- ** RESTRICTIVE COVENANTS
- *** BUILDER GUIDELINES

- OHU = OVERHEAD UTILITIES BL = BUILDING LINE FND = FOUND
 UE = UTILITY EASEMENT PL = PROPERTY LINE I.R. = IRON ROD
 AE = AERIAL EASEMENT PP = POWER POLE I.R.P. = IRON PIPE
 WE = WATERLINE EASEMENT MH = MANHOLE FNC = FENCE

- PU = PRIVATE UTILITY ESMT.
 MUE = MUNICIPAL UTILITY ESMT.
 UP = UTILITY POLE

- MANHOLE
- ⊠ AC PAD
- ⊠ ELECT. TRANS. BOX
- ⊠ TV PEDESTAL
- ⊠ PEDESTAL
- ▨ CONCRETE
- ▨ COVERED
- ▨ ASPHALT

COMMON ABBREVIATIONS

REFERENCES

- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE

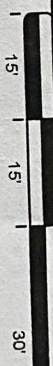
- IRON FENCE
- OH UTILITY

- BUILDING LINE
- EASEMENT LINE
- AERIAL EASEMENT

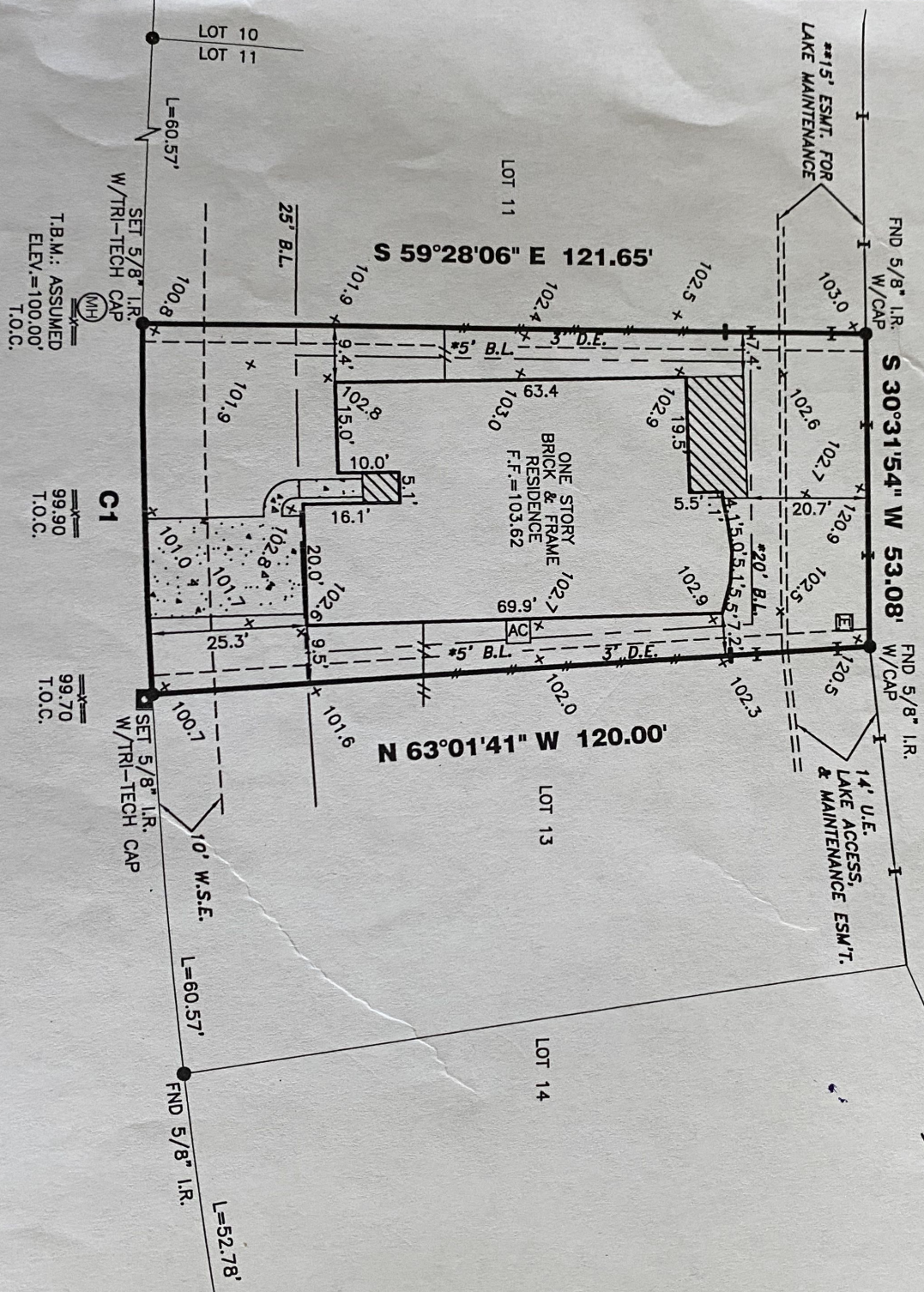
SYMBOLS

- ☐ WATER METER
- ⊠ UTILITY POLE

SCALE
1"=30'



RESTRICTED RESERVE "D"
 RESTRICTED TO LAKE / DRAINAGE
 FLOOD STORAGE / OPEN SPACE
 12.476 AC. / 543,468 SQ. FT.



PEARL BAY COURT (50' R.O.W.)

C1
R=975.00'
L=60.57'
C=60.56'
CB=N 28°45'06" E

2203 PEARL BAY COURT

NOTES:
 ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER
 THE RECORDED PLAT UNLESS OTHERWISE NOTED.