STATE OF TEXAS
COUNTY OF HARRIS

We, Axe and Hammer Construction, LLC, acting by and through Rohan Dalvie, President, owner hereinafter referred to as (whether one or more) of the 0.1711 acre tract described in the above and foregoing map of AXE AND HAMMER AT BLUEBERRY, do hereby make and establish said subdivision and dedication plan of said property for the purposes and consideration therein expressed and do dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), parks, parks, water courses, drains, easements, and public places shown thereon for the purposes and consideration 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for feet (16') perimeter ground easements or seven feet (7' 0") for fourteen feet, (14' 0") perimeter ground easements at a 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 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 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet (7' 0") for fourteen feet (14' 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, for the placement of mobile home subdivision, and shall be restricted to same under the terms and conditions 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 ditch, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any bayou or bayous, streams, gullies, ravines, draws, sloughs or other natural drainage courses located in the area covered by this plat, as easements for drainage purposes giving the City of Houston, Harris County, or any other governmental agency the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, which gulls, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, trees, shrubs, or other obstructions to the conveyance of the drainage facility and that such abutting property shall not be permitted to divert gross into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this record does not attempt to alter, amend or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Axe and Hammer Construction, LLC has caused these presents to be signed by Rohan Dalvie, its president thereunto duly authorized, this 24th day of June, 19.

Axe and Hammer Construction, LLC

By: _____
Rohan Dalvie, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rohan Dalvie, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of June, 20 19.

Signature: _____
Printed Name: Patrick Cole

PATRICK COLE
Notary Public, State of Texas
Comm. Expires 03-19-2022
Notary ID 131435895

My Commission expires: 3/19/22

I, Fred W. Lawton, 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 curve, and other points of change in direction of the boundary of the subdivision, consist of a permanent metal pipe 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.

Fred W. Lawton
Texas Registered No. 2321

FRED W. LAWTON
2321
REGISTERED
PROFESSIONAL
LAND SURVEYOR

My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved the plat and subdivision of AXE AND HAMMER AT BLUEBERRY in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorizes the recording of this plat this _____ day of _____.

By: _____ By: _____
Martha L. Stein (or) M. Sonny Garza
The Chair or Vice Chairman
Margaret Wallace Brown
Secretary

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for record in my office on the _____ day of _____, 19____, at _____ o'clock _____.M., and duly recorded this _____ day of _____, 19____, at _____ o'clock _____.M., and at Film Code Number _____ of the Map Records of Harris County for said county.

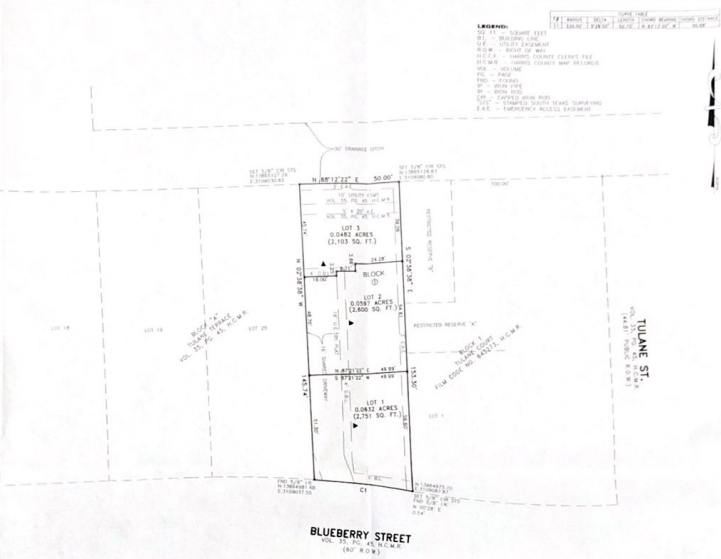
Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
VOL. - VOLUME
PG. - PAGE
FND. - FOUND
SP. - IRON PIPE
IR - IRON ROD
IRS - 5/8" IRON ROD
"STS" - STAMPED SOUTH TEXAS SURVEYING
E.A.E. - EMERGENCY ACCESS EASEMENT

CURVE TABLE					
CV	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	320.00'	9°28'00"	52.92'	N 83°13'05" W	52.86'



Parks and Open Space Ordinance
This property is located in Park Sector No. 1

(a)	Number of existing dwelling units: 0
(b)	Number of proposed dwelling units: 3
(c)	Number of incremental dwelling units: 3

1. No land is being dedicated as Private Park or dedicated to the public for Park purposes.

2. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the boundaries of this subdivision, until the requirements under provisions of section 42-283 of the Code of Ordinances of the City of Houston, TX, has been submitted and accepted by the City.

3. This property is located in Park Sector number: 1

4. $300 shall be applied to the then current fee in lieu of dedication

5. The then current fee in lieu of dedication shall be applied to 3 dwelling units.

DWELLING UNIT DENSITY TABLE

NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS/ACRE
3	0.1711	17.53

LOT SIZE AND COVERAGE TABLE

LOT NUMBER	LOT SIZE (SQ. FT.)	MAX. BLDG. COVERAGE (SQ. FT.)	MAX. PERCENT COVERAGE
1	2,751	1925.7	70%
2	2600	1,820	70%
3	2,103	1,561.8	70%

1. At least 70 square feet of permeable area is required per lot. 450 s.f. of permeable area must be provided within the boundary of this subdivision.
2. The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 21 units to the gross acre of all land within the boundaries of the subdivision and
3. All lots shall have adequate wastewater collection service

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

1 in. = 20 ft.

NOTES:

1. Unless otherwise indicated, the building lines (B.L.) , whether one or more, shown on this subdivision plat are established in accordance compliance with the applicable provisions in 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.

2. The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99987654321

3. Absent written authorization by the effected 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 on the property owner's expense. While wooden fences are permitted to be constructed within the boundaries of these easements and alongside mid lots lines are permitted, they may be removed for public utilities at the property owner's expense should they be an obstruction. Public utilities may cut wood wooden posts and pointed wooden wooden bolts as, but perimeters will not replace with new fencing.

4. This property is located in Park Sector Number: 1

5. Single family residential shall mean one (1) lot with one building designed for occupancy by one family or household, and the structure for one family, primary use, and storage thereof. If lot and which is located, one detached building containing one dwelling unit and a detached secondary dwelling unit(s) shall not exceed two (2) square feet plus shall be considered single family residential. If lot and which is located, one building containing two dwelling units or by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.

6. Each lot shall be restricted to single family residential use.

7. Each lot shall provide a minimum of two, off-street parking spaces per dwelling unit on each lot. In those instances where a garage is provided two (2) additional spaces shall be provided.

8. Vehicular access to each lot as provided for by a shared driveway only.

9. The garage portion of each single family residential unit is setback from the edge of the shared driveway at least a two (2) garage entry is permitted to the shared driveway.

10. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local governmental agency or public right-of-way. The City of Houston and any other local governmental agency or public utility agency have any obligation to maintain or construct any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in the subdivision.

11. All lots shall have adequate wastewater collection service.

12. No mailbox or overpass those collection service shall be provided to residential units eligible for collection pursuant to Title 7 of Tex. 39-43 of the Code of Ordinance.

AXE AND HAMMER AT BLUEBERRY

1 BLOCK, 3 LOTS

A SUBDIVISION OF 0.1711 ACRES (7,454 SQ.FT) OF LAND BEING A REPLAT OF LOT 21, IN BLOCK A OF TULANE TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 35, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 3 SINGLE FAMILY LOTS
SCALE: 1"= 20' DATE: 4/2019

OWNER: AXE AND HAMMER CONSTRUCTION, LLC
ADDRESS: 3960 ANDERSON ROAD
HOUSTON, TEXAS 77053

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB: 19-0020