

**AMENDMENT TO ANNEXATION DECLARATION
FOR
POTRANCO RANCH SUBDIVISION
UNIT 10A**

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF MEDINA §

That this AMENDMENT TO ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 10A (this “**Amendment**”) is made on the date of execution hereof by 320 POTRANCO RANCH, LLC, a Texas limited liability company (“**Declarant**”).

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Potranco Ranch Subdivision on December 18, 2012 in Volume 874, Page 9 of the Official Public Records of Real Property of Medina County, Texas (as amended and supplemented, the “**Declaration**”), which Declaration encumbers certain property located in Medina County, Texas known as Potranco Ranch Subdivision (the “**Subdivision**”) as more particularly described therein;

WHEREAS, pursuant to Section 6.2(a) of the Declaration, while Declarant owns any Lot in the Subdivision, Declarant reserved the right to unilaterally amend the Declaration and/or annex additional property into the Subdivision and to subject additional property to the jurisdiction of the Declaration and Potranco Ranch Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”);

WHEREAS, Declarant previously annexed additional property into the Subdivision and subjected such property to the jurisdiction of the Declaration and the Association in that certain Annexation Declaration for Potranco Ranch Subdivision Unit 10A recorded on February 13, 2019 as Document No. 2019001089 of the Official Public Records of Real Property of Medina County, Texas (the “**Annexation**”);

WHEREAS, the Annexation amended the definition of Common Area to include Lot 901, Block 9, Potranco Ranch Unit 10A, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 10A recorded on January 17, 2019 in Volume 11, Pages 46-47 of the Official Public Records of Real Property of Medina County, Texas (the “**Annexed Lot**”);

WHEREAS, the Declarant wishes to amend the Annexation and Declaration to remove the Annexed Lot from the definition of Common Area; and

WHEREAS, the Declarant desires to amend the Annexation and Declaration as detailed herein.

NOW, THEREFORE, the Declarant hereby amends the Annexation and Declaration as follows:

1. Terms used, but not defined, herein shall have the meaning assigned to such terms by the Declaration.

2. Declarant hereby amends the definition of Common Area in the Annexation and Declaration to exclude Lot 901, Block 9, Potranco Ranch Unit 10A, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 10A recorded on January 17, 2019 in Volume 11, Pages 46-47 of the Official Public Records of Real Property of Medina County, Texas. The Annexed Lot shall no longer be considered part of the Common Area.

3. In the event of any conflict or inconsistency between the terms and provisions contained in this Amendment and those set forth in the Declaration and/or Annexation, this Amendment shall control. The Declarant hereby ratifies and affirms the Declaration and Annexation, as amended hereby, and declares the same to be in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED AND EFFECTIVE this 16 day of December, 2021.

DECLARANT:

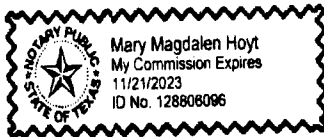
320 POTRANCO RANCH, LLC,
a Texas limited liability company

By: [Signature]
Harry Hausman, Manager

STATE OF TEXAS §
 §
COUNTY OF Brewer §

BEFORE ME, the undersigned authority on this 16 day of December, 2021, personally appeared Harry Hausman, Manager of 320 Potranco Ranch, LLC, a Texas limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Mary Magdalen Hoyt
Notary Public, in and for the State of Texas



After recording return to:
Barton Benson Jones PLLC
Attn: Buck Benson
745 E. Mulberry Ave., Ste. 550
San Antonio, Texas 78212

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2021013745

eRecording - Real Property

AMENDMENT

Recorded On: December 17, 2021 09:12 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

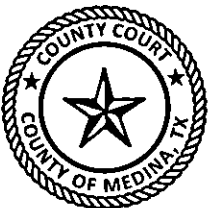
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2021013745
Receipt Number: 20211217000004
Recorded Date/Time: December 17, 2021 09:12 AM
User: Jaylen P
Station: cccash2

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

