

**ANNEXATION DECLARATION
FOR
POTRANCO RANCH SUBDIVISION
UNIT 12**

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

This ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 12 (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 12 which is more particularly described in that certain Subdivision Plat Establishing Potranco Ranch Unit 12 recorded on April 9, 2020 as Document No. 2020002902 and in Cabinet 3, Slides 907-910 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.

Notwithstanding the foregoing, the Annexed Property shall not be subject to the requirements under Article 2, Section 2.15 of the Declaration in regards to the use of Recycled Non-Potable Water.

Further, Declarant hereby amends the definition of Common Area in the Declaration to include Lots 905 and 907, Block 5, Lot 900, Block 8, Lot 900, Block 9, and Lot 900, Block 11, Potranco Ranch Unit 12, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 12 recorded on April 9, 2020 as Document No. 2020002902 and in Cabinet 3, Slides 907-910 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 13 day of April, 2020.

DECLARANT:

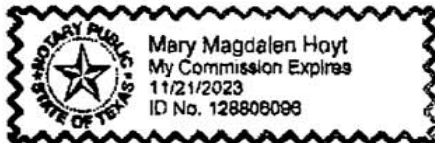
320 POTRANCO RANCH, LLC,
a Texas limited liability company

By: [Signature]
Harry Hausman, Manager

STATE OF TEXAS §
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COUNTY OF Bexar §

BEFORE ME, the undersigned authority on this 13 day of April, 2020, 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

FILED AND RECORDED

Instrument Number: 2020003044

Filing and Recording Date: 04/15/2020 09:47:14 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". The signature is written in black ink and is positioned above a horizontal line.

Gina Champion, County Clerk
Medina County, Texas

Filed By The system user Deputy