

CORRECTION OF AMENDMENT TO
CERTIFICATE OF ANNEXATION
TO
DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS
FOR
SENDERO RANCH
(UNIT 4)

This Correction of Amendment shall replace the Certificate of Annexation recorded in Volume 7248 at Pages 1208-1210 of the Official Public Records of Real Property of Bexar County, Texas, and corrects the Amendment recorded in Volume 7278 at Pages 14-17 of the Official Public Records of Real Property of Bexar County, Texas.

98- 0018566

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration") for SENDERO RANCH (the "Subdivision"), dated October 25, 1994 and recorded in Volume 6241, Pages 897-918 of the Real Property Records of Bexar County, Texas, SENDERO RANCH DEVELOPMENT, LTD. (the "Declarant") subjected 78.88 acres (out of a 618.12 acre tract of land owned by Declarant and located in Bexar County) to the covenants, conditions, easements and restrictions described in the Declaration, such 78.88 acre tract having been platted of record in Volume 9530, Pages 39-41 of the Map and Plat Records of Bexar County as SENDERO RANCH, UNIT 1, A PLANNED UNIT DEVELOPMENT; and

WHEREAS, Section 2(a) of Article III of the Declaration specifically provides that the Developer has the right to annex to the Subdivision additional lands which are located adjacent to or within the vicinity of the above described 618.12 acre tract and thereby bring these additional lands within the purview of the Declaration; and

WHEREAS, the Developer now desires to annex to the Subdivision a 94.54 acre tract of land located in Bexar County, Texas, which has been platted of record as SENDERO RANCH, UNIT 4, A PLANNED UNIT DEVELOPMENT in Volume 9538, at Page 146 of the Map and Plat Records of Bexar County, Texas.

NOW, THEREFORE, SENDERO RANCH DEVELOPMENT, LTD. declares that as of this day said 94.54 acre tract (the "Tract") is annexed within and to Sendero Ranch and shall be held, sold and conveyed subject to all of the easements, restrictions, covenants, terms and conditions which are set forth in the Declaration, and all recorded amendments thereto, specifically including, but not limited to, the Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions; subject, however, to the following modifications:

- (1) Notwithstanding the provision in Section 6 of Article VIII on page 14 of the Declaration, no residence constructed on the Tract shall contain less than two thousand seven hundred (2,700) contiguous square feet of living area, unless otherwise approved in writing by the Master Design Committee. Such minimum area requirement shall be exclusive of open or screened porches, terraces, patios, driveways, carports and garages.
- (2) Notwithstanding the provision in Section 9 of Article VIII on page 14 of the Declaration, the respective Owners of Lots 144 and 166 in Unit 4, shall be permitted to replat and subdivide their respective Lot into two Lots (as that term is defined in the Declaration) provided that no resulting Lot contains less than 3.00 acres and that the replatting and subdivision is done in a manner consistent with the remainder of the Sendero Ranch Planned Unit Development and with the advice and approval of the Master Design Committee, of Declarant and of Declarant's engineers.

BOB O'NEAL

- (3) If and when the replatting described in the immediately preceding paragraph is recorded in the Bexar County Plat Records, then at that time the Lot which was replatted shall be deemed to be two separate Lots for purposes of determining assessment fees authorized by Article VI of the Declaration.
- (4) The following provision shall be added as a second paragraph within Section 3 of Article VI of the Declaration, insofar as the Lots within this Unit 4 are concerned:

Notwithstanding any provision to the contrary contained in the immediately preceding paragraph, with the prior approval of the Master Design Committee, any Owner owning (a) two or more adjoining Lots in Unit 4, or (b) portions of two or more adjoining Lots in Unit 4, or (c) a Lot or portion of a Lot in Unit 4 which adjoins a Lot or portion of Lot such Owner owns in another Unit of the Subdivision, may consolidate such adjoining Lots or portions thereof into a single building site for the purpose of constructing thereon one residence and such other improvements as are permitted by the Declaration to be placed on a single Lot; and the single building site resulting from such consolidation shall be deemed to be only one Lot for the purpose of the assessments authorized by this Article VI. If two or more residences should ever be constructed on the consolidated homesite, or if the ownership of the consolidated homesite should ever be divided among two or more separate ownerships, then each Lot shall once again bear a separate assessment.

Except as specifically modified hereby, all other terms, conditions, easements, restrictions and covenants contained in the Declaration and all duly recorded amendments thereto shall apply to all lots in said Unit 4. This Annexation Certificate shall inure to the benefit of and be binding upon, the Declarant and its successors and assigns, and the Declaration and all amendments thereto shall be deemed to be covenants running with the 94.54 acre tract of land described herein.

In addition to the dedications, easements, limitations, reservations and restrictions generally found on subdivision plats in Bexar County, Texas, the plat of the herein described Unit 4 contains the following easements and/or notes:

(a) Various lots within this Unit contain drainage easements. The drainage easements located on Lots 155, 156, 160, 161, 162, 164, 165 and 166 were delineated to contain the boundaries of the 100 year flood zone established by the Federal Emergency Management Agency (FEMA).

(b) The Bexar County Soil Survey from the United States Department of Agriculture (USDA) indicates that the soil (Tarrant type) in this subdivision is not suitable for conventional on-site septic systems.

(c) A seventy-five foot (75') electric easement is delineated on the plat as affecting Lots 152, 153, 155, 161, 162, 164, 165 and 166. The document by which this easement was granted to City Public Service Board of San Antonio ("CPSB") is recorded in Volume 7132 at Page 36 of the Official Public Records of Real Property of Bexar County, Texas. Although the electric transmission and distribution towers and lines have not yet been constructed, CPSB has the right to construct them within this 75' easement area and may do so within the next few years. Such towers may be 100' high and may include high voltage electric transmission lines. High voltage electric transmission lines create electromagnetic fields ("EMFs"). Each prospective owner of one of these Lots is responsible for determining if the EMF levels on the Lot he or she contemplates purchasing would be harmful or unsatisfactory. Each prospective owner of one of these Lots is encouraged to contact CPSB to answer any specific questions relating to the proposed high voltage electric transmission lines. Each prospective owner of one of these Lots should personally inspect the Lot he or she contemplates purchasing to determine the proximity of the proposed high voltage electric transmission lines to the improvements he or she contemplates building.

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on February _____, 1998, by
Russell L.C. Hill.

Notary Public in and for the
State of Texas

UPON RECORDATION, PLEASE
RETURN TO:

Sendero Ranch Development, Ltd.
c/o Luraleo H. Wallace
Attorney at Law
115 E. Travis St., Suite 1724
San Antonio, Texas 78205

BOOK 07818 PAGE 58570

Filed for Record in:
BEXAR COUNTY, TX
DERRY RICHGOTT, COUNTY CLERK

On Feb 06 1998

At 4:14pm

Receipt #: 100786
Recording: 3.00
Doc/Regt: 6.00

Doc/Num: 98-0018544

Deputy - Deborah Grainer

Any person who fails to comply with the rules, orders, or any of the provisions
of this instrument, including those of this instrument, shall be liable to the
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in my official capacity on
the date and at the time and place herein by me and was duly RECORDED in
the Official Public Records of said County of Bexar, Texas.

FEB 06 1998



Jerry R. Riff
COUNTY CLERK BEXAR COUNTY, TEXAS