

**ANNEXATION DECLARATION
FOR
POTRANCO RANCH SUBDIVISION
UNIT 10B**

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

This ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 10B (the "**Annexation**") is made on the date of execution by 320 POTRANCO RANCH, LLC, a Texas limited liability company ("**Declarant**").

WITNESSETH:

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 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 is the owner of that certain real property known as Potranco Ranch Unit 10B which is more particularly described in that certain Subdivision Plat Establishing Potranco Ranch Unit 10B recorded on March 14, 2019 as Document No. 2019001874 of the Official Public Records of Real Property of Medina County, Texas (the "**Annexed Property**"); and

WHEREAS, Declarant now desires to annex the Annexed Property into the Subdivision and to subject it to the jurisdiction of the Declaration and the Association.

NOW, THEREFORE, Declarant declares that the Annexed Property is hereby annexed into the Subdivision, that it is and shall be subject to, held, sold, and conveyed subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, and that it is subject to the jurisdiction of the Association.

Further, Declarant hereby amends the definition of Common Area in the Declaration to include Lot 900, Block 9, Potranco Ranch Unit 10B, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 10B recorded on March 14, 2019 as Document No. 2019001874 of the Official Public Records of Real Property of Medina County, Texas.

Any and all capitalized terms used in this Annexation shall have the meanings set forth in the Declaration, unless otherwise specified in this Annexation.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED AND EFFECTIVE this 15 day of March, 2019.

DECLARANT:

320 POTRANCO RANCH, LLC,
a Texas limited liability company

By: [Signature]
Harry Hausman, Manager

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority on this _____ day of March, 2019, 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 M Hoyt
Notary Public's Signature
Date Commission Expires: 11/21/2019



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

FILED AND RECORDED

Instrument Number: 2019001931

Filing and Recording Date: 03/15/2019 11:28:51 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



A handwritten signature in cursive script that reads "Gina Champion".

Gina Champion, County Clerk
Medina County, Texas

Filed By The system user Deputy