

WE, KILIMANJARO INVESTMENTS LP, acting by and through SOUHAIL ADAM, MANAGER OF KILIMANJARO INVESTMENTS LP, hereinafter referred to as Owners of the 0.1251-acre tract described in the above and foregoing map of RICE MILITARY LANDING, 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 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 to 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 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 total 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 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 alley 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 and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said 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, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat 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 KILIMANJARO INVESTMENTS LP, has caused these presents to be signed by SOUHAIL ADAM, this 13<sup>th</sup> day of DECEMBER 2023.

By: Souhail Adam  
SOUHAIL ADAM, MANAGER OF  
KILIMANJARO INVESTMENTS LP

OFFICE OF  
TENESHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE: 708818  
RICE MILITARY LANDING  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER CONTACT 844400  
KEY 99AP

STATE OF TEXAS §  
COUNTY OF HARRIS §

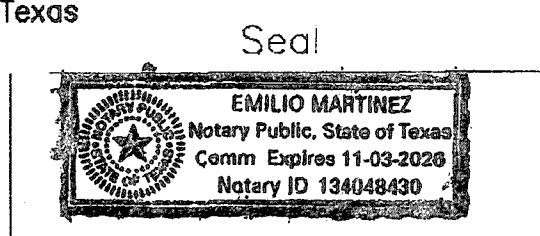
BEFORE ME, the undersigned authority, on this day personally appeared SOUHAIL ADAM, known to me to be the persons whose name is subscribed to the foregoing instruments and she acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL, in City of Houston this 13<sup>th</sup> day of DECEMBER 2023.

Notary Public in and for the State of Texas

EMILIO MARTINEZ  
Print Name: (Affix Notary Seal)

My Commission expires on: 11-03-2024



I, GEORG LARDIZABAL, am authorized 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 plot boundary corners have been tied to the Texas Coordinate System 1983, south central zone.

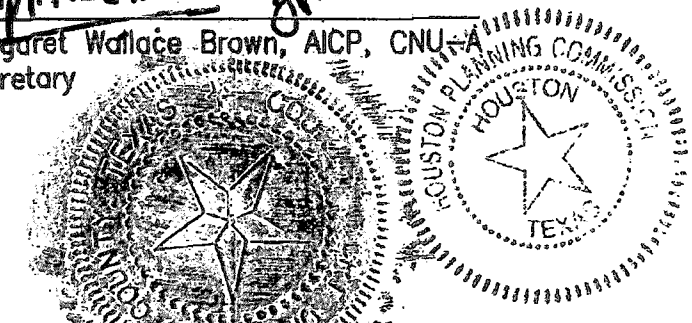
Georg Lardizabal  
GEORG LARDIZABAL, R.P.L.S.  
Texas Registration No. 6051



This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of RICE MILITARY LANDING, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat, this 31 day of January, 2024.

By: Martha L. Stein, Chair  
Martha L. Stein, Chair  
OR  
M. Sonny Garza, Vice Chair

By: Margaret Wallace Brown, AICP, CNU-A  
Margaret Wallace Brown, AICP, CNU-A  
Secretary



I, Teneshia Hudspeth, County Clerk of Harris County, Texas hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on February 1, 2024, at 11:11 o'clock A.M., and duly recorded on February 2, 2024, at 7:36 o'clock A.M., and at Film Code Number 706618 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.

TENESHIA HUDSPETH  
Teneshia Hudspeth, County Clerk  
of Harris County, Texas

By: Christian Orona  
CHRISTIAN ORONA  
Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

DENSITY TABLE		
NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS / ACRE
3	0.1251	23.98

LOT SIZE AND LOT COVERAGE TABLE			
LOT NUMBER	LOT SIZE SQUARE FEET	BLDG. COVERAGE SQUARE FEET	% COVERAGE 60% MAX.
1	2,071	1,242	60%
2	1,553	932	60%
3	1,553	932	60%

NOTES:

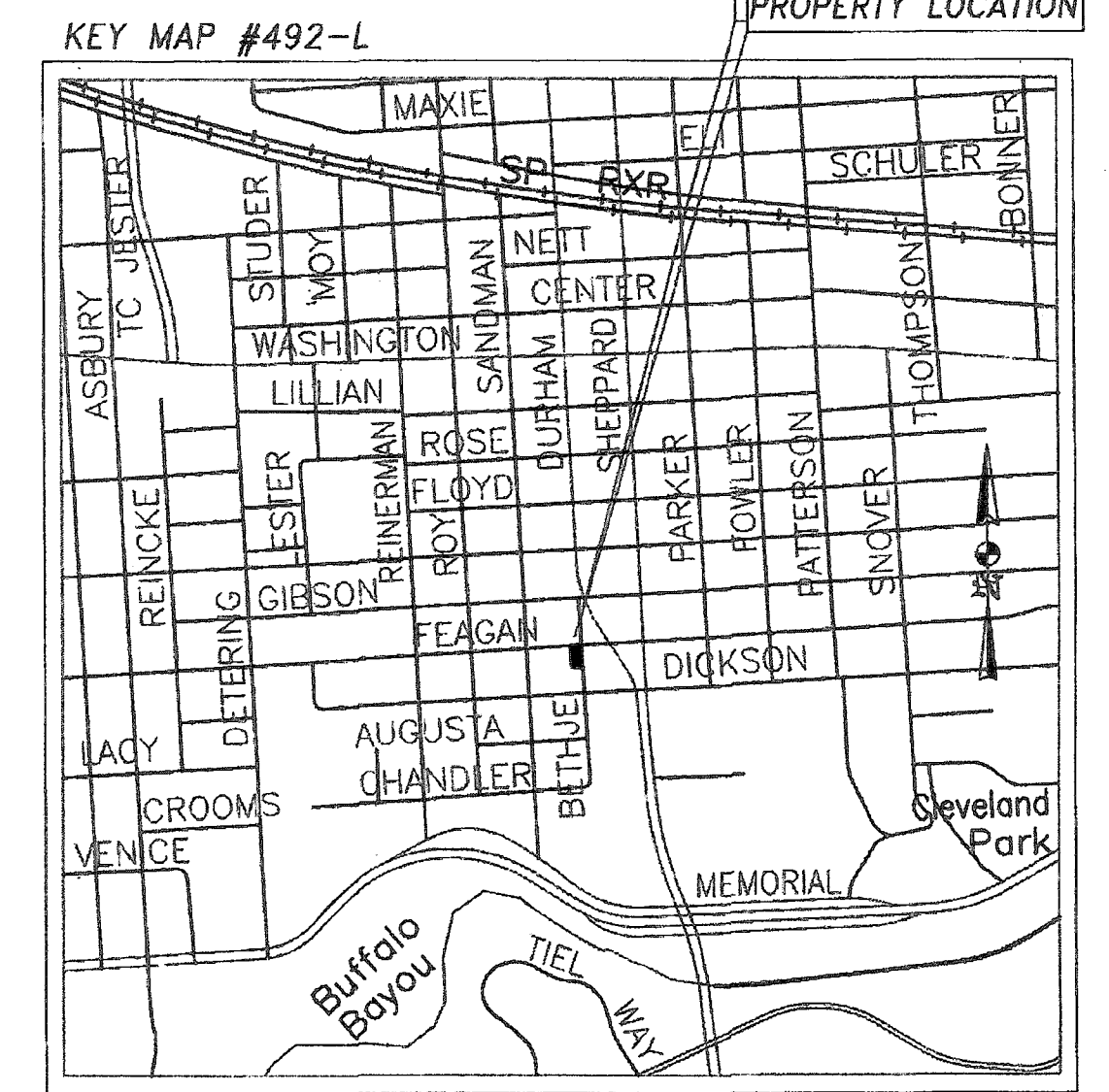
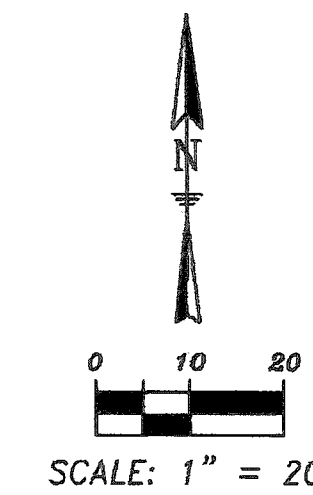
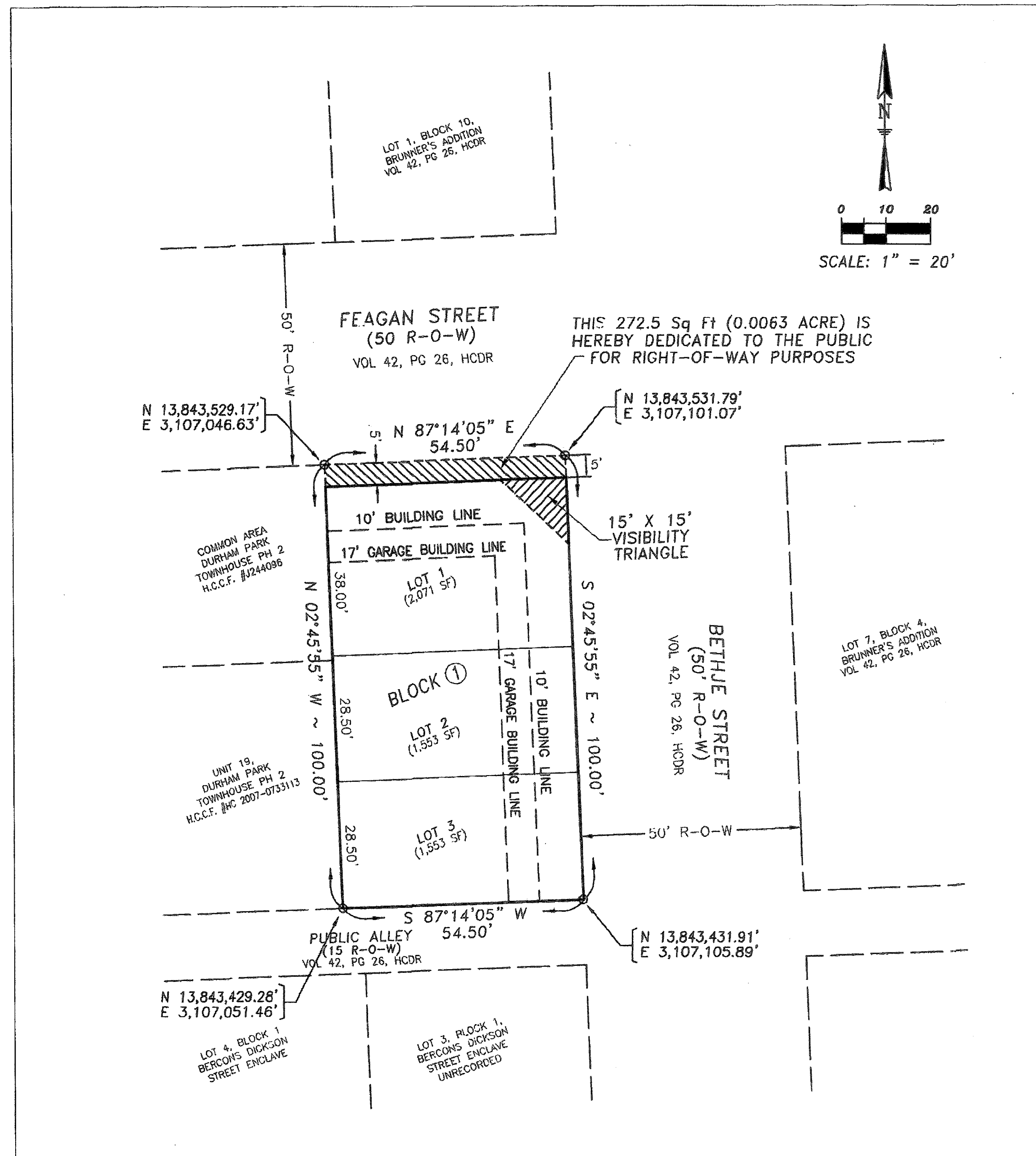
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 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.
- THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCRoACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED VERTICALLY FROM THE GROUND.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (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.
- EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY USE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990166.
- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 450 SQUARE FEET OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 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 WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

PARK AND OPEN SPACE TABLE		
A*	NUMBER OF EXISTING DWELLING UNITS:	0
B	NUMBER OF PROPOSED DWELLING UNITS:	3
C	NUMBER OF INCREMENTAL DWELLING UNITS (A-B):	3

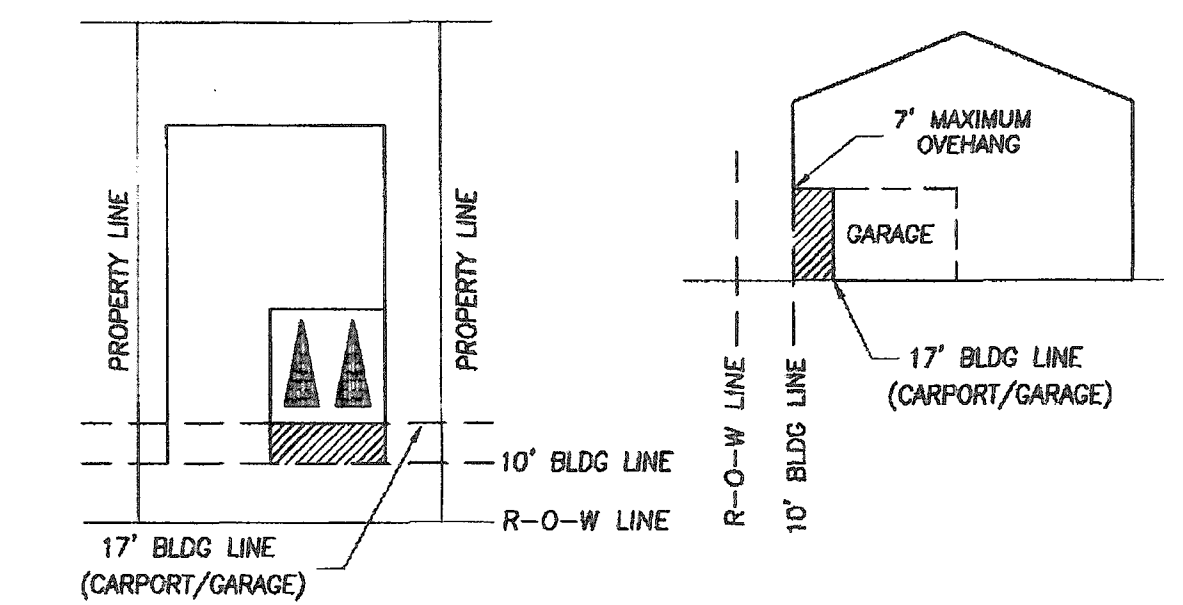
\* I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE.

NOTES:

- 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 SUBDIVISION UNTIL SUCH TIME AS FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 14.
- THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
- THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER: 3 UNITS OF DWELLING UNITS.



VICINITY MAP  
N.T.S.



COLLECTOR OR LOCAL

- LOTS 1, 2 AND 3, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
- THE 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.

FILED  
2/1/2024 11:11 AM  
Teneshia Hudspeth  
COUNTY CLERK

LEGEND:

- HCMR - HARRIS COUNTY MAP RECORDS
- HCDR - HARRIS COUNTY DEED RECORDS
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- R-O-W - RIGHT-OF-WAY
- E.A.E. - EMERGENCY ACCESS EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- B.L. - BUILDING LINE
- S.F. - SQUARE FEET
- I.R. - IRON ROD
- FND - FOUND

RICE MILITARY LANDING

A SUBDIVISION OF 0.1251 ACRE OF LAND BEING A REPLAT OF LOT 10 AND EAST 4.5 FT OF LOT 9, BLOCK 5, OF BRUNNER'S ADDITION, AS RECORDED IN VOLUME 42, PAGE 26 HARRIS COUNTY DEED RECORDS IN HARRIS COUNTY, TEXAS

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS  
1 BLOCK 3 LOTS

DATE: September 7, 2023 Scale: 1" = 20'

**HRS** and Associates, LLC  
Civil, Traffic Engineering, and Consulting  
8318 Ivan Reid Drive  
Houston, Texas 77040-1509  
Tel: (713) 466-9776  
Fax: (832) 328-7121  
E-mail: hrsassociates@aol.com

REASON FOR REPLAT:  
TO CREATE THREE (3)  
SINGLE-FAMILY LOTS

OWNER:  
KILIMANJARO INVESTMENTS LP  
5340 Wesleyan St. #272349  
Houston, Texas 77005