

**CORRECTION ANNEXATION DECLARATION
FOR
POTRANCO RANCH SUBDIVISION
UNIT 11**

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

This CORRECTION ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 11 (the "**Correction Annexation**") is made to be effective as of August 2, 2019, by 320 POTRANCO RANCH, LLC, a Texas limited liability company ("**Declarant**"). This Correction Annexation supersedes and replaces in its entirety the Original Annexation described hereinbelow.

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, Declarant signed and recorded an ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 11 dated August 2, 2019 (the "**Original Annexation**") and filed on August 2, 2019 as Document No. 2019005629 of the Official Public Records of Real Property of Medina County, Texas;

WHEREAS, The Original Annexation inadvertently included an amended definition of Common Area in the Declaration;

WHEREAS, the Original Annexation inadvertently failed to include a provision that the Annexed Property was to be annexed subject to all provisions of the Declaration save and except Article 2, Section 2.15 of the Declaration;

WHEREAS, Declarant desires to make and execute this Correction Annexation to amend the definition of Common Area in the Declaration;

WHEREAS, Declarant desires to make and execute this Correction Annexation to expressly provide that Unit 11 is exempt from using recycling water in the Subdivision.

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 11 which is more particularly described in that certain Subdivision Plat Establishing Potranco Ranch Unit 11 recorded on August 1, 2019 as Document No. 2019005575 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, save and except Article 2, Section 2.15, 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, save and except Article 2, Section 2.15 of 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 exclude Lots 901-902, Block 8, and Lot 900, Block 9, Potranco Ranch Unit 11, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 11 recorded on August 1, 2019 as Document No. 2019005575 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.

THIS CORRECTION ANNEXATION IS MADE IN CORRECTION OF THE ORIGINAL ANNEXATION, WHEREIN BY ERROR AND MISTAKE THE ORIGINAL ANNEXATION INCORRECTLY AMENDED THE DEFINITION OF COMMON AREA AND FAILED TO INCLUDE A PROVISION THAT THE ANNEXED PROPERTY IS ANNEXED SUBJECT TO THE DECLARATION SAVE AND EXCEPT ARTICLE 2, SECTION 2.15. THIS INSTRUMENT IS EXECUTED BY DECLARANT SOLELY IN ORDER TO CORRECT THE DEFINITION OF COMMON AREA AND EXEMPT UNIT 11 FROM ARTICLE 2, SETION 2.15, AND IN ALL OTHER RESPECTS AND PARTICULARS, THE TERMS, AGREEMENTS AND CONDITIONS SET FORTH IN THE ORIGINAL ANNEXATION ARE HEREBY RATIFIED AND CONFIRMED AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR ALL PURPOSES.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED AND EFFECTIVE this 10 day of September, 2019.

DECLARANT:

320 POTRANCO RANCH, LLC,
a Texas limited liability company

By: _____

Harry Hausman, Manager

STATE OF TEXAS §

COUNTY OF Bexar §

BEFORE ME, the undersigned authority on this 10 day of September, 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, 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: 2019006789

Filing and Recording Date: 09/10/2019 10:21:01 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