

**ANNEXATION DECLARATION
FOR
POTRANCO RANCH SUBDIVISION
UNIT 13**

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

This ANNEXATION DECLARATION FOR POTRANCO RANCH SUBDIVISION UNIT 13 (the “**Annexation**”) is made to be effective as of March 31, 2021, 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 13 which is more particularly described in that certain Subdivision Plat Establishing Potranco Ranch Unit 13 recorded on March 25, 2021 as Document No. 2021002925 and in Cabinet 3, Slides 958A, 958B, 958C, and 958D 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 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, 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 include: Lot 900, Block 9; Lot 901, Block 11; Lot 903, Block 8; and Lot 902, Block 8, Potranco Ranch Unit 13, pursuant to that certain Subdivision Plat Establishing Potranco Ranch Unit 13 recorded on March 25, 2021 as Document No. 2021002925 and in Cabinet 3, Slides 958A, 958B, 958C, and 958D 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 1 day of April, 2021.

DECLARANT:

320 POTRANCO RANCH, LLC,
a Texas limited liability company

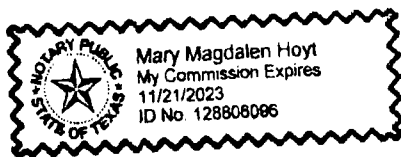
By: _____

Harry Hausman, Manager

STATE OF TEXAS §

COUNTY OF Bexar §

BEFORE ME, the undersigned authority on this 1 day of April, 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

POTRANCO RANCH UNIT 13

SUBDIVISION PLAT
ESTABLISHING
POTRANCO RANCH
UNIT 13

BEING A 30.75 ACRES SQUARE TRACT OF LAND
LIES WITHIN THE 34TH AND 35TH RANGES, T.13N,
R.10E, AND THE 12TH AND 13TH SECTIONS, S.14E,
AND THE 1ST AND 2ND SECTIONS, S.15E, OF
SECTION 36, T.13N, R.10E, S.14E AND S.15E,
COUNTY OF MEDINA, TEXAS, AS SHOWN ON THE
ORIGINAL SURVEY MAP OF THE POTRANCO RANCH
SUBDIVISION, TEXAS.

Engineers
Surveyors
Planners
MTR
Mey Tomlinson Engineers, LLC
13705 SHAWNEE PARK DRIVE, SUITE 100
SAN ANTONIO, TEXAS 78240
TEL: (214) 596-1400
FAX: (214) 596-1400

SCALE: 1" = 100'
100 50 0 100

COUNTY OF MEDINA
COUNTY CLERK
I, CLARENCE L. HARRIS, County Clerk of Medina County, Texas, do hereby certify that the foregoing instrument was duly filed for record in the public records of this county, and that the same is a true and correct copy of the original as the same appears on the records of this county.

WITNESS MY HAND AND SEAL OF OFFICE, this 15th day of March 2021.
CLARENCE L. HARRIS
COUNTY CLERK
MEDINA COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF MEDINA
I, CLARENCE L. HARRIS, County Clerk of Medina County, Texas, do hereby certify that the foregoing instrument was duly filed for record in the public records of this county, and that the same is a true and correct copy of the original as the same appears on the records of this county.

WITNESS MY HAND AND SEAL OF OFFICE, this 15th day of March 2021.
CLARENCE L. HARRIS
COUNTY CLERK
MEDINA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA
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WITNESS MY HAND AND SEAL OF OFFICE, this 15th day of March 2021.
CLARENCE L. HARRIS
COUNTY CLERK
MEDINA COUNTY, TEXAS

SHEET 3 OF 4

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO HAS A 10% RATE OF INFLATION AND CAN SAVE THE CITY BY...
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NOTE:
SEE SHEET 1 FOR CURVE AND LINE TABLE

NOTES

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STREET AND RIGHT OF WAY

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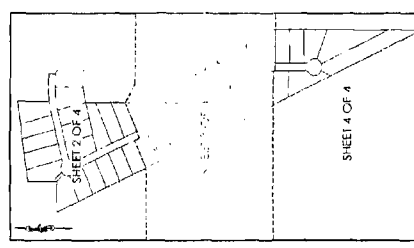
OTHER NOTES

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LEGEND

- 1. CENTER LINE
- 2. RIGHT OF WAY
- 3. WATER
- 4. WASTEWATER
- 5. UTILITY
- 6. EASEMENT
- 7. ETC.

LOCATION MAP

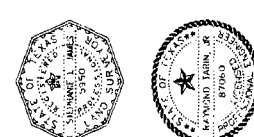


INDEX MAP

STATE OF TEXAS
COUNTY OF MEDINA
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LEGEND

- 1. CENTER LINE
- 2. RIGHT OF WAY
- 3. WATER
- 4. WASTEWATER
- 5. UTILITY
- 6. EASEMENT
- 7. ETC.



SHEET 4 OF 4

1000

FILED AND RECORDED

Instrument Number: 2021003301

Filing and Recording Date: 04/01/2021 11:12:07 AM Pages: 8 Recording Fee: \$50.00

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