

WE, ROC LIFESTYLE INVESTMENTS, LLC., ACTING BY AND THROUGH RYAN PHILLIPS, MANAGING MEMBER, OWNER (OR OWNERS) HEREIN AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.3444 ACRE (15,000 SQUARE FEET) TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CAMILA 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 UNOBTSTRUCTED AERIAL EASEMENTS THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 UNOBTSTRUCTED 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 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 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, BAYNES, 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 SHALL HEREBY BE 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 ADJUTING 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.

WITNESS MY (OR OUR) HAND IN THE CITY OF HOUSTON, TEXAS, THIS 14th DAY OF Aug, 2024.

Ryan Phillips
SIGNATURE
BY: RYAN PHILLIPS, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN PHILLIPS, MANAGING MEMBER, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

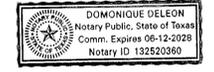
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF August, 2024.

Domonique DeLeon
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES: 06-12-2028

GENERAL NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998905034.
- 2. 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.
- 3. SINGLE FAMILY RESIDENTIAL SHALL MEAN 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.
- 4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 PERMETER 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.
- 5. 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.
- 6. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT (5 X 150) 750 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- 7. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.



SURVEYOR'S CERTIFICATION:

I, XAVIER CHAPA, A 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.

Xavier Chapa 8-15-24
XAVIER CHAPA
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS
TEXAS REGISTRATION NO. 2568



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CAMILA ESTATES 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 4 DAY OF September, 2024.

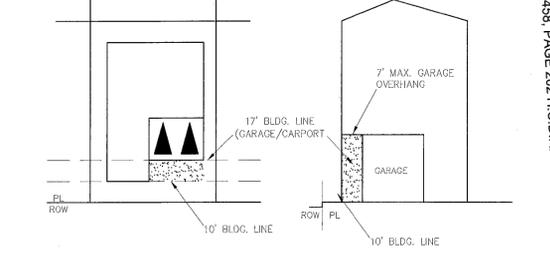
BY: *Lisa M. Clark* (OR) M. SONNY GARZA
LISA M. CLARK (OR) M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN
BY: *Yonn Tran*
YONN TRAN
SECRETARY



I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON Sept. 5, 2024, AT 2:05 O'CLOCK P.M., AND DULY RECORDED ON Sept. 6, 2024, AT 12:13 O'CLOCK P.M., AND AT FILM CODE NO. 709209 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.

TENESHA HUDSPETH
TENESHA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS
BY: *Melissa Zamora*
DEPUTY
MELISSA ZAMORA



- COLLECTOR OR LOCAL STREET
- 1.) LOTS 1 THROUGH 5, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY USE.
 - 2.) A 10 FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
 - 3.) A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
 - 4.) THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
 - 5.) REFERENCE ABOVE TYPICAL LOT LAYOUT.

PARKS AND OPEN SPACES:

- 1. NO LAND IS BEING ESTABLISHED 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 SUBDIVISION UNITS, SUCH TIME AS THE 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.
- 3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 5.
- 4. THIS PERCENTAGE IS (100%) 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 THIS NUMBER (5 UNITS) OF DWELLING UNITS.

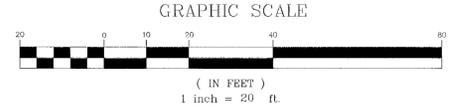
NUMBER OF PROPOSED DWELLING UNITS	5
NUMBER OF EXISTING DWELLING UNITS	0
INCREMENTAL NUMBER OF DWELLING UNITS	5
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HERE IS TRUE.	

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
5	0.3444 ACRE	14.51

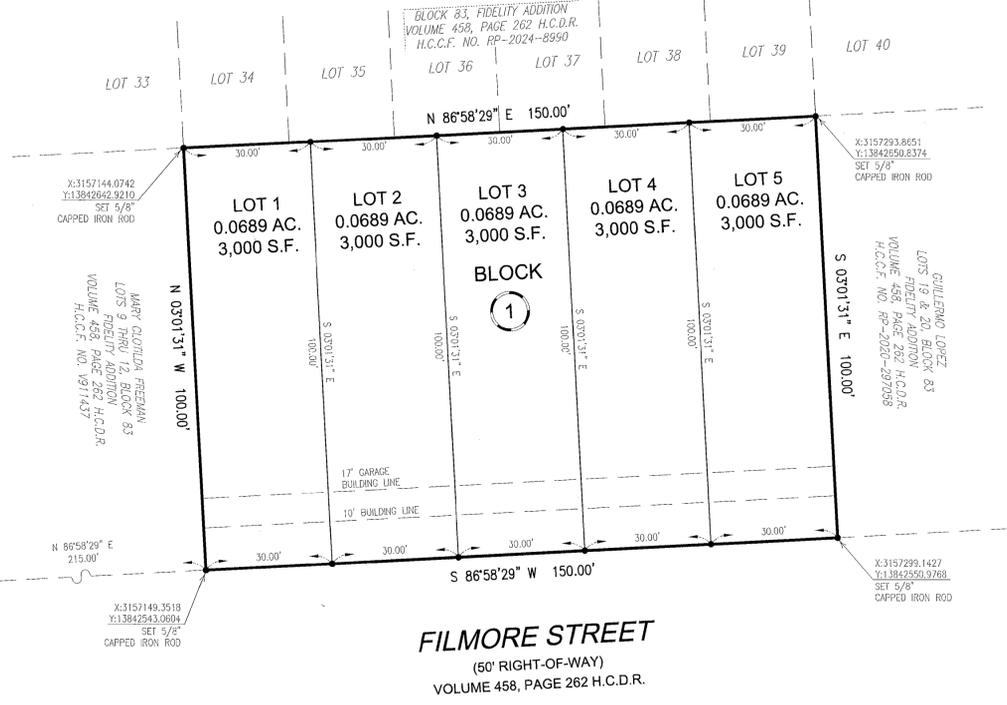
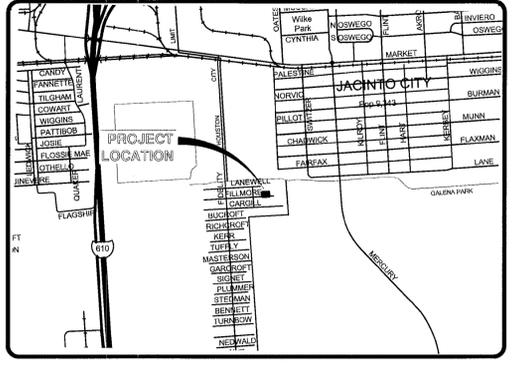
COL A - LOT NO	COL B - LOT SIZE	COL C - BLDG COVERAGE	COL D - COVERAGE %
1	3,000 SQ.FT.	1,800 SQ.FT.	60%
2	3,000 SQ.FT.	1,800 SQ.FT.	60%
3	3,000 SQ.FT.	1,800 SQ.FT.	60%
4	3,000 SQ.FT.	1,800 SQ.FT.	60%
5	3,000 SQ.FT.	1,800 SQ.FT.	60%

Tenesha Hudspeth
COUNTY CLERK

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 209209
CAMILA ESTATES
THIS IS PAGE 1 OF 2 PAGES
SCANNER: Canon 124400
KEY MAP



LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
E.S.M. - EASEMENT
FC - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.L.P. - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
P.C. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



JUAN ESPARZA
LOTS 32 & 33, BLOCK 78
FIDELITY ADDITION
VOLUME 458, PAGE 262 H.C.D.R.
H.C.C.F. NO. RP-2024-93387

MORROW LEE MONROE
LOTS 34 & 35, BLOCK 78
FIDELITY ADDITION
VOLUME 458, PAGE 262 H.C.D.R.
H.C.C.F. NO. RP-2021-92175

TOM PROPERTY INVESTMENTS LLC,
LOTS 36 & 37, BLOCK 78
FIDELITY ADDITION
VOLUME 458, PAGE 262 H.C.D.R.
H.C.C.F. NO. RP-2024-8990

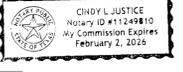
NEFTALY, LLC.,
LOTS 38 THRU 40, BLOCK 78
FIDELITY ADDITION
VOLUME 458, PAGE 262 H.C.D.R.
H.C.C.F. NO. RP-2024-8998

WE, ROC INVESTMENTS, LTD., OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CAMILA ESTATES, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2023-361782 & RP-2023-361783, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBROGATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

Edmundo Caravello
BY: Edmundo Caravello
PRINT NAME:

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
Edmundo Caravello
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 15 DAY OF Aug, 2024.
Andy L Justice
ANDY L JUSTICE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:
MY COMMISSION EXPIRES: 02/02/2026



PREPARED BY:
SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying
5450 NW CENTRAL DR. SUITE 121
HOUSTON, TX, 77092
713-834-2277
FIRM NUMBER 10194375

CAMILA ESTATES
A SUBDIVISION OF
0.3444 ACRE (15,000 SQUARE FEET) OF LAND BEING A REPLAT OF LOTS 13-18, BLOCK 83, FIDELITY ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 458, PAGE 262, DEED RECORDS, HARRIS COUNTY, TEXAS.

REASON FOR PLAT:
TO CREATE FIVE (5) LOTS, AND ONE (1) BLOCK
SCALE: 1"= 20' DATE: AUGUST, 2024

OWNERS:
ROC LIFESTYLE INVESTMENTS, LLC.
11601 SHADOW CREEK PARKWAY S. #111
PEARLAND, TEXAS 77584-7284

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegible handwriting, photo copy, discolored paper, etc. All blankouts, additions and changes were present at the time the instrument was filed and recorded.