



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8412

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Christopher Ruentel

Address: 2944 Rio Red
Cir. S Edinburg
TX, 78541
Phone: 956-360-2066

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u>11 / 08 / 24</u>

Water Supplier: Sharyland Water

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 10032789429863422
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

The west 70 feet of the east 270 feet of the south 125 feet of the
North 5 acres of Lot 21, Ramseyer Gardens Subdivision

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on _____, 20____, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available
within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the
water service provider.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 12-21-23

Main Office: 2818 S. Business Hwy 281, Edinburg, Texas 78539, 956-318-2840
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, TX 78596, 956-968-4734
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, TX 78572, 956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8412

AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Christopher Scott Puente

Known to me [or proved to me in the oath of ID# (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

2944 Rio Red Cir, S Edinburg, Texas 78541
Ramseyer Garden #1 W701 - E270 - S1251 - N1501 Lot 21 0.20AC
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

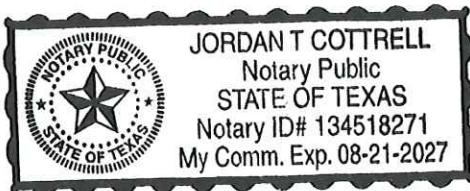
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on November 7, 2024, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-8412
Receipt No.: 034704
R0800-01-000-0021-18

PUENTE CHRISTOPHER SCOTT
7107 N 12TH LANE APT.4
MCALLEN, TX 78501
(956) 360-2066
(956) 212-3859

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2459Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 W70'-E270'-S125'-N150' LOT 21 0.20AC
- [6] Location: RIO GRANDE CARE RD & RIO RED LN
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$225000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 4-8412
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: aaron.hernandez
Receipt: melissa.lopez

Melissa Lopez 4/24/24
Cashier Date

ID# 264 331

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Christopher Scott
Signature of Owner or Applicant

4-29-24
Date

Gift Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 8, 2024

Grantor: **RICARDO PUENTE and wife, ELIZABETH PUENTE A/K/A ELIZABETH A. PUENTE**

Grantor's Mailing Address: 2966 Rio Red Cir.
Edinburg, Texas 78541
Hidalgo County

Grantee: **CHRISTOPHER SCOTT PUENTE, a single person**

Grantee's Mailing Address: 7107 N. 12th Lane, Apt. 4
McAllen, Texas 78501
Hidalgo County

Consideration: A gift of the property herein conveyed for the love and affection we hold for our son.

Property (including any improvements):

The West 70 feet of the East 270 feet of the South 125 feet of the North 5 acres of Lot 21, of RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions shown in instrument recorded in Volume 2299 Page 60, Official Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Trunkline Gas Supply Company, by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Central Power and Light Company, by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Official Records of Hidalgo County, Texas.

Easement granted to Southwestern Bell, by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.

Easements and setback lines as set out in Deed from Citrus City Lake Development Corporation, to Ricardo Puente and wife, Elizabeth A. Puente, dated May 13, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2299, Page 60, Official Records of Hidalgo County, Texas.

Utility Easements, and Road Easement, as depicted by plat of Lake view Subdivisions A and B, located in Correction Deed from Citrus City Lake Development Corporation, to William Gordon McGee and wife, Jean E. McGee, dated July 20, 1993, filed for record on October 5, 1993 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 346632.

Easements and conditions as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15. Easements, or claims of easements, which are not of public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated May 18, 2005, filed for record on July 27, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1501846, 1501847, 1501848, 1501849, 1501850, 1501851, 1501852, 1501853, 1501854, 1501855, and 1501856.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated May 19, 2005, filed for record on August 18, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1510676, 1510677, 1510678, and 1510679.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from to Metano Energy, LP, dated June 7, 2005, filed for record on September 21, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1523281, 1523282, 1523283, dated September 13, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 7, 2005, under Clerk's File No. 1553186, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 2005, under Clerk's File No. 1561002, 1561003, 1561004, 1561005, 1561006, and 1561007.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated December 6, 2005, filed for record on January 18, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1568310, 1568311, 1568312, 1568313, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 2, 2006, under Clerk's File Nos. 1573792, 1573793, 1573794, 1573795, 1573796, 1573798, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 8, 2006, under Clerk's File Nos. 1587752, 1587753, 1587754, 1587755, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 23, 2006, under Clerk's File Nos. 1593547, and 1593548.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated January 10, 2006, filed for record on April 20, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1604808, 1604810, 1604811, 1604812, 1604813, 1604814, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 28, 2007, under Clerk's File No. 1799551.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from Citrus City Lake Development Corporation, to Ricardo Puente and wife, Elizabeth A. Puente, dated May 13, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2299, Page 60, Official Records of Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.


Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2024 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


RICARDO PUENTE


ELIZABETH PUENTE A/K/A
ELIZABETH A. PUENTE

ACCEPTED BY:


CHRISTOPHER SCOTT PUENTE

(Acknowledgment)

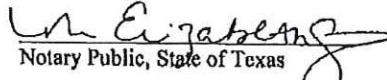
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by RICARDO PUENTE.

(SEAL)



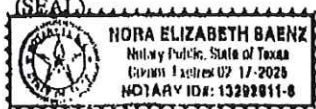
(Acknowledgment)


Notary Public, State of Texas

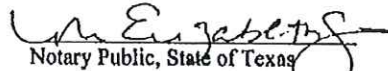
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by ELIZABETH PUENTE A/K/A ELIZABETH A. PUENTE.

(SEAL)



(Acknowledgment)


Notary Public, State of Texas

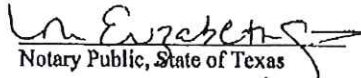
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by CHRISTOPHER SCOTT PUENTE.

(SEAL)



(Acknowledgment)


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Christopher Scott Puente
7107 N. 12th Lane, Apt. 4
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3200565;NS/ah

The State of Texas,
County of HIDALGO

197714
Know All Men by These Presents:

26
90

That CITRUS CITY LAKE DEVELOPMENT CORPORATION
a Corporation, duly organized and existing under the Laws of the State of Texas
for and in consideration of the sum of TEN AND NO/100ths (\$10.00)-----
-----DOLLARS

to it paid, and secured to be paid, by RICARDO PUENTE and wife, ELIZABETH A. PUENTE
Rt. 4, Box 340-A Edinburg, Texas 78539 as follows:

One Installment Vendor's Lien Note in the original amount of \$4,000.00 dated May 13, 1986, due and payable in 240 monthly installments of \$44.04 each, including interest at the rate of 12% per annum from date until maturity; with the first installment to become due and payable on or before the 1st day July, 1986, and a like installment to become due and payable on or before the 1st day of each and every succeeding month thereafter until the entire principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

Ricardo Puente and wife, Elizabeth A. Puente
of the County of Hidalgo State of Texas all that certain

lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows, to-wit:

The West 70 feet of the East 270 feet of the South 125 feet of the North five acres of Lot 21, Ramseyer Gardens Subdivision, Hidalgo County, Texas. SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises. SUBJECT to easements of record and all visible easements. SUBJECT to property restrictions attached hereto. SUBJECT to Lien of Record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

RICHARDO PUENTE and wife, ELIZABETH A. PUENTE, their heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said

RICHARDO PUENTE and wife, ELIZABETH A. PUENTE, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 13th day of May A. D. 19 86

Attest:
William J. Rathmeyer
William J. Rathmeyer Secretary

CITRUS CITY LAKE DEVELOPMENT CORPORATION
By *Curtis C. Davis*
Curtis C. Davis, President

Mailing address of grantee:

Name: Ricardo and Elizabeth A. Puente
Address: Rt. 4, Box 340-A
Edinburg, Texas 78539

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of May 19 86,
by Curtis C. Davis, President
of Citrus City Lake Development Corporation
a Texas corporation on behalf of said corporation

My commission expires

BETTY LATER
Notary Public In and For
Hidalgo County, Texas
My Commission Expires 10/21/89

Betty Later
Notary Public State of Texas
Notary's printed name Betty Later

152

Warranty Deed
(BY CORPORATION)
WITH VENDOR'S LIEN
FROM

TO

FILED FOR RECORD

This day of A.D. 19
at o'clock M.

County Clerk.

By Deputy

RECORDED

A D. 19
County Records

In Book on Page

County Clerk.

By Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO

The Odsee Company, Dallas, TX 75238

THE N/5 ACRES OF LOT 21, AND ALL OF LOTS 22 AND 23
RAMSEYER GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS,
to be known as LAKEVIEW SUBDIVISION

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 720 square feet or more of enclosed floor space devoted to living purposes exclusive of roofed and un-roofed porches, terraces, garages, carports and other out-buildings. Each residence shall have a hard surfaced driveway with properly installed drainage culvert, a covered patio a minimum of 10x20, a covered carport a minimum of 10 x 20, and the dwelling must be skirted, tied-down and hooked up to the water sytem and the county approved sewage system..
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimensions shall govern for front, side and rear set backs on all tracts. Ground-level improvements such as driveways, and fences are excluded from the scope of this paragraph.
 - A. Fifteen (15) feet from the road and utility easement along the front of each tract, or forty (40) feet from the road centerline, whichever is greater.
 - B. Six (6) feet from each side line.
 - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic system approved by the Hidalgo County Health Department.
5. No Stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside dwellings, and no building or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or other motor vehicles may be parked or stored on the private street or easement facing the street.
6. No trash, ashes, garbage or other refuse shall be dumped or stored on any portion of the above described property, including the lake.
7. Maintenance of the lake, the pressurized irrigation system, and the road running through the tract shall be the responsibility of the individual tract owners, and costs shall be pro-rated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his responsibility and will be kept neat and clean.
8. The tract owners may form an organization to provide for the maintenance of the lake, pressurized irrigation system, and the road, for the collection of the monies therefor, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.

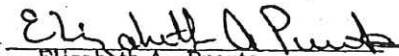
11. No tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than one family.

12. No fence of any kind, and no recreational or exercise equipment (such as a swing set, merry-go-round, gymnasium equipment, etc.), and no clothes line or similar device will be permitted on any tract between the road frontage and the residence. Any variation from this restriction, for example, in the case of a corner lot, shall require written approval from Citrus City Lake Development Corporation or the owners of a majority of the lots within Lakeview Subdivision.

CITRUS CITY LAKE DEVELOPMENT CORPORATION

APPROVED AND ACCEPTED:


Ricardo Puente


Elizabeth A. Puente

.VOL 2299 PAGE 64

JAM - Citrus
City Lake

FILED FOR RECORD
'86 JUN 6 AM 10 11
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

157711