

PLAT RECORDING SHEET

PLAT NAME: Mallard Street Estates

PLAT NO: _____

ACREAGE: 4.356

LEAGUE: C. Fulshear League Survey

ABSTRACT NUMBER: A-29

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Didier Jorge Flores

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DIDIER JORGE FLORES, OWNERS, HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 4.356 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MALLARD STREET ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

WITNESS MY HAND IN THE CITY OF FULSHEAR, TEXAS, THIS 25 DAY OF October, 2024

BY: [Signature]
DIDIER JORGE FLORES
OWNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIDIER JORGE FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF October, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, DANIEL S. SULLIVAN, 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]
DANIEL S. SULLIVAN, RPLS
TEXAS REGISTRATION NO. 5828

I, WILLIAM C. DEMPSEY V., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

[Signature]
WILLIAM C. DEMPSEY V., P.E.

THIS PLAT OF MALLARD STREET ESTATES IS APPROVED ADMINISTRATIVELY BY THE CITY MANAGER AND CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS THIS 10/29/2024 DAY OF 2024.

[Signature]
ZACH GOODLANDER
CITY MANAGER

[Signature]
CLIFF BOWHARD
CITY ENGINEER

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS DAY OF , 2025.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. ANDY MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON , AT O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY:
DEPUTY

C. FULSHEAR LEAGUE,
A-29

CALLLED 24.00 AC.
IN THE CHURCHILL FULSHEAR
LEAGUE, A-29
TO L.A. WATERS
DOC. NO. 2003016102
F.B.C.O.P.R.

P.O.B.
N: 13817487.561
E: 2949066.219
FND. 1/2" I.R.
W/CAP

10' H.L.&P. ESMT.
VOL. 409, PG. 162
VOL. 274, PG. 330
D.R.F.B.C.T.X.

10' H.L.&P. ESMT.
VOL. 755, PG. 322
VOL. 778, PG. 435
D.R.F.B.C.T.X.

10' H.L.&P. ESMT.
VOL. 917, PG. 857
VOL. 917, PG. 857
D.R.F.B.C.T.X.

CALLLED 12.936 AC.
IN THE CHURCHILL FULSHEAR
LEAGUE, A-29
TO L.A. WATERS
DOC. NO. 200029066
F.B.C.O.P.R.

CALLLED 1.0000 AC.
TRACT TO SEAN SCHOBEL
DOC. NO. 2007089263
F.B.C.O.P.R.

CALLLED 5.2832 AC.
(KNOWN AS: LOT 9, NORTH
FULSHEAR ESTATES,
UNRECORDED SUBDIVISION)
TO TINA SCHOBEL & SEAN
SCHOBEL
DOC. NO. 2005063839
F.B.C.O.P.R.

ROAD & CUL-DE-SAC ESMT.
TO SEAN SCHOBEL
DOC. NO. 2007089263
F.B.C.O.P.R.

QUITCLAIM DEED
CALLED 10.018 AC.
TO LINDA L. DUTCHAK, SANDY
LYNDON MALCOLM DUTCHAK &
SUSAN LINDA MAE DUTCHAK
DOC. NO. 2012117118 &
2012117119
F.B.C.O.P.R.

FLOOD INFORMATION

F.I.R.M. NO. 48157C PANEL: 0085M
REVISED DATE 1-29-2021 ZONE: "X"
FLOOD INFORMATION PROVIDED HEREON IS BASED
ON SCALING THE LOCATION OF THE SUBJECT TRACT
ON THE FLOOD INSURANCE RATE MAPS. THE
INFORMATION SHOULD BE USED TO DETERMINE
FLOOD INSURANCE RATES ONLY AND IS NOT
INTENDED TO IDENTIFY SPECIFIC FLOODING
CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE
F.I.R.M.'S ACCURACY.

COUNTY ASSISTANCE DISTRICT	CAD 7
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
CITY OR CITY ETJ	CITY OF FULSHEAR E.T.J.
DRAINAGE DISTRICT	FT. BEND DRAINAGE
UTILITIES CO.	N/A
ESD	ESD 4

METES AND BOUNDS
4.356 ACRES
(189,762 SQ. FT.)
OUT OF THE C. FULSHEAR LEAGUE, A-29,
FORT BEND COUNTY, TEXAS

BEING A 4.356 ACRE TRACT OF LAND (CALLED 4.350 ACRES) CONVEYED TO DIDIER JORGE FLORES, RECORDED IN DOCUMENT 2023114719, O.P.R.F.B.C.T.X. BEING PART OF THAT CERTAIN 182.6609 ACRE TRACT DESCRIBED AS TRACT IV, CONVEYED TO H.G. FNAUTH, TRUSTEE, RECORDED IN VOLUME 995, PAGE 119, D.R.F.B.C.T.X. BEING ALSO A PORTION OF THAT 2.330 ACRE TRACT, SAME AND EXCEPT 1.0000 ACRE CONVEYED TO TINA SCHOBEL AND SEAN SCHOBEL, RECORDED IN DOC. 2007089263, SAID 4.356 ACRE TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 inch iron rod found for the northwest corner of the herein described tract, the east boundary of a called 24.00 acre tract conveyed to L.A. Waters, recorded in Document 2003016102, O.P.R.F.B.C.T.X., the southwest corner of a called 2.6570 acre tract conveyed to Tina L. Oviedo Ramos, recorded in Document 2017024898 O.P.R.F.B.C.T.X.;

THENCE N88°29'43"E, along the north line of the herein described tract, the south line of said 2.6570 acre tract, passing at 489.00 feet a 1/2 inch iron rod for the west line of South Mallard Street, a 80 foot road easement, the west line of a 30 foot road easement line recorded in Volume 734, Page 846, Volume 2111, Page 1637, and Volume 716, Page 415, D.R.F.B.C.T.X., continuing for a total distance of 519.00 feet, to the centerline of said South Mallard Street, the east line of said 30 foot road easement, for the northeast corner of the herein described tract, the southeast corner of said 2.6570 acre tract;

THENCE S01°30'17"W, along the east line of the herein described tract, the centerline of said South Mallard Street, the east line of said 30 foot road easement 355.63 feet, to the southeast corner of the herein described tract, the northeast corner of a fore mentioned 1.0000 acre save and except tract;

THENCE S88°29'43"W, along the south line of the herein described tract, the north line of said 1.0000 acre tract, passing at 30 feet to a 5/8 inch iron rod lying in the west line of said South Mallard Street, continuing for a total of 519.00 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract, the northwest corner of said 1.0000 acre tract, along the east line of a called 12.936 acre tract conveyed to L.A. Waters, recorded in Document 2000029066, O.P.R.F.B.C.T.X.;

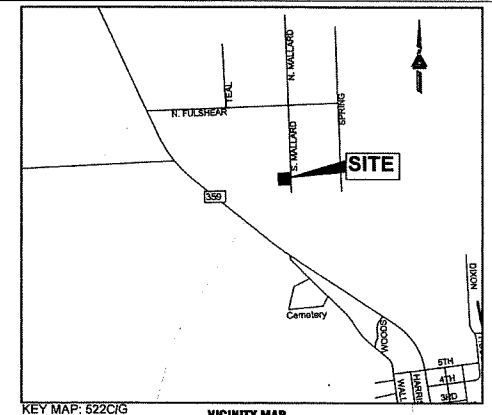
THENCE N01°30'17"W, along the west line of the herein described tract, the east line of said 12.936 acre tract, passing at 340.13 feet a 5/8 inch iron rod found for the northeast corner of said 12.936 acre tract, the southeast corner of aforementioned 24.00 acre tract, 355.63 feet to the POINT OF BEGINNING containing 4.356 Acres of land, 189,762 SQ. FT.;

N. FULSHEAR DRIVE

CALLLED 5.3139 AC.
(KNOWN AS: LOT 25, NORTH FULSHEAR ESTATES,
UNRECORDED SUBDIVISION)
TO TERRY C. WITHERSPOON
CLERK FILE NO. 9547991
F.B.C.D.R.

CALLLED 5.3497 AC.
(KNOWN AS: LOT 26, NORTH FULSHEAR ESTATES,
UNRECORDED SUBDIVISION)
TO NABEEL KHAN AND BRENDA KHAN
DOC. NO. 2017093777
F.B.C.O.P.R.

T.B.M. 2 = 144.07'
SET MAG NAIL IN
STREET
N: 13817065.726
E: 2949613.936



KEY MAP: 622CIG

VICINITY MAP
1" = 600'

AC - ACRE
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
< > - CALLED
D.R.F.B.C.T.X. - DEED RECORDS FORT BEND COUNTY TEXAS
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R. - FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
VOL. - VOLUME
PG. - PAGE
FND. - FOUND
I.R. - IRON ROD
D.E. - DRAINAGE EASEMENT
W.L.E. - WATER LINE EASEMENT
ESMT. - EASEMENT
S.R.E. - SANITARY SEWER EASEMENT
SQ FT - SQUARE FEET
H.L.P. - HOUSTON LIGHTING AND POWER
W/ - WITH

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND HAVE A COMBINED SCALE FACTOR OF 0.999987.
- 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. 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 WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 148.30 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN OR THAT THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- THIS PLAT LIES WITHIN FORT BEND COUNTY DISTRICT 123.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON VERTICAL DATUM, NAVD-88 (GEOID 128).
- THIS PLAT WAS PREPARED TO MEET THE SPECIFICATIONS OF THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.O.A. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE MAPS, MAP NUMBER 48157C, DATED APRIL 02, 2014.
- SINGLE-FAMILY RESIDENTIAL. SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR, AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 600 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.

MALLARD STREET
ESTATES
MINOR PLAT

A SUBDIVISION OF 4.356 ACRES (189,762 SQUARE FEET) OF LAND, BEING A REPLAT OF LOT 10, NORTH FULSHEAR ESTATES AS RECORDED IN VOLUME 795, PAGE 74, F.B.C.D.R., SITUATED IN THE C. FULSHEAR LEAGUE SURVEY, A-29, IN FORT BEND COUNTY, TEXAS

2 LOTS 1 BLOCK
1" = 60' SEPTEMBER 2024

OWNERS: DIDIER JORGE FLORES
8814 S. MALLARD ST.
978-726-6193



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